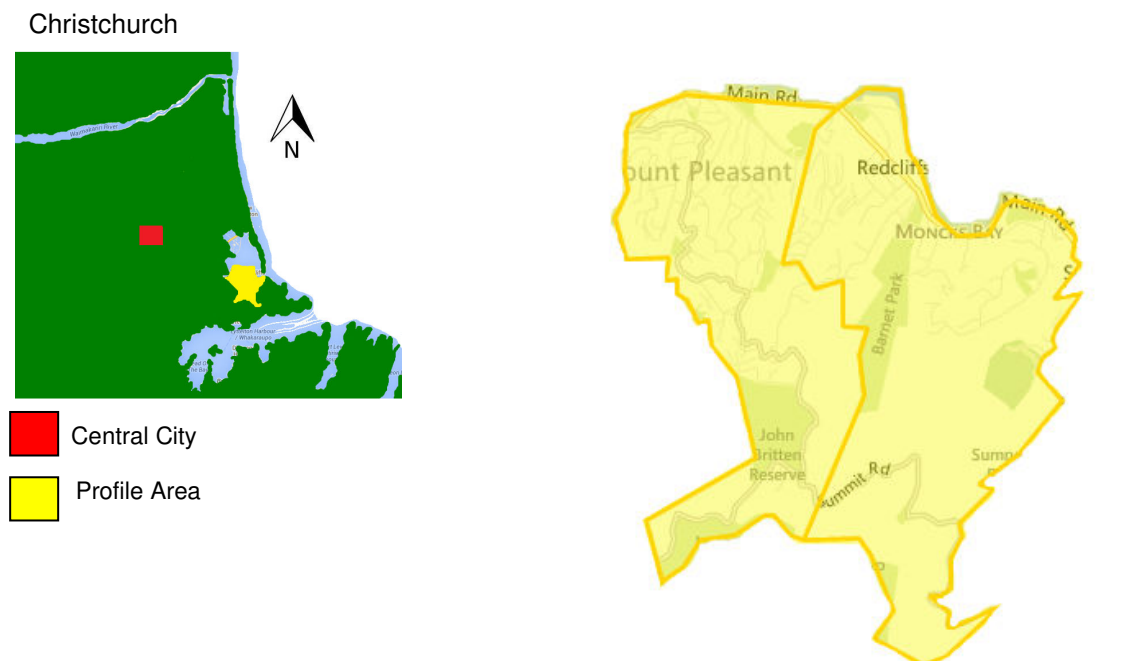


Community profile - November 2014

Mt Pleasant/Redcliffs

(Census area units: Mt Pleasant, Moncks Bay)



The wider hill and estuary suburb of Mt Pleasant (including St Andrew's Hill) is located approximately seven kilometres from the Central Business District (CBD). The wider hill and estuary suburb of Redcliffs (including Moncks Bay, Moncks Spur and Balmoral Hill) is located approximately eight kilometres from the Central Business District (CBD). It is bounded by Redcliffs to the east, Summit Road to the south, Heathcote and Ferrymead to the west and the estuary of the Avon and Heathcote Rivers / Ihutai to the north.

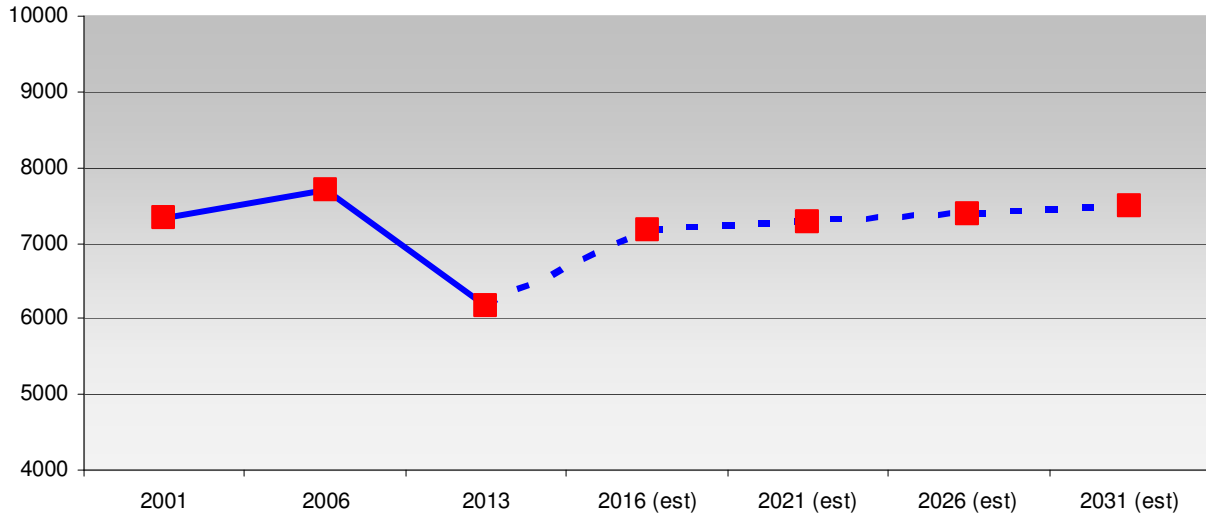
Generally seen as an established, higher socio-economic suburb, the wider Mt Pleasant area comprises mainly residential properties both on the hillsides and the flat. In the 2013 census of population and dwellings, 14.3 per cent of residents were identified as being in the over 65 age bracket, with the next highest number in the 50–54 years age bracket (7.2 per cent).

