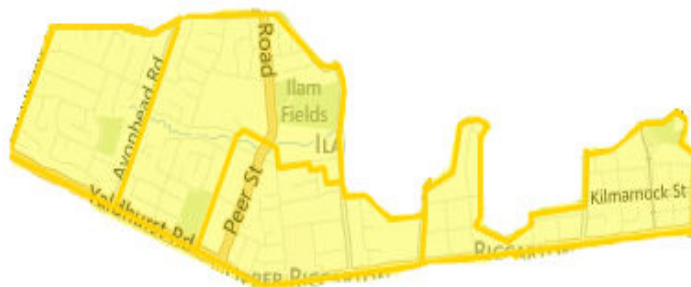
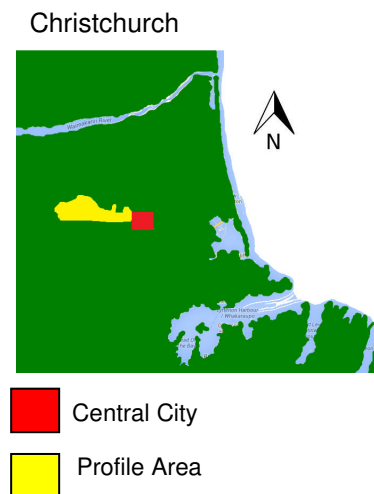


Community profile - November 2014

Riccarton North

(Census area units: Part of Avonhead, Upper Riccarton, Ilam, and Mona Vale)

In 2011 and 2012, the Riccarton North area was included in the Greater Riccarton Community Profiles.



Riccarton is a suburb of Christchurch located in the Riccarton/Wigram ward. It lies due west of the city centre, separated from it by Hagley Park. Riccarton Road runs along the centre of the area from Hagley Park, finishing at Church Corner in Upper Riccarton.

The area covered by this profile, Riccarton North, is made up of the suburbs of Riccarton to the north of Riccarton Road, Ilam and Upper Riccarton, as well as parts of Avonhead. The area lies between two and seven kilometres from the former central business district (CBD).

To the north of Riccarton Road, the suburb of Ilam is home to the University of Canterbury, sitting on over 60 hectares of land. The area extends westward into the Avonhead part of the Riccarton/Wigram ward. House values on this side of Riccarton Road are generally at a higher level.

Riccarton Road is a major arterial route into the city, with busy and growing retail zones. Although just out of the profile area, nearby Westfield Riccarton is Christchurch's largest suburban shopping hub. The Bush Inn Centre and nearby Church Corner shopping areas are significant suburban complexes and within Riccarton North there are also a number of smaller neighbourhood shopping precincts.

As well as the University of Canterbury, the area is also home to three secondary schools: Christchurch Girls' High School, Unlimited Paenga Tawhiti School and the state-integrated Villa Maria College. Kirkwood Intermediate School caters for year seven and eight students. Primary schools within the area are Ilam School, St Teresa's School and Avonhead Primary School. There are also a number of early childhood providers in the area.

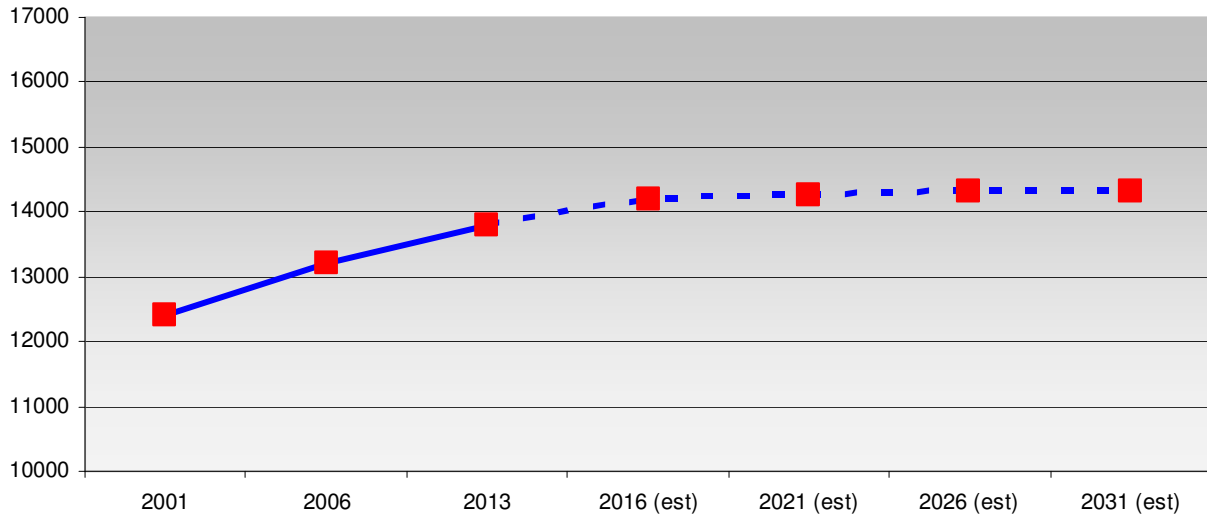
In Riccarton North, 38.3 per cent of the population is aged between 15 and 30 years old, compared with the city figure of 21.4 per cent. The other significant demographic age feature is that the area figure of 12 per cent of under 15-year olds is lower than the city figure of 17.8 per cent. These figures are based on 2013 census figures. Also worthy of note is the fact that 21.2 per cent of the population is of Asian descent (the city-wide figure is 9.4 percent).

Four general medical practices are located in the area including Riccarton Clinic, which offers after-hours emergency and medical services, and the relocated High Street Medical Centre. There are a further 22 health providers in the area including counselling services, dental, physiotherapy, optometry, acupuncture, midwifery and chiropractic services. There are four retirement homes/hospices offering residential care for the elderly.

