

RICCARTON WARD PROFILE

February 2021



The Riccarton Ward includes the suburbs of Riccarton, Ilam and Upper Riccarton as well as parts of Sockburn and Fendalton. Hagley Park is on the eastern border of the ward, through to Avonhead Road, English Street and along Main South Road to the Sockburn roundabout. North to South, the ward includes most of Mona Vale along Kotare Street, Creyke Road and Maidstone Road. The railway line forms most of the southern border.

As well as part of Mona Vale, the Riccarton Ward takes in the University of Canterbury campus and Riccarton House and Bush.

The busy Riccarton Road bisects much of the ward, not just physically but also demographically and socially. There are marked differences in income levels, as well as housing prices, density and ownership between the two sides of the corridor.

There are a number of older houses on traditionally larger sections on the north side of Riccarton Road, whereas the south side has seen increases in housing density as the larger sections are subdivided and developed into multiple unit housing. This includes social housing where the former state house and section model is being converted into multi storied complexes.

There are three major shopping centres in the ward; Bush Inn Centre, Tower Junction and the popular Westfield Mall, which is the largest retail complex in the South Island.

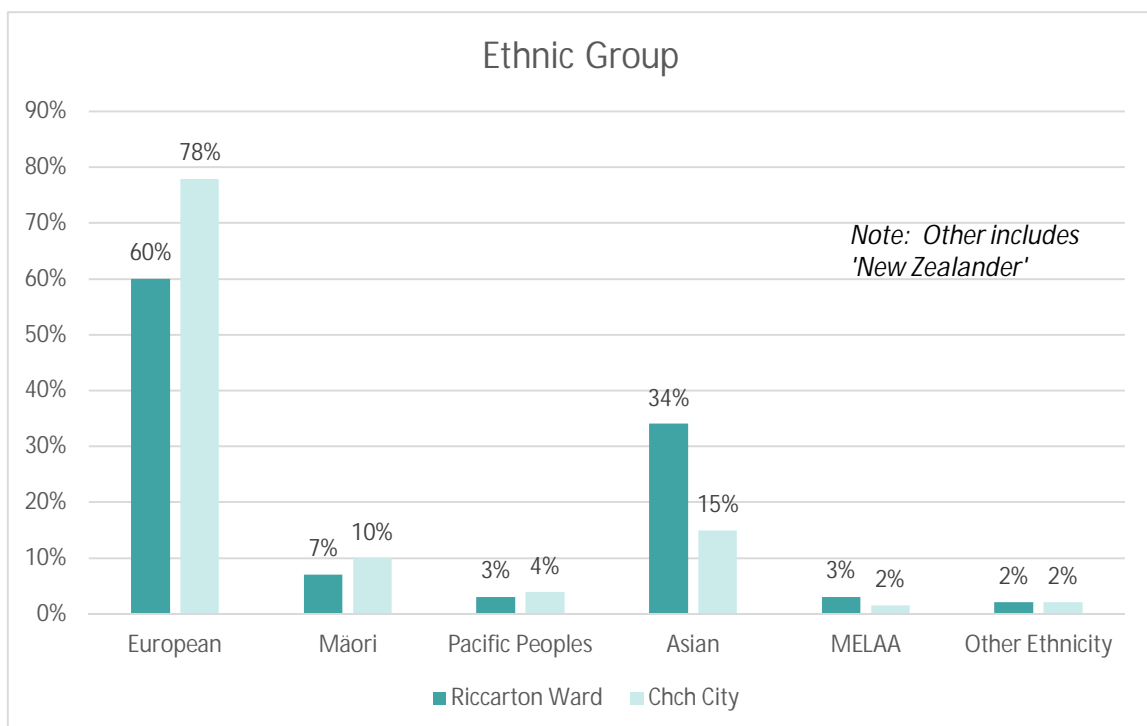
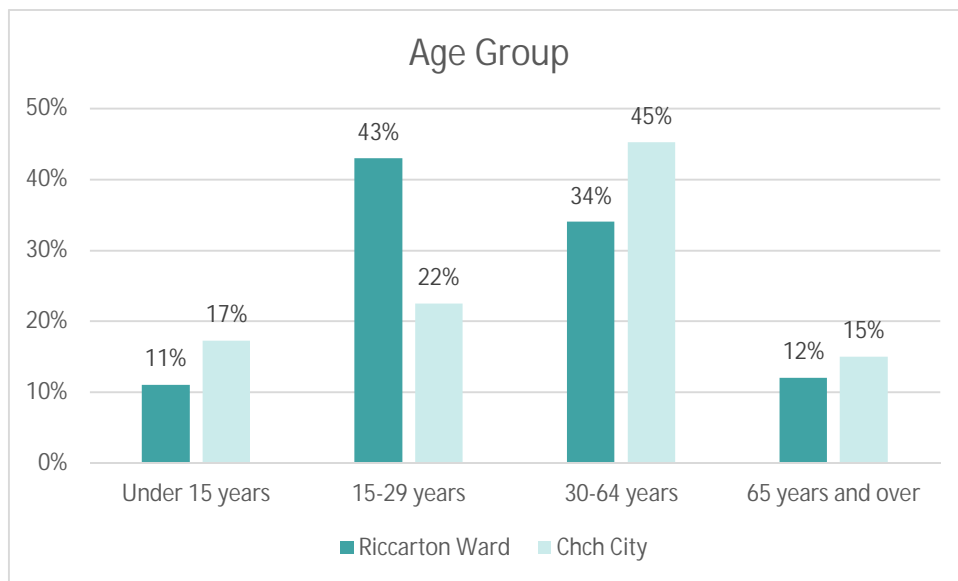
Profiles compiled by the Community Support, Governance and Partnerships Unit