Minor commercial areas exist on Soleares Avenue and the area is renowned for its tussock grassland and craggy bluffs. The upper regions of the area have historically been well-utilised by trampers, botanists, rock climbers and orienteers. In Redcliffs a strip of commercial activity operates along Main Road and adjoining side roads. One of the area's most notable recreation spaces is Barnett Park, one of the Christchurch City Council's earliest recreation projects. The major access roads are Main Road and McCormacks Bay Road. Traffic volumes are high at weekends and holiday periods, due to the large number of people travelling to and from the Sumner area.

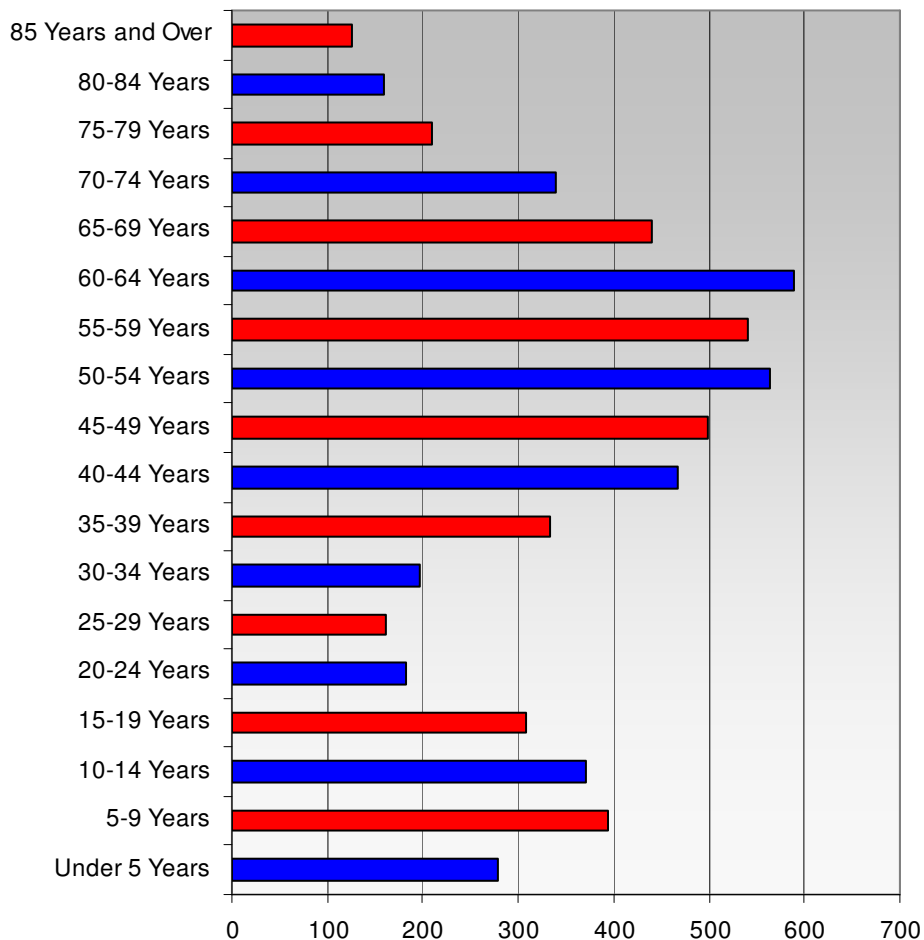
There is one full primary school, Mt Pleasant School (decile 10), serving the Mt Pleasant Community. The nearest secondary school is Linwood College, located in Linwood. A medical practice serves the wider Mt Pleasant area, with the nearest fully-operational shopping precinct located at Eastgate in Linwood. There is one full primary school (Redcliffs School, decile 10) located within the Redcliffs community. Significant cliff collapse and rockfall has seen this school relocate to Van Asch Deaf Education Centre in Sumner.