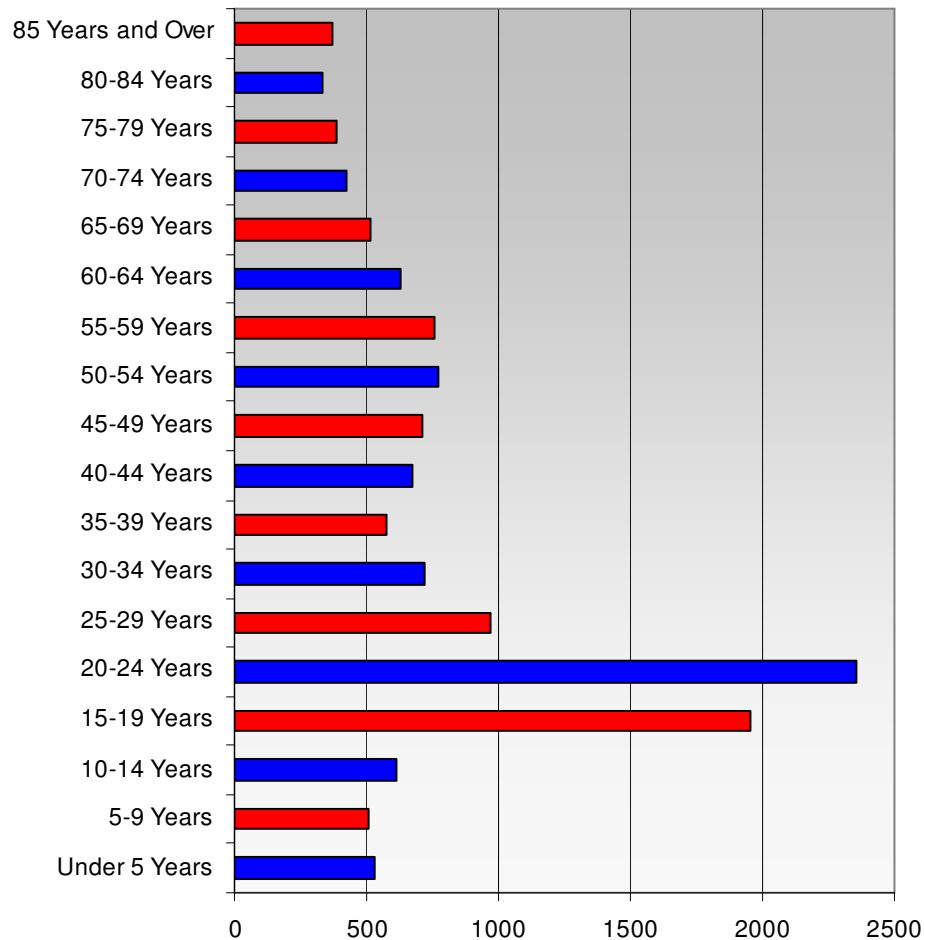
There are a number of local parks and reserves in the area, with extensive sports fields at the University of Canterbury. A significant nature reserve is located at Riccarton Bush. The area also borders Hagley Park and Mona Vale Gardens is located on the boundary of the Riccarton-Wigram ward with Fendalton-Waimairi.

Key demographics

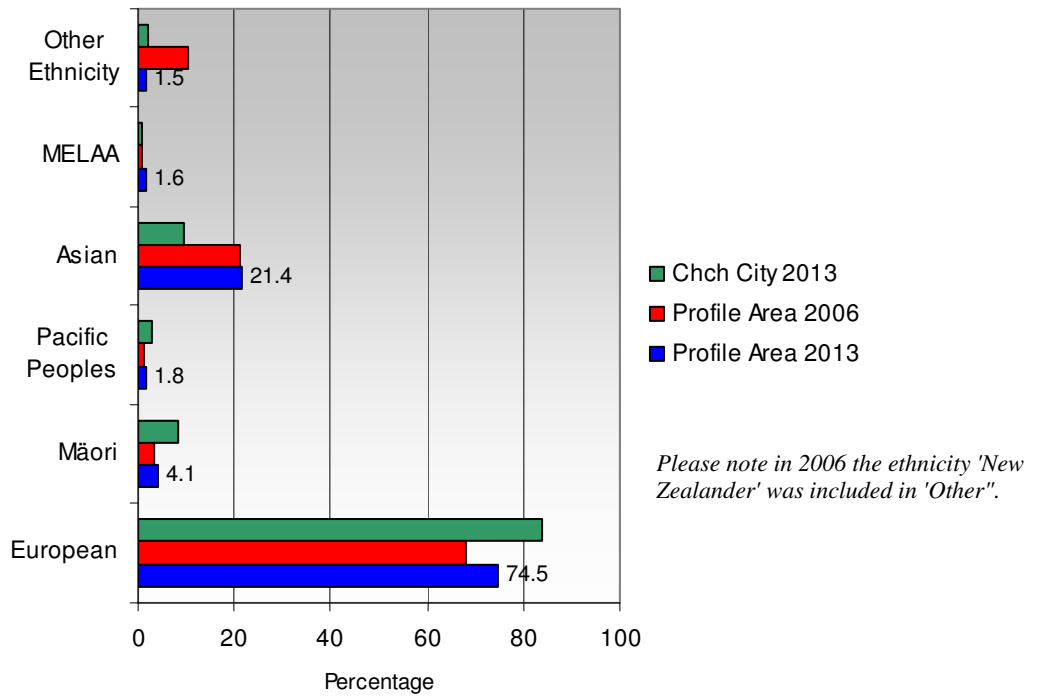
Usually resident population count
(Data from Statistics NZ)



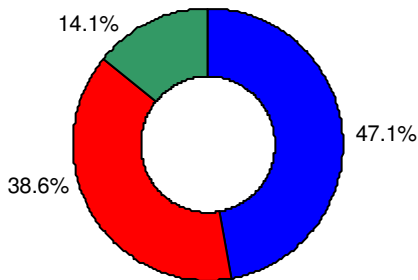
Age for usually resident population (number of people)
(Data from 2013 Census, Statistics NZ)
Profile Area



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

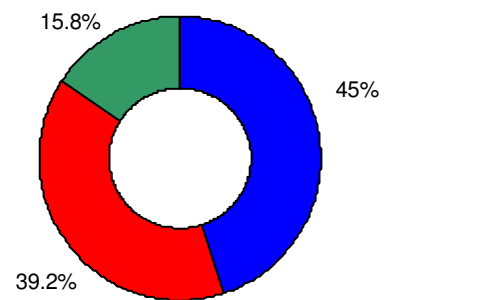


Family type (%)
(Data from 2013 Census, Statistics NZ)