Facts and figures

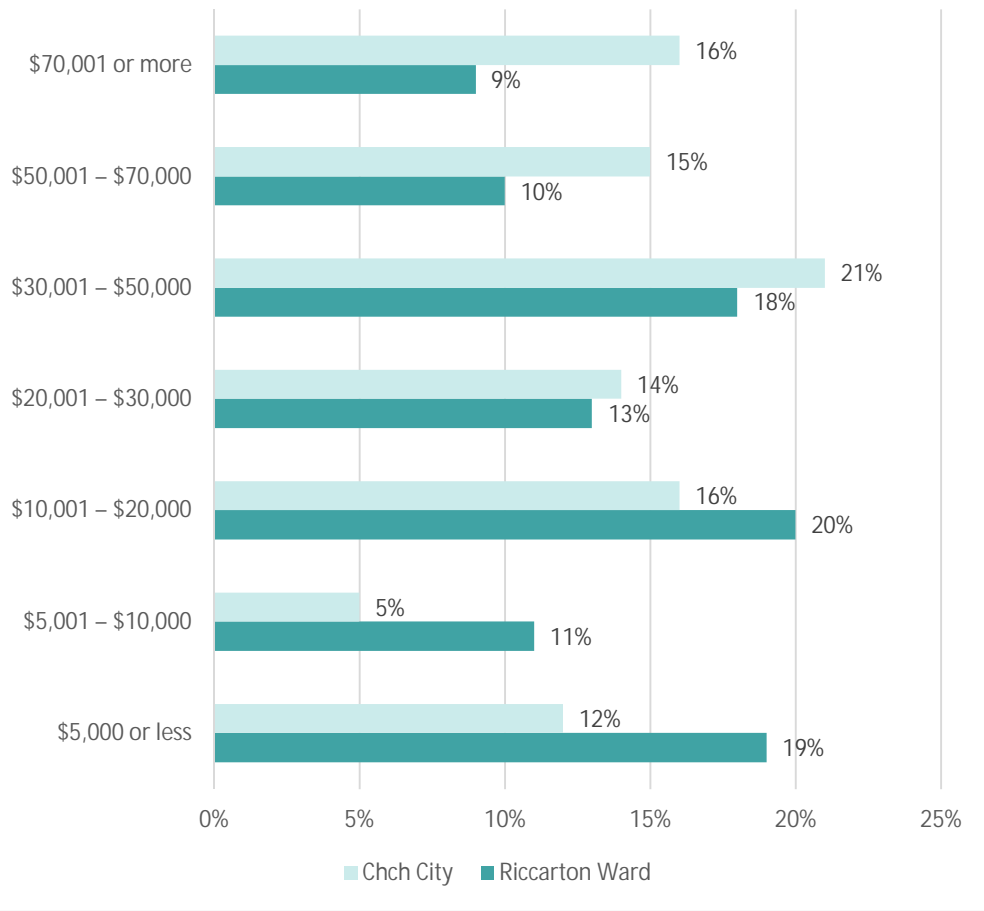
Demographic Summary (2018 Census Data)