Key demographics

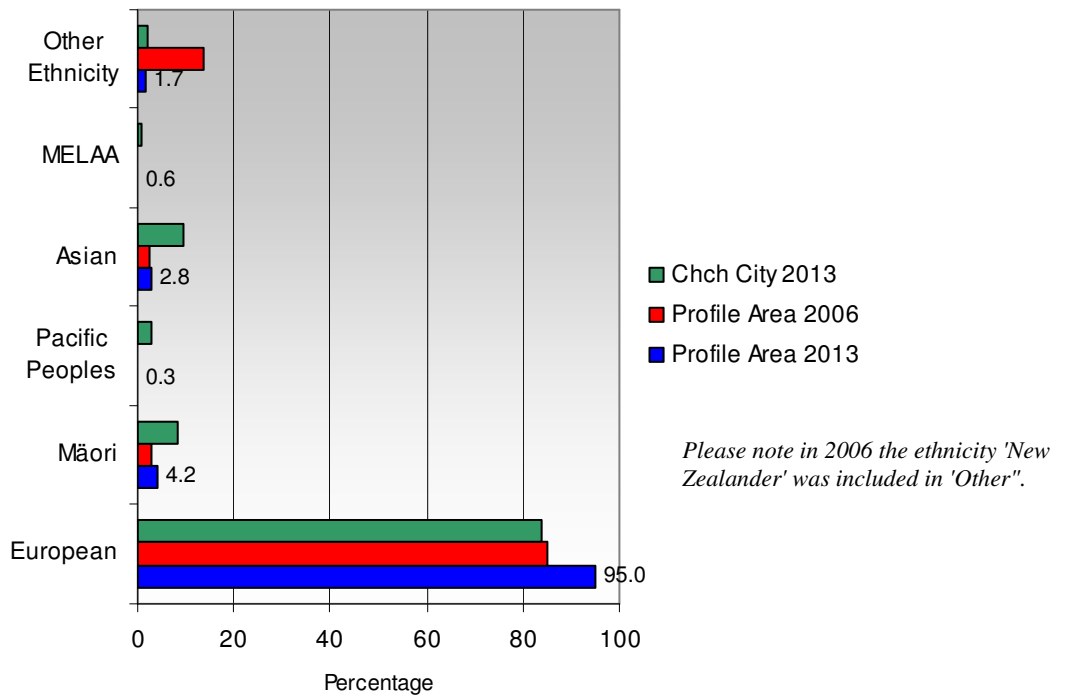
Usually resident population count
(Data from Statistics NZ)



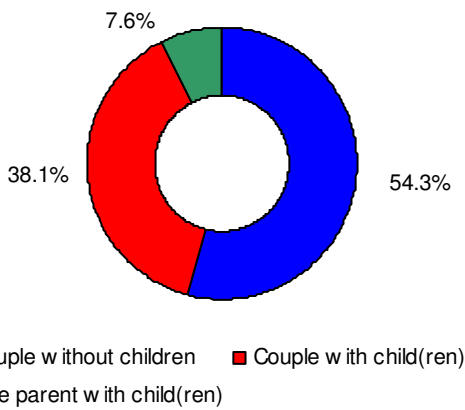
Age for usually resident population (number of people)
(Data from 2013 Census, Statistics NZ)
Profile Area



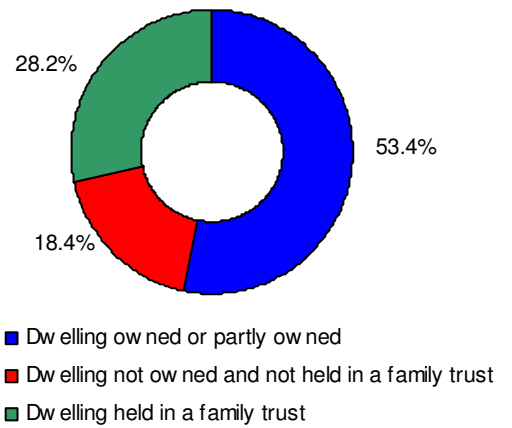
Ethnicity for usually resident population (%)
(Data from 2013 Census, Statistics NZ)



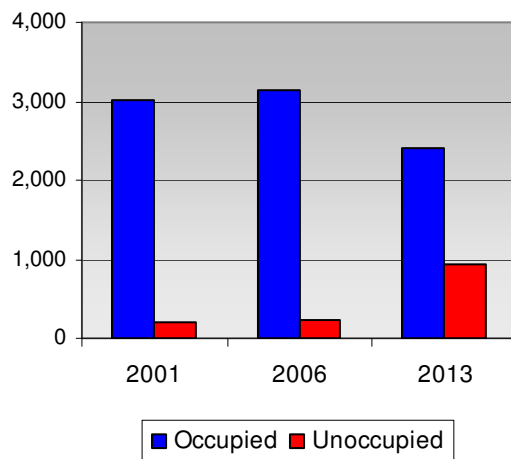
Family type (%)
(Data from 2013 Census, Statistics NZ)