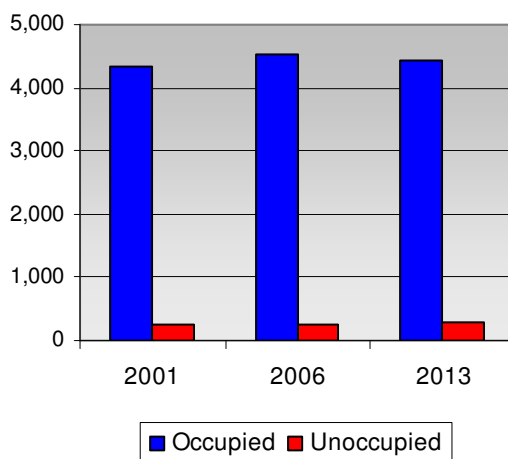
- Couple without children
- Couple with child(ren)
- One parent with child(ren)

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

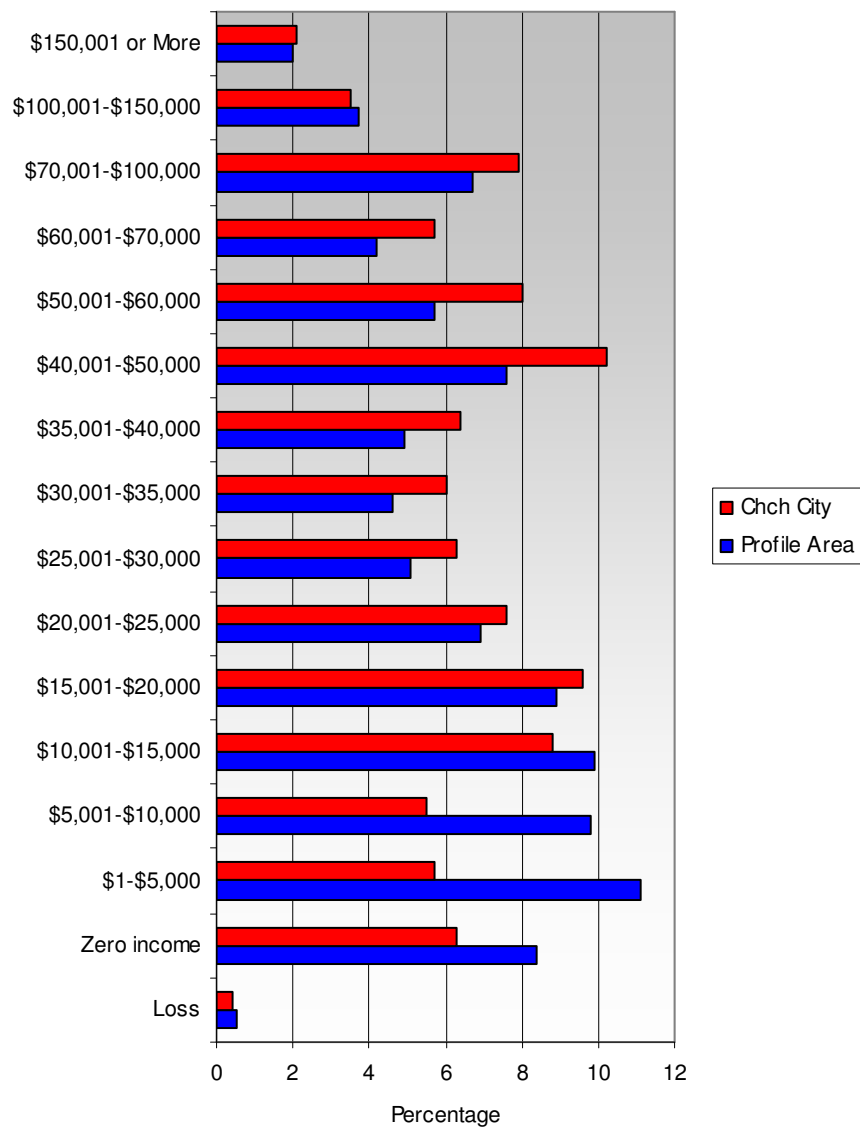


- Dwelling owned or partly owned
- Dwelling not owned and not held in a family trust
- Dwelling held in a family trust

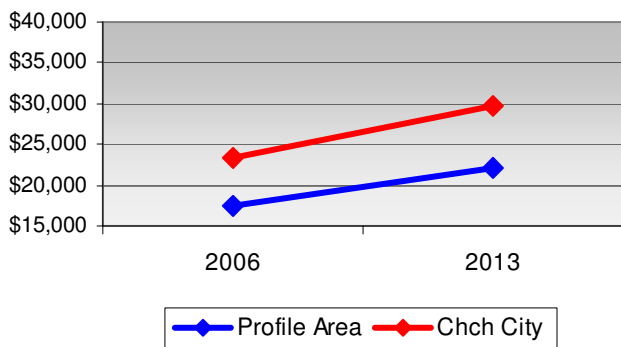
Occupied and Unoccupied Dwellings
(Data from Statistics NZ)



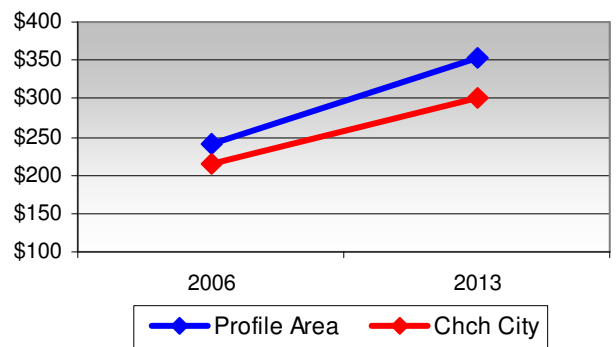
Personal income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