Population

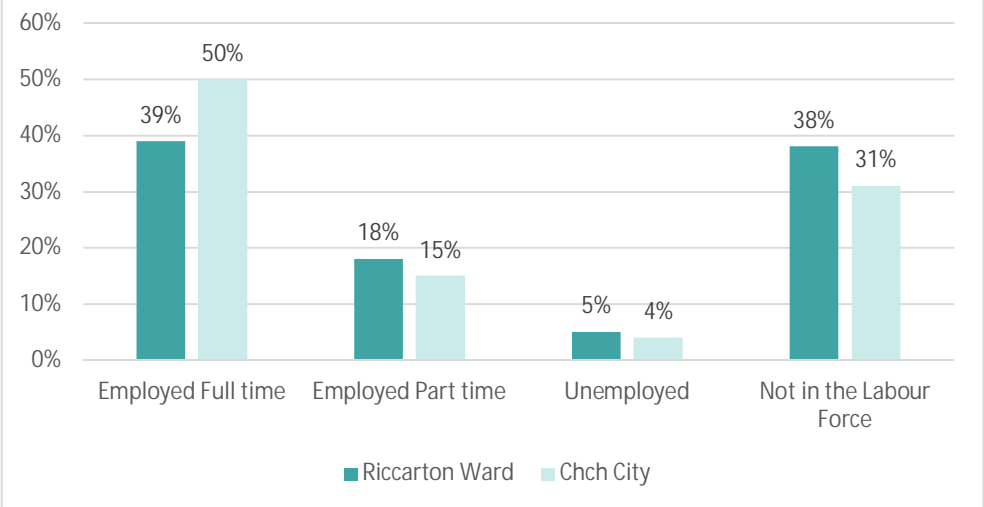
The population within the Riccarton Ward boundary is: 24,861

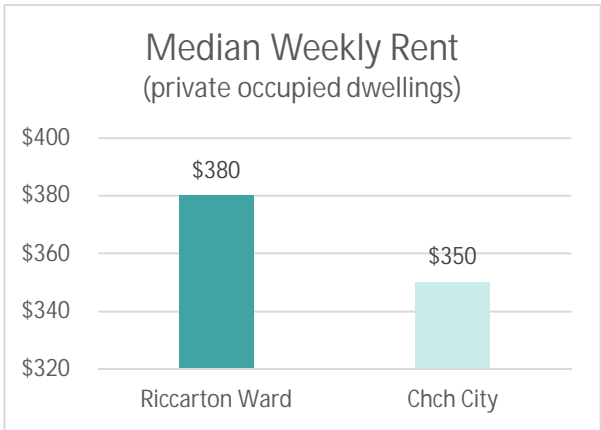
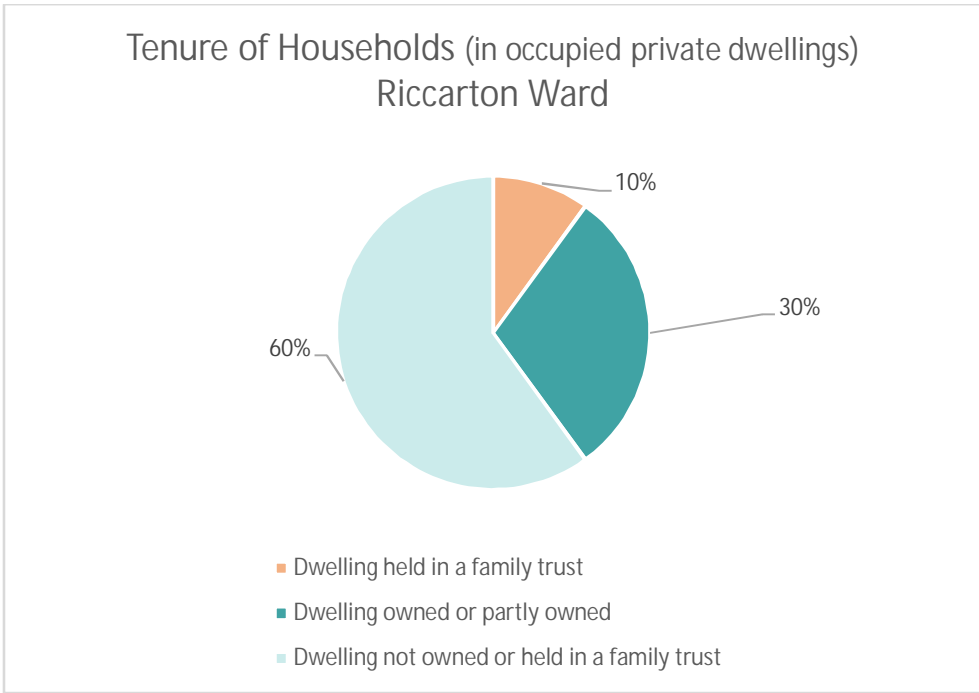