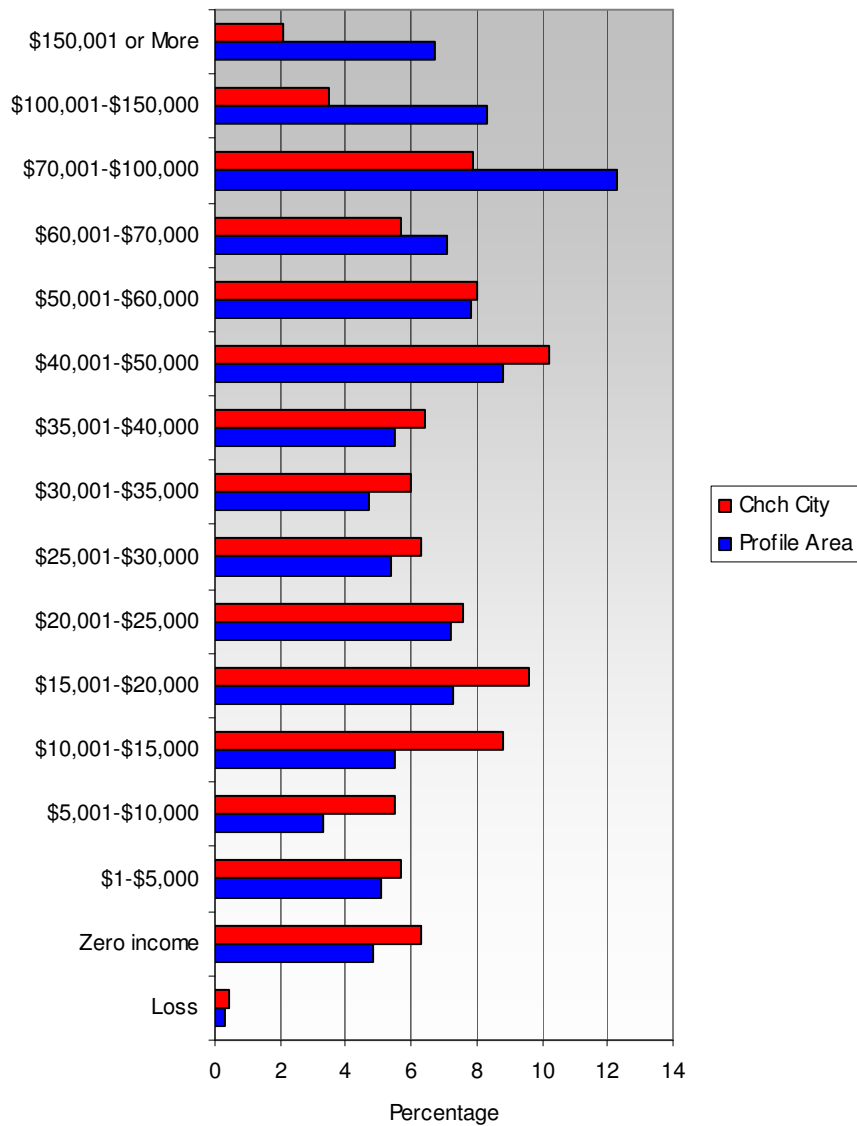
Home ownership (%)
(Data from 2013 Census, Statistics NZ)



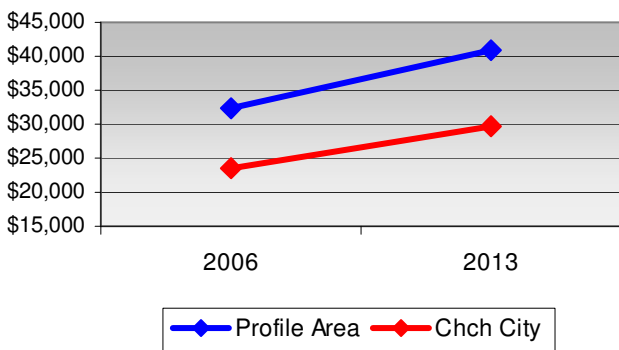
Occupied and unoccupied dwellings
(Data from Statistics NZ)



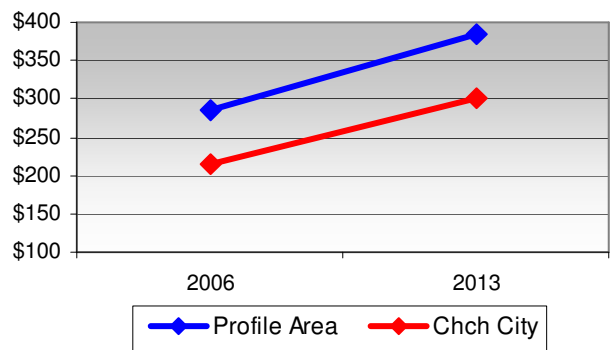
Personal income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



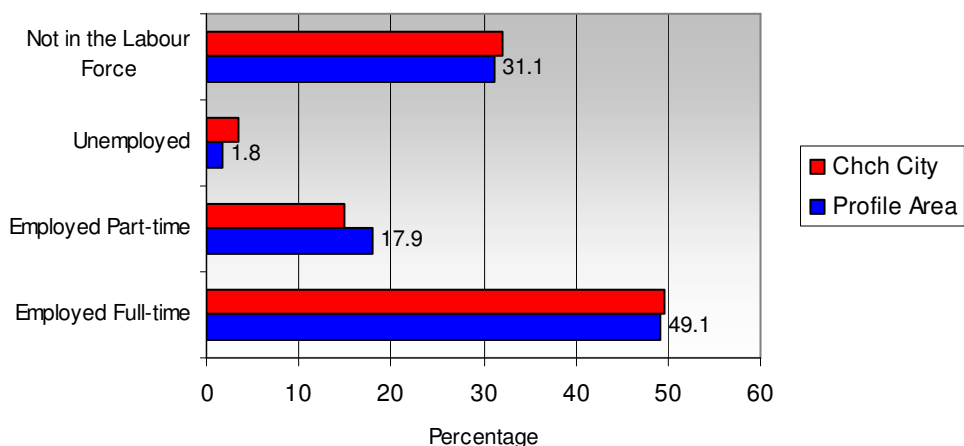
Median personal income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