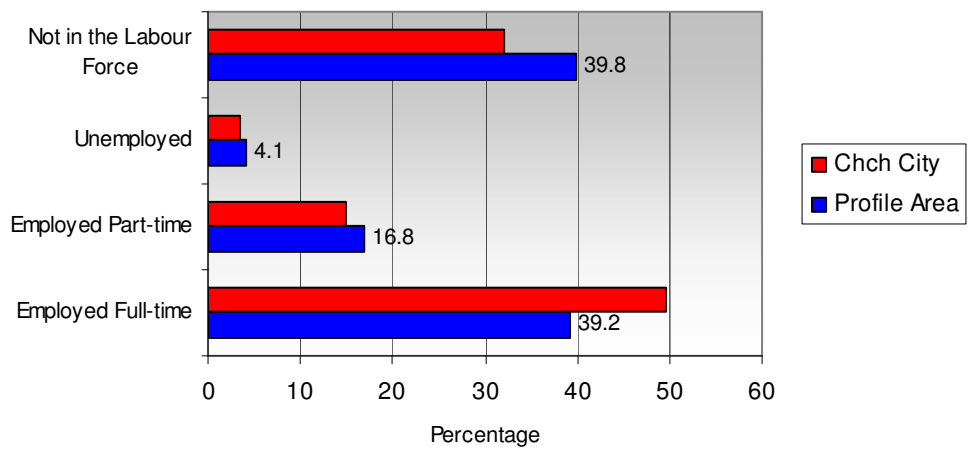
Median Personal Income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



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

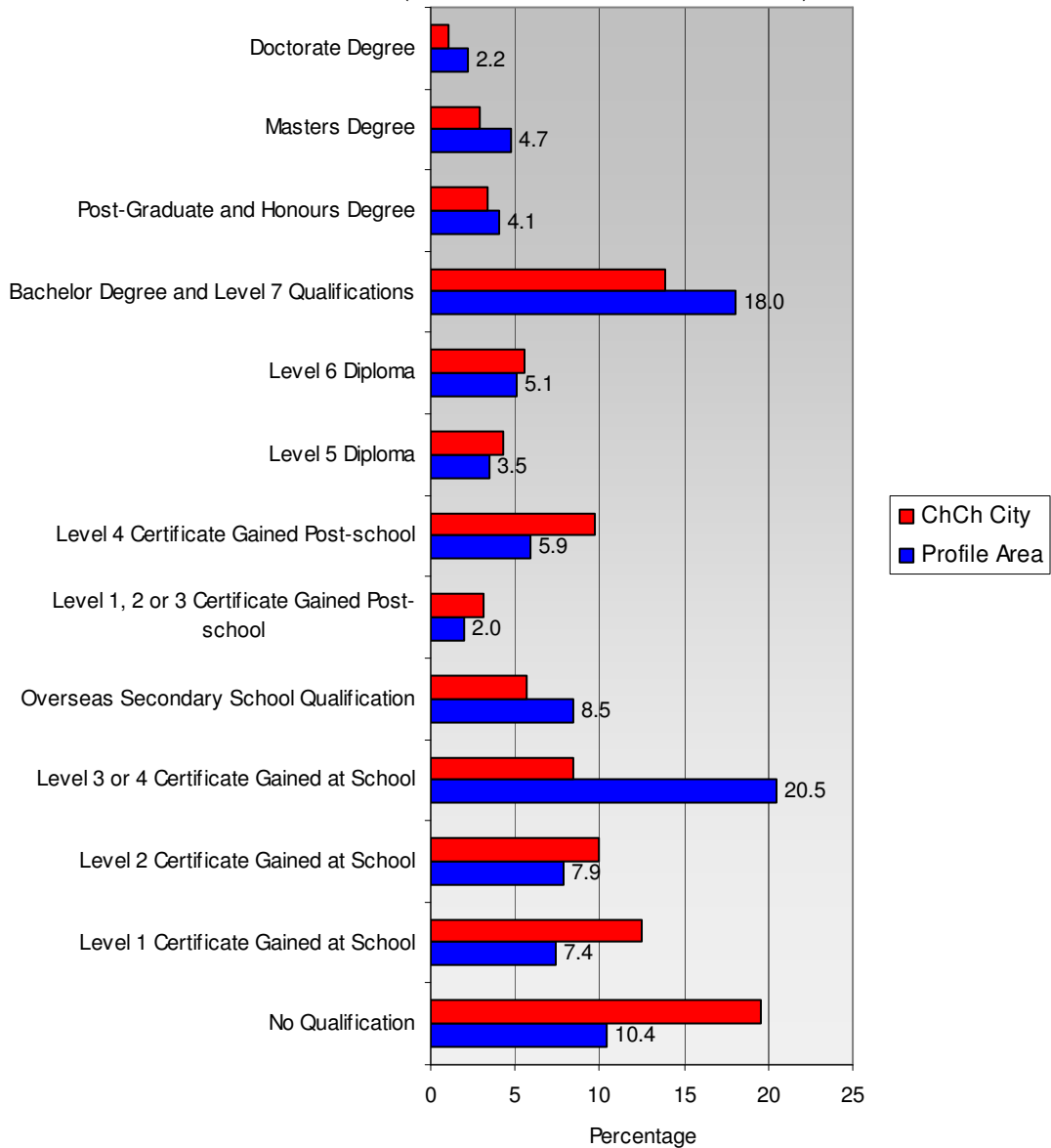


Work and Labour Force status (%)
(Data from 2013 Census, Statistics NZ)