Total Personal Income - aged 15 years and over



Work and Labour Force Status





Number of Occupied Private Dwellings: 7,647

Facilities and Amenities

- 1 Council library: Upper Riccarton, (Community and school)
- 1 Council service centre: Rārākau: Riccarton Centre
- 3 Council owned social housing complexes with 84 units
- 3 shopping centres: Riccarton/Westfield, Bush Inn Centre and Church Corner, Tower Junction.
- 8 Schools: 3 primary, 1 intermediate, 3 secondary, 1 composite year 1-13
- University of Canterbury
- Approximately 2,500 businesses employing 25,800 people (2019)
- Two Council managed Community Facilities: Rārākau Riccarton Centre and Waimairi Road Community Centre.
- Major Sport and Recreation amenity: Wharenui Recreation Centre Stadium,
- Historical properties: Riccarton House and Bush, St Peters Church and Kate Sheppard's former home

NZ Deprivation Index

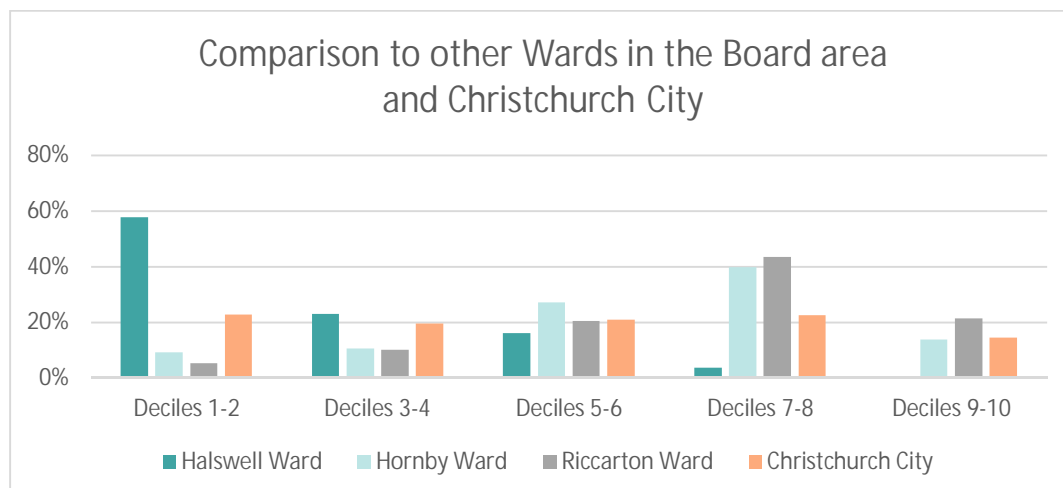