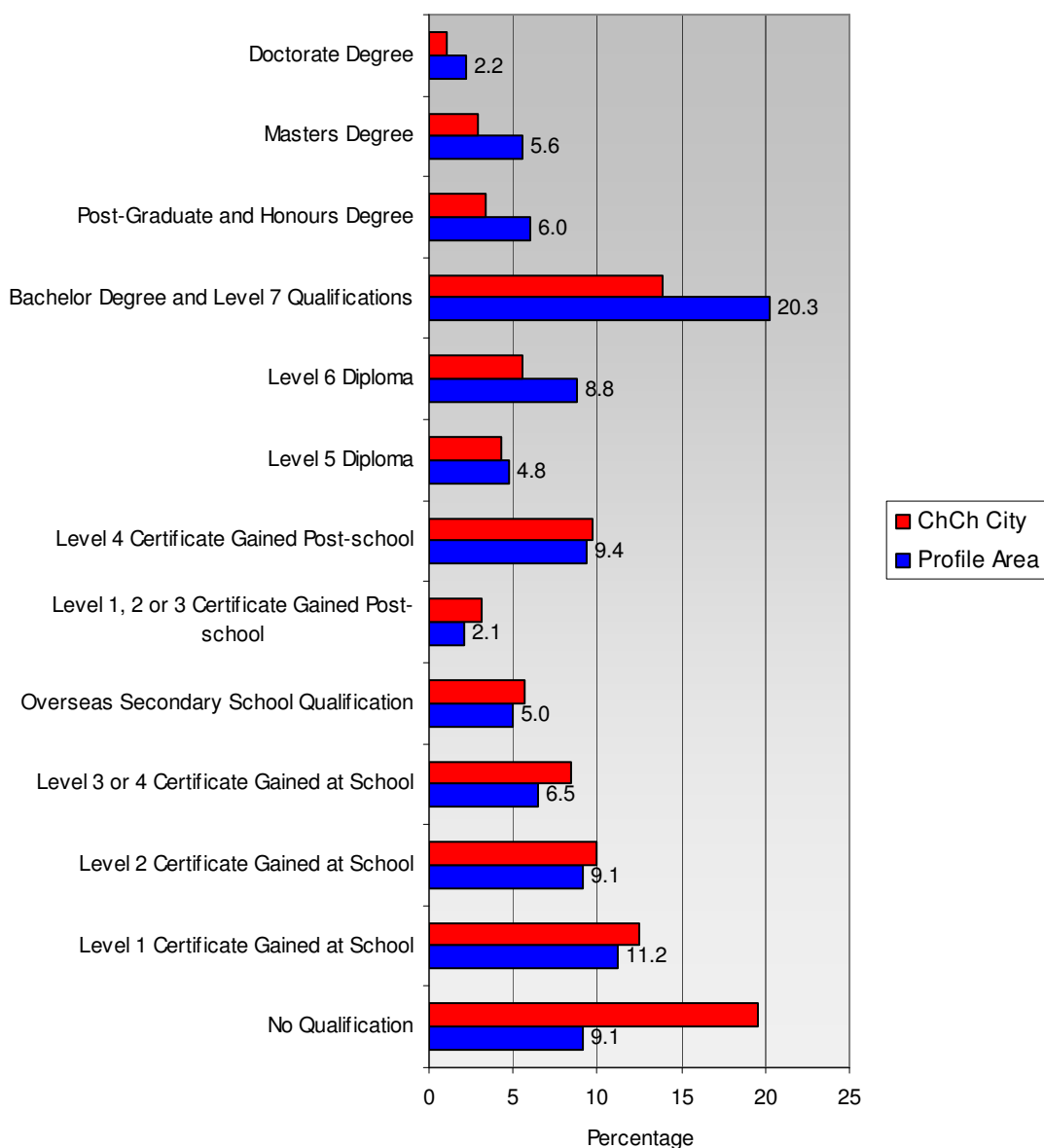
Median weekly rent for rented households, in private occupied dwellings
(Data from 2013 Census, Statistics NZ)