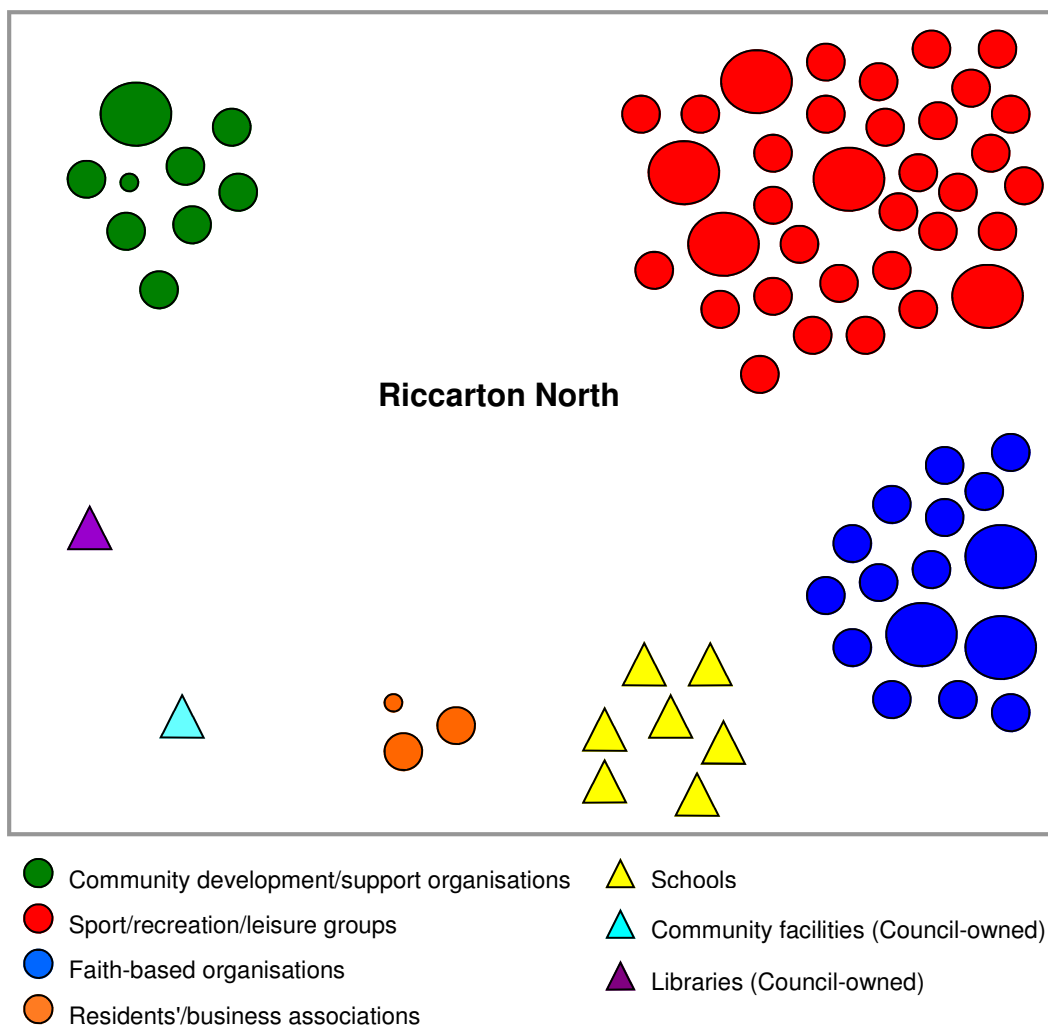


Highest Educational Qualification for the census usually resident population, aged 15 years and over

(Data from 2013 Census, Statistics NZ)



Community infrastructure mapping



The circle size indicates the level of influence the group is felt to have in the area. 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.

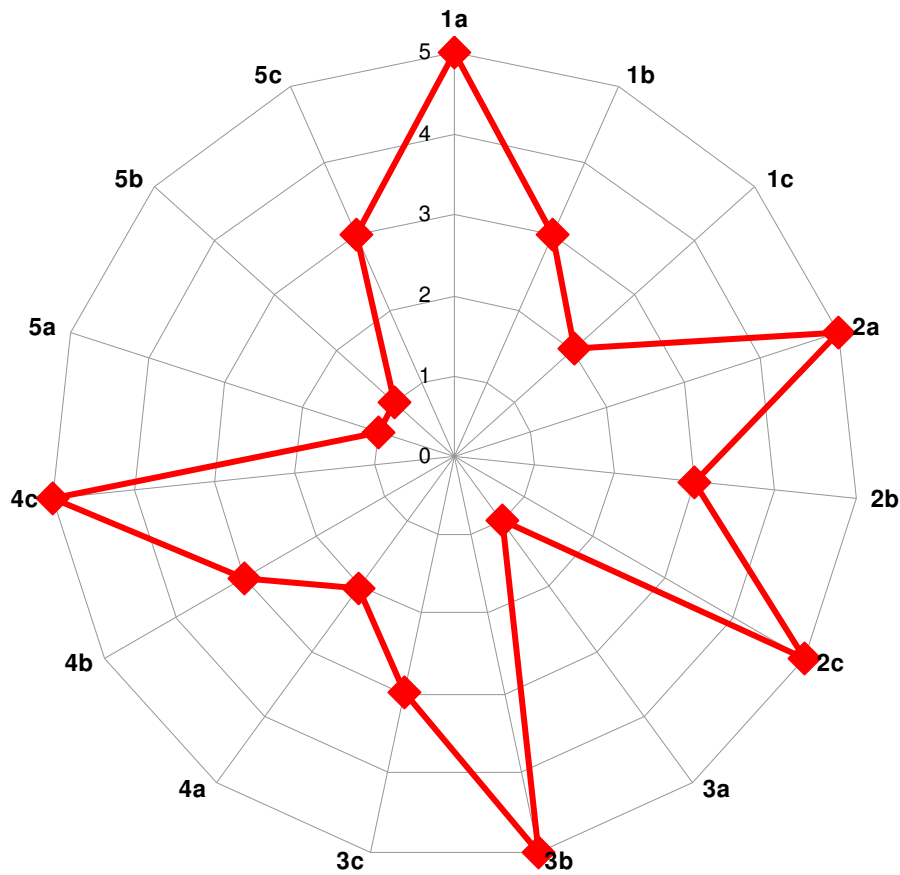
There are over 60 community organisations operating in Riccarton North. These range from sporting and recreational groups to those offering community-based services. The significant ethnic diversity of the area is reflected in the number of groups catering for those from culturally and linguistically diverse communities.

Two key community organisations provide multi-dimensional programmes and services to the community. Additionally, many of the university-based organisations are also open to the non-student community.

The Waimairi Road Community Centre is busy and well patronised and there is one volunteer library which continues to cater to its niche market.

The area is well covered by residents' associations.

Community resilience mapping



Scale: 1 = Low 5 = High

15 measures of resilience

Community Support Organisations		(rating)
1a	# of organisations	(5)
1b	strength of organisations	(3)
1c	community development principles	(2)

Volunteering		(rating)
2a	investment in volunteers	(5)
2b	# of volunteer hours from Fundforce	(3)
2c	# of volunteer hours from census	(5)

Connectedness		(rating)
3a	# of neighbourhood support groups	(1)
3b	# of residents' associations	(5)
3c	access to networking groups/forums	(3)

Participation		(rating)
4a	community events	(2)
4b	Fundforce participation rates	(3)
4c	club membership #s	(5)

Preparedness		(rating)
5a	# of neighbourhood support groups	(1)
5b	# households in neighbourhood support	(1)
5c	capability of groups to lead local response	(3)

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

Liquor issues are of concern to the local community. The liquor ban continues to operate within the Riccarton-Ilam area and has been extended into Avonhead. Riccarton is still seen as one of the 'party' destinations for the city as a result of the closure of many of the pre-earthquake central city destinations. Residents around the Dovedale Avenue campus of the University of Canterbury report problems with anti-social behaviour.