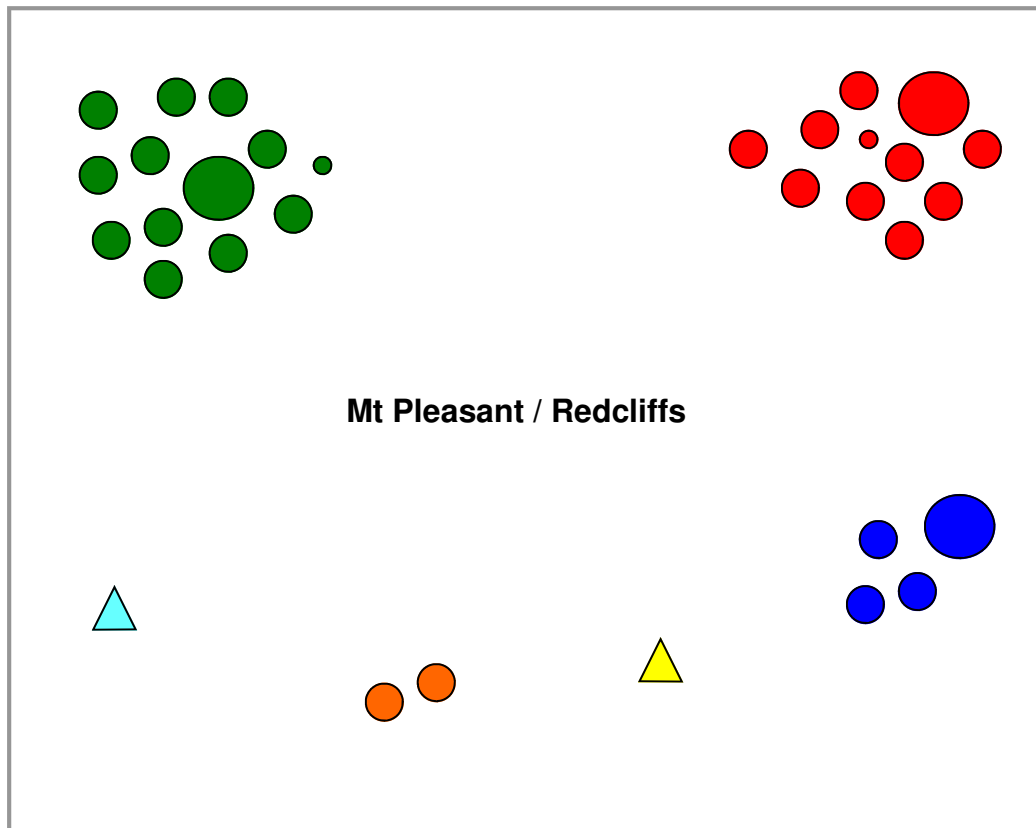
Work and labour force status (%)
(Data from 2013 Census, Statistics NZ)










Highest educational qualification for the census usually resident population, aged 15 years and over
(Data from 2013 Census, Statistics NZ)



Community infrastructure mapping



- | | |
|---|--|
|  Community development/support organisations |  Schools |
|  Sport/recreation/leisure groups |  Community facilities (Council-owned) |
|  Faith-based organisations |  Libraries (Council-owned) |
|  Residents'/business associations | |

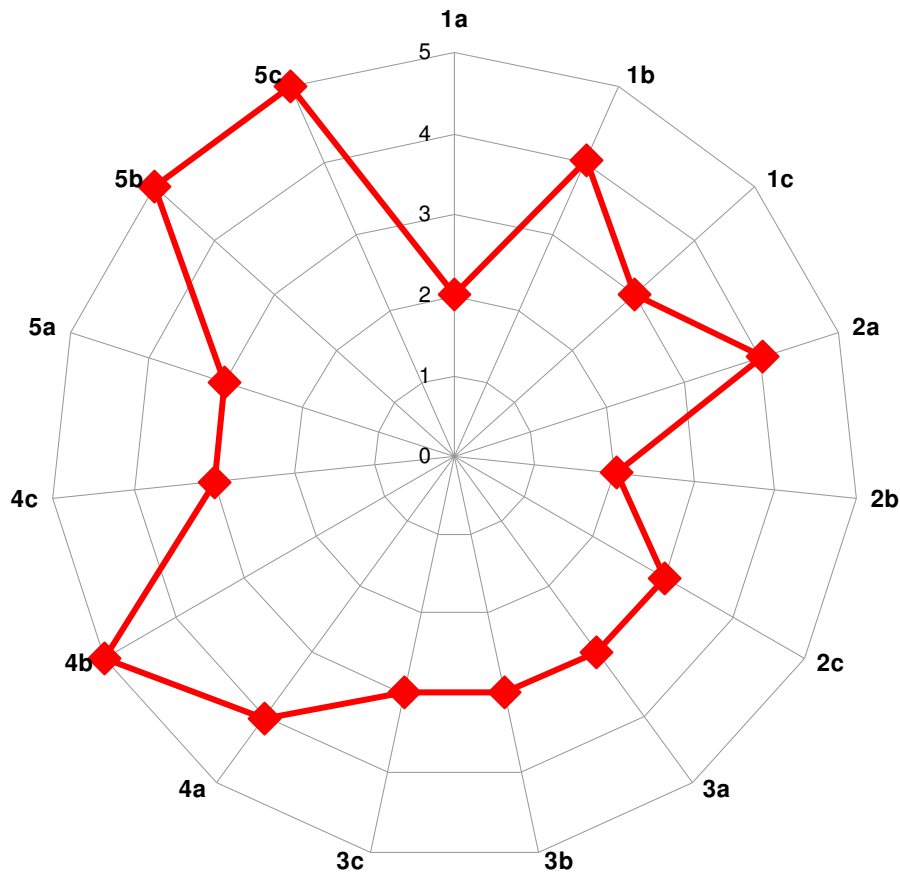
The above ratings have been based on reach, diversity and participation. For example, bigger circles tend to be groups that provide a wider range of services or have large numbers of participants. They also tend to be groups that are well-networked within the community.

The Mt Pleasant/Redcliffs area includes 13 identified active social and community development organisations, one church group, two highly active residents' group and seven sport/recreation/leisure groups. The Mt Pleasant Bowling Club has merged with the Redcliffs Club and is operating from James Street in Redcliffs. There are no Council-owned facilities in this area; however, the community-owned Mt Pleasant Community Centre is located on Christchurch City Council land in McCormacks Bay.

The area has seen an increase in the number, reach and depth of community development activities and community preparedness since the 22 February 2011 earthquake. The Mt Pleasant Community Centre was demolished due to earthquake damage and a temporary facility is now in place. With the loss of community meeting spaces within the area, community groups, churches and sports clubs have worked together to provide support and access to a number of groups seeking accommodation, including accommodation for the displaced Mt Pleasant Kindergarten.

This area exhibits high levels of volunteering as well as social and recreation participation rates for residents. There are strong levels of interest in consultative planning projects such as the Christchurch Coastal Pathways Plan and the Main Rd Master Plan.

Community resilience mapping



Scale: 1 = Low 5 = High

15 measures of resilience

Community Support Organisations		(rating)
1a	# of organisations	(2)
1b	strength of organisations	(4)
1c	community development principles	(3)

Volunteering		(rating)
2a	investment in volunteers	(4)
2b	# of volunteer hours from Fundforce	(2)
2c	# of volunteer hours from census	(3)

Connectedness		(rating)
3a	# of Neighbourhood Support groups	(3)
3b	# of residents' associations	(3)
3c	access to networking groups/forums	(3)

Participation		(rating)
4a	community events	(4)
4b	Fundforce participation rates	(5)
4c	club membership #s	(3)

Preparedness		(rating)
5a	# of Neighbourhood Support groups	(3)
5b	# households in Neighbourhood Support	(5)
5c	capability of groups to lead local response	(5)

Note: 2b, 4b - These ratings only take into account figures from community projects funded by Council.
 2c - These figures are based on 2006 Census data as this information is not yet available for 2013.
 3a, 5a, 5b - These ratings are based on groups and households registered with Christchurch Gets Ready as at November 2013.

Community environment

Social Environment

Despite the number of people that have moved away from the Mt Pleasant/Redcliffs areas due to damage to properties and/or risk of cliff collapse and boulder displacement, there continues to be a good level of community spirit and community connectedness, with neighbours reaching out to one another to give or ask for support.

The group from Mt Pleasant School who organised on Mt Pleasant School grounds on 22 February 2011 continue to organise events for the local community. These events also provide an opportunity for former residents of the area that have moved away to reconnect with the Mt Pleasant Community. The temporary community centre and coordinator continue to provide the Mt Pleasant Community with up-to-date information and support. It also serves as a conduit and advocate on the community's behalf, providing opportunities to be heard by authorities such as Council, CERA and SCIRT.

The Sumner Bays area shares resources, including a community van from the Sumner Community hub. This van also takes Redcliffs' elderly to bigger shopping facilities such as Eastgate and South City malls for groceries and to pay bills. This service is valuable to the Redcliffs Community – the elderly especially use this as an opportunity to stay connected, and this in turn reduces isolation of the vulnerable.

The closest Council Library is located more than 11 kilometres away at Eastgate, however the mobile Community Library van makes weekly stops outside the temporary Community Centre and Redcliffs Information Centre. The Redcliffs Community Library continues to offer a voluntary library service to Redcliffs and the surrounding area from the Redcliffs Tennis Club. The earthquake damaged Redcliffs Voluntary Library has been demolished and the Library Committee are proceeding with plans to relocate a building. This will be placed on the old site and used to house the Redcliffs Voluntary Library and provide community space.

The Mt Pleasant Bowling Club has closed and has merged with the Redcliffs Bowling Club, operating from James Street in Redcliffs. This partnership was awarded Club of the Year for the 2012/13 season at the Bowl Canterbury prize-giving.

The Sumner Bays Union Trust, an organisation with strong community development principles continues to umbrella projects that help support the Sumner Bays area. The Community Shed has moved from strength to strength and membership is growing. New members of the Redcliffs Community Shed add value and help build capacity to the already-growing skill-set of the current members.

The Redcliffs Primary School community is waiting for the Ministry of Education's decision on the school site. Beachville Road residents, Redcliffs Residents' Association and the wider area have raised concerns of the proposed sea wall reconstruction. SCIRT and Council staff are working with these communities to help address the issues.

Built environment

Ongoing major road works along the Mt Pleasant, Redcliffs, Sumner and surrounding Port Hills areas continue to create issues for residents and visitors to these areas. Repair to the Ferrymead Bridge and development of the Coastal Pathway along the Mt Pleasant area of Main Road has narrowed the access for vehicles and cyclists, slowing traffic right along the Bays area.