Students' drinking behaviour around the Church Corner area, particularly the Bush Inn Tavern, has improved. Additionally, the University of Canterbury Student Association (UCSA) has been proactive in introducing measures to discourage an active drinking culture. Over half of their student orientation organised activities were alcohol-free events.

There was minimal damage to the one social housing complex in the area in Fletcher Place as a result of the earthquakes, and it is fully operational.

Compared with Christchurch City, Riccarton has a larger proportion of people from culturally and linguistically diverse communities. The groups supporting these communities are strong in the local areas. There are two groups supporting older Chinese adults in particular which, together with the Buddhist Centre in Riccarton Road, continue to provide on-going support for their local and wider communities.

The University of Canterbury is cutting courses and staff due to falling rolls. Although, in 2013 the university was down 2,000 students on the 13,000 students it had enrolled prior to the earthquakes, numbers have increased in 2014.

The Community Engagement faculty of the University of Canterbury is being very proactive in encouraging student engagement with the wider community through some of its courses. Over 400 students have been involved in the university's CH101 course, launched after the 2010 and 2011 earthquakes to build on the Student Army's community engagement work.

Along with a successful Tertiary Community Engagement Summit held in 2013, the faculty has attracted some international experts in Community Engagement who have expressed approval at the positive steps the university is taking in this regard. Additionally, the university runs an emerging leaders' programme which has community involvement as an integral part of their programme. On Wednesdays the university also runs a "What If..." series of lectures and discussions which are open to the public.

In October 2013, the Government announced a \$260 million funding injection for University of Canterbury. This will enable the university to rebuild its science faculty. There are three student villages located in the area providing accommodation for students. The university also has plans for an International Student Village in the future in an attempt to attract more international students to study at the university.

Although there is no community organisation operating in the area that employs a worker undertaking community development work, a number of the churches operate community-based programmes which meet social well-being needs of local residents. St Peter's Anglican Church at Church Corner and St Ninian's Presbyterian Church in Puriri Street run programmes directed towards men. The Riccarton Menz Shed at St Ninians has now moved to the Rannerdale Veterans Home in Hansens Lane. The Seventh Day Adventist Church is running the international CHIP (Complete Health Improvement Programme) programme, which promotes healthy eating.

The Church Corner Creative Leisure Club operates craft and gentle exercise programmes from its Church Corner base, and there are a number of community-based programmes operating out of the Waimairi Road Community Centre. St Peters Anglican Church at Church Corner has received an increase in numbers of community organisations requesting use of their church hall. Many of the University of Canterbury clubs and groups are also open to the wider public. The Council managed Waimairi Road Community Centre continues to be well utilised by a variety of community groups.

The recently refurbished and expanded premises at Petersgate Counselling have enabled further outreach into the community. In addition, the availability of free earthquake-related counselling at the centre has continued throughout 2014.

Unlimited Paenga Tawhiti School moved into the Dovedale campus of the University of Canterbury, and has merged with Discovery 1 School to form a Year 1-13 school as part of the Ministry of Education's Shaping the Future programme.

Kilmarnock Enterprises continues to operate its services on Riccarton Road for intellectually disabled people. In addition, the Cancer Society has opened a hostel for cancer outpatients and their families on Riccarton Road just west of Kilmarnock Enterprises.

The 21.3 per cent of the population which identifies itself as Asian is catered for by a considerable number of retail premises in the area targeted towards the Asian market. There are also Chinese and Korean-specific churches which meet in the area. Several churches in the area offer ministries and/or services targeting Chinese and Korean in addition to groups supporting specific Asian groups (such as older adults).

Statistics from the 2013 census show that 43.2 per cent of the population are professionals and managers. The mean household income of \$81,000 in the area is only slightly higher than the city-wide mean of \$77,000. However, the mean personal income (\$33,000) is lower than that of the city (\$38,400). This can be attributed to the student population in the area. The student presence is also a factor in the high number of 15-30 year olds in the area (21.3 per cent) as well as the high proportion of the population who are not in full-time work (62.4 per cent).

Overall there has been a 5 per cent increase in population in Riccarton North, compared with a city-wide decrease of 2 per cent. The Riccarton-Wigram Community Board has arranged for a research study to be undertaken into the effects of the shift of population from east to west on social well-being.

Built environment

There has been some loss of buildings in the area due to the earthquakes. Following the 4 September 2010 earthquake, some buildings along Riccarton Road were demolished, particularly in the main Riccarton shopping area. The Riccarton-Wigram Community Board has expressed a desire to have building developers consider the fabric of the surrounding area when undertaking new buildings.

Buildings on both sides of Riccarton Road at the roundabout with Deans and Riccarton Avenues were demolished as a result of the 22 February 2011 earthquake and the sites remain vacant. Likewise, the apartment tower on the corner of Deans Avenue and Ayr Street has been demolished.

A number of residences, particularly around the Mona Vale area, sustained considerable damage and some have been demolished.

St Peter's Church at Church Corner was damaged and is still operating out of its church hall. They are undertaking an extensive refurbishment campaign of the hall to make it more accessible to users with mobility issues. Other churches in the area sustained damage, but have continued to operate.

Christchurch Girls' High School suffered some damage to buildings on its campus and is currently undertaking a rebuilding campaign as is nearby Christchurch Boys High School.

The University of Canterbury has been undertaking an extensive rebuilding campaign of its campus buildings. Buildings on the university site were damaged, including the historic Ilam Homestead, which is still closed. A temporary function centre was built on the UCSA car park, but was closed for some time after part of the floor collapsed during a function. It is now open again and is also used by the wider community. The university continues to use temporary buildings on both the Ilam and the Dovedale sites. Construction is currently under way on 15 four-bedroom houses on the Ilam site in Waimairi Road to meet student accommodation needs. The construction of a 240-bed student accommodation village which was planned for 2014 has been put on hold. However the University's Business and Law buildings have been remediated. It is envisaged that 80 percent of the campus is going to be remediated with insurance money, Five percent has already been deconstructed and 15 percent will either be demolished or rebuilt, depending on technical assessments and insurance negotiations.