Foodstuffs have begun the rebuild of the New World in Redcliffs. Discussions were held between the Council and Foodstuffs about the possibility of installing lights at the Main Road / Augusta Street intersection.

After the community-led consultation and feasibility study of the coastal pathway in July 2013, the Council adopted the Coastal Pathway concept and have agreed to provide \$9.9 million in funding in its Three Year Plan. Fulton Hogan donated \$250,000 worth of work to help form part of the Coastal Pathway along the causeway during the causeway rebuild, and the causeway section of the pathway is open for use.

Economic environment

Factors that may have had an economic impact on the wider area include the evacuation of properties immediately after the February 2011 earthquake, the damage to properties, red-zoning and the issuing of S124 notices and subsequent displacement of some families from their homes. Long-term assumptions indicate that the Mt Pleasant area as a whole may see the return of a more stable economic climate.

Median price of homes in Redcliffs/Sumner fell in the three years immediately following the earthquakes but have risen back to beyond 2010 prices in 2014. (<http://www.enz.org/house-prices-christchurch.html>)

Foodstuffs have begun the rebuild New World Supermarket in Redcliffs, and Countdown has reopened in Ferrymead.

Natural environment

In November 2013, the Christchurch City Council released the findings of the first of a series of reports looking at Port Hills slope stability mass movement post-earthquakes. Prepared by the Institute of Geological and Nuclear Sciences Ltd (GNS Science) for The Council, The Canterbury Earthquakes 2010/11 Port Hills Slope Stability Stage One Report details investigations of 36 areas in the Port Hills where mass land movement has occurred. The report makes recommendations for further investigations and hazard reduction.

The affected areas have been categorised into preliminary Class I, II and III areas. There are a small number of properties in Class I areas in the profile area. These are areas that could experience severe damage and potential loss of life in future land mass movement events. There are also a small number of properties in the Class II and Class III areas, which means that further mass movement could cause minor to severe damage to homes and infrastructure.

In 2014, 37 green zoned homes were identified in areas where the risk to life from mass movement (landslide) was considered intolerable. The Council made an offer to purchase 16 homes and to provide an engineering solution to remediate the land, remove the hazard and reduce the risk to the remaining homes. Affected areas in Mt Pleasant and Redcliffs were in the Quarry, Maffey's Rd area and Defender Lane areas.

Sea Level Rise and Flooding

The flood management areas are around the Styx River (lower areas), Avon and Heathcote Rivers, in the Lansdowne Valley and in some low-lying coastal areas, including Redcliffs and Sumner. In 2013, updated floor levels were set for properties in the Avon, Heathcote and Styx River catchments, as well as Sumner. The new floor levels will protect homes from the risk of future flooding. Actual floor levels for each property will be set as part of the building consent process. Flood risk and floor level assessments are now part of the resource consenting process for new developments in defined Flood Management Areas (FMA).

Key issues identified

Issue	Progress to date / outcomes
<ul style="list-style-type: none"> While it was recognised that lack of facilities and community activities may result in social isolation due to accessibility issues, it was also recognised that there were opportunities to build on the connections made following the 2011 earthquakes. This could result in increased community spirit, volunteering, community events and activities. 	<p><u>November 2013</u></p> <ul style="list-style-type: none"> Council staff continue to work with community organisations to help address issues identified. The local primary school has increased its activities outside of school hours for local community and has a regular uptake by local residents. Community workers from around the Port Hills suburbs – Sumner, Redcliffs, Mt Pleasant, Heathcote and Lyttleton – meet regularly and continue to help support one another and build capacity. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Community workers in the Port Hills area have been working with the Ministry of Social Development in a Capability Development Cluster, developing a greater ability to work together on common projects.
<ul style="list-style-type: none"> It has been identified that the threat of rockfall and instability on the hills is contributing to long-term stress on individuals and families. 	<p><u>November 2013</u></p> <ul style="list-style-type: none"> Geotechnical and Nuclear Sciences (GNS) released <i>The Canterbury Earthquakes 2010/11 Port Hills Slope Stability. Stage One Report</i>. The report assesses hazards, and considers if these hazards pose a risk to people, homes or critical infrastructure. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Potential for Mass Movement (landslide) of the hillside led to purchase of 16 homes and remediation work for another 21 homes including in the Quarry, Maffey's Rd area and Defender Lane areas.
<ul style="list-style-type: none"> Redevelopment and recovery planning provides an opportunity for the community to play a role in leading area development plans. <p>This offers Council an opportunity to work more collaboratively with well organised community groups, and to continue to assist in the development of others.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> Draft planning and consultation completed. Council has adopted the Coastal Pathway and have funded \$9.9 million towards its build. Fulton Hogan has contributed \$250,000 worth of works towards the construction of the Coastal Pathway along the McCormacks Bay causeway. Consultations on the Draft Main Road Master Plan have been completed. Mt Pleasant/Redcliffs communities provided feedback. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Planning is largely complete for the Mt Pleasant Community Centre; and consents and leases are being sought.