The Ilam Upper Riccarton Residents' Association has expressed concern over the increasing number of family homes with bedrooms being rented separately and run in a commercial capacity similar to boarding houses.

Roads in the area remain busy, particularly along Riccarton and Straven Roads. As in most of the city, roadworks on the roads hamper traffic flow, particularly on arterial routes. The closure of the Kahu Street

Bridge for eight weeks between October and December 2014 caused considerable disruption to traffic movement as it is a key link for peak hour traffic in and out of the central city.

Residents and groups are also reporting an increase in on-street parking in the area. This is occurring due to the increase in businesses in the area, particularly in residential areas. There is also an increase in on-street parking demand around the university campuses. As a result some business owners are requesting parking time limits for these areas. There has also been calls for parking restrictions around the Church Corner Shopping Centre in Brake and Leslie Streets.

A traffic management plan was developed for Ilam Road near the university to deal with traffic and parking issues there. Some of the cycle-safe measures undertaken in this area are new to Christchurch and are being keenly observed as to their effectiveness. The university also has its own traffic management and parking plan in operation.

Riccarton House has been undertaking an extensive restoration project in the post-earthquake environment and will become one of the predominant heritage features left in the city. The Riccarton House Trust is planning extensions to its marketing activities to complement this. Riccarton House was reopened in August 2014.

Economic environment

Although there has been some loss of businesses that were demolished following the 4 September 2010 and 22 February 2011 earthquakes, there is an increase of economic activity in the area, particularly in the retail sector. All major shopping precincts are busy with increased patronage. Nearby Westfield Riccarton and the Bush Inn Centre shopping complexes both have increased patronage. Bush Inn Centre has undertaken an expansion project, and a new shopping centre has opened up in the former Mitre 10 building on the corner of Brake and Leslie Streets. This retail area in Church Corner is attracting a growing niche market aimed particularly at Asian clientele. The new Ilam supermarket in Peer Street is popular. Although local residents were initially concerned with potential access problems, these have not eventuated.

An elderly persons' complex is planned for the Peer Street/Athol Terrace intersection, on the former Feltex Carpets factory site.

Many displaced central city businesses from across the business sector are relocating into the Riccarton area. Additionally, some national retail chains are entering the Christchurch market in this area. Anecdotal evidence from commercial leasing agents indicates that all available business space is being used. There is also an increase in hospitality venues within the area.

The successful Christchurch Farmers' Market operates from the Riccarton House grounds on Saturday mornings. An artisan market also operates regularly from the same site on Sundays. A Saturday evening market has also started up in the undercover car park at the Bush Inn Centre.

There are a number of motels along the northern side of Riccarton Road. With the decrease in hotel beds, particularly in the central city, the occupancy rate of many of the motels is very high.

Property prices in this area are considerably higher than on the southern side of Riccarton Road and throughout Sockburn.

The location of a bus exchange and super stop has been consulted over in October 2014 as a part of the Hubs and Spokes plan for public transportation. Riccarton business owners have expressed concerns over Council's signalled intentions for bus priority measures in Riccarton Road.

Natural environment

There is earthquake damage to some areas of Riccarton Bush. The Riccarton House and Bush Trust are also concerned about the increase in predators in the Bush area since the earthquakes, with wild pigeons now inhabiting the site.

All of the city's parks in the area are open and are being fully used. With damage to green spaces in the eastern suburbs, sports fields are being well utilised in Riccarton North. Three sports clubs; Upper Riccarton Cricket Club, FC Twenty Eleven Football Club and Upper Riccarton Tennis Club are investigating options for better utilisation of the greenspace at Upper Riccarton Domain. This could include an upgrade to the facilities and existing lighting.

Some of the university recreational spaces are still unavailable due to prefabricated university buildings temporarily located on the green spaces. Part of Ilam Sportsfields, near Waimairi Road are now used as the footprint for the University of Canterbury's newest student accommodation complexes.

Prior to the earthquakes, the wider Riccarton area had fewer neighbourhood and local parks than other areas in the ward and in Christchurch. With the decrease in such spaces in the east of the city, and the increase in population in the Riccarton area, the demand on local parks is now higher.

Key issues identified

Issue	Progress to date / outcomes
<ul style="list-style-type: none"> The increased patronage of hospitality outlets in the area is of concern to both police and local residents. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> A working party has been set up to deal with these issues. A permanent liquor ban is in place in Riccarton/Ilam. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The working party, made up of government organisations, local agencies and representatives from local residents, is in operation and meets regularly. A permanent liquor ban remains in place in Riccarton/Ilam and has been extended into the northern parts of Ilam near Avonhead. <p><u>November 2014</u></p> <ul style="list-style-type: none"> The permanent liquor ban has been revised to include parts of Avonhead and Ilam, but to exclude public spaces within the University of Canterbury.
<ul style="list-style-type: none"> There is also local concern about the development of further liquor-licensed sites in Avonhead. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> A liquor licence was granted to Henry's for a bottle store on Avonhead Road. One of the conditions of operation is that it closes between 3.15-4.15 pm when schools are in operation. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The licence has been renewed with the restriction on hours of operation removed, due to the fact that there had been no issues with availability to younger people. <p><u>November 2014</u></p> <ul style="list-style-type: none"> There have been no reported problems with the Henrys site in Avonhead Road. The permanent liquor ban has been revised to include parts of Avonhead and Ilam.
<ul style="list-style-type: none"> The work done by the Student Volunteer Army has raised the profile of students in the area in a positive way, and it is hoped that students can build on this within the community. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> The Student Volunteer Army has created the Volunteer Army Foundation. A concert in 2012 has been organised, with the entry being four hours of volunteer work in the community. The Foundation also has on-going plans to continue this momentum.

Issue	Progress to date / outcomes
<p>continued...</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The Student Volunteer Army still has strong links to the university. The university is growing its Community Engagement programmes and liaising with an increased number of community groups. University students are being actively encouraged to participate in community activities alongside their academic studies. There have been over 400 students undertaking the CH101 Community Engagement programme. <p><u>November 2014</u></p> <ul style="list-style-type: none"> The University is continuing strongly with its Community Engagement Programme. Some courses now have a compulsory community engagement component to their course schedules. The University of Canterbury Students Association has been proactive with positive alcohol messaging of its events. Over half of their events are alcohol free. The Good One Party Register has been proactive in promoting positive relationships between students and residents when parties are being organised. The Student Volunteer Army organised a successful event where they undertook work for local residents and finished with a BBQ for residents based at St Teresa's School. The organisation has over 1300 members. This event was to emphasise that while they are known for responding to natural events, they are also looking to be sustainable and, proactively engaging with the community.
<ul style="list-style-type: none"> Increased traffic on the roads in the area is causing problems and measures to eliminate the volume of traffic and increase the traffic flow may need to be considered. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Construction of the Western Interceptor sewer upgrade is nearing an end. On-going congestion at the Riccarton roundabout is expected as traffic signalisation is introduced. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The roundabout development has not yet taken place. <p><u>November 2014</u></p> <ul style="list-style-type: none"> The roundabout development has not yet taken place.

Issue	Progress to date / outcomes
<ul style="list-style-type: none"> Elected members have indicated a desire for developers of vacant sites along Riccarton Road to be encouraged to develop in a manner that is sympathetic to the local environment. With a lack of green spaces in the central Riccarton area, the development of some land as pocket parks could be beneficial for the area. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> The Riccarton area remains in the same priority position in the Council's Suburban Centres rebuild programme. The Community Board has been advocating on behalf of residents and/or developers in some instances to encourage community-oriented developments. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The Riccarton area remains in the same priority position in the Council's Suburban Centres rebuild programme. There has been no further demolition of buildings. The Community Board continues to advocate on behalf of residents and/or developers in some instances to encourage community-oriented developments. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Ilam Upper Riccarton Residents Association would like a suburban centres programme undertaken for the Riccarton and Upper Riccarton/Ilam areas.
<ul style="list-style-type: none"> There is a population shift from east to west in the city and as a result there is a 12.6% increase in population in the Riccarton/Wigram ward and a 5% population increase in the Riccarton North area. 	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The Riccarton-Wigram Community Board has arranged for a research study to be undertaken into the effects on social well-being of the shift of population from east to west. The results of this research will be known in 2014. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Results of the research are yet to be released.
<ul style="list-style-type: none"> Environment Canterbury and the Christchurch City Council have plans for a bus passenger lounge in Riccarton Road, and an associated rationalisation of bus stops along the Clarence Street to Matipo Street stretch of Riccarton Road. Local shop owners are opposed to this development. 	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The Council has put plans for the development of a bus passenger lounge on hold pending a report into other options available. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Environment Canterbury and the Council have consulted the community over plans for a suburban bus interchange and superstop on Riccarton Road. There has been a signal from Council for Bus Priority measures to be consulted over in 2015. Local business owners have expressed their concern over such a move.

Issue	Progress to date / outcomes
<ul style="list-style-type: none"> Since the earthquakes there have been falling rolls at the University of Canterbury. There has been a downturn in enrolments of international students as well as out-of-town New Zealand students. As a result some courses of study have not been able to be offered as cost-cutting measures are undertaken. 	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The university has undertaken a number of campaigns aimed at attracting new students as well as retaining existing students. In October 2013 the Government announced an injection of \$260M funding for the university. The university is planning an international student village in order to attract international students. The university is projecting that rolls will climb in 2014 for the first time since the 22 February 2011 earthquake. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Applications to enrol for study that the University from new and returning domestic and international students are up 5.5 percent.
<ul style="list-style-type: none"> Increased rental costs and the influx of rebuild workers into the city have meant a shortage of affordable accommodation for University students. 	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The university intends to build a 240-bed accommodation village at the Dovedale campus site in 2014. The university began building 15 four-bedroom houses on the Ilam campus, to provide accommodation for 60 students from February 2014. CERA's Land Use Recovery Plan announcement in November 2013 outlined measures to deal with housing shortages. This included proposals for medium-density housing developments. <p><u>November 2014</u></p> <ul style="list-style-type: none"> The four bedroom houses were officially opened in March 2014. The accommodation village at the Dovedale campus has been put on hold. The Ilam Upper Riccarton Residents' Association has expressed concern over the increasing number of family homes with bedrooms being rented separately and run in a commercial capacity similar to boarding houses.
<ul style="list-style-type: none"> Residents living around the university, in particular the Dovedale Avenue campus, are concerned with the rapid introduction of student accommodation in the area. 	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The Ilam-Upper Riccarton Residents' Association is attempting to organise information sessions for local residents in conjunction with the University to better inform residents.

Issue	Progress to date / outcomes
continued...	<p><u>November 2014</u></p> <ul style="list-style-type: none"> The Ilam-Upper Riccarton Residents' Association organised a successful 'Teach-In' workshop for local residents which included presentations from experts in urban development, University of Canterbury personnel and urban planners.
<ul style="list-style-type: none"> Frustrations in travelling around the area because of roadworks. 	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The Council has established a website, "Transport for Christchurch", where roadworks and transport delays are listed. The Strengthening Communities Team has arranged a presentation about this and has sent a number of updates about this to groups to inform their members/residents. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Work on the Kahu Street Bridge from October to November 2014 has meant the closure of parts of Kahu Street, Creyke Road causing significant travel disruption to motorists, particularly at peak hour travel times. Access to Riccarton House has also been limited during this period.
<ul style="list-style-type: none"> On-street parking issues are concerning residents, particularly around shopping centres and the University of Canterbury. 	<p><u>November 2014</u></p> <ul style="list-style-type: none"> Traffic issues are being examined and prioritised as they are identified by the community by the Council's Traffic Operations Team.
<ul style="list-style-type: none"> Concerns are being expressed about rental accommodation in the area. Specific issues include: <ul style="list-style-type: none"> the lack of responsibility being taken by absentee landlords and the physical state of some of the properties the increase in multi room dwelling to maximise financial returns the increase in rental rates the decrease of availability of accommodation for students as rebuild workers take up the available accommodation. 	<p><u>November 2014</u></p> <ul style="list-style-type: none"> Tenants Protection Agency has recently started a "Record My Rental" initiative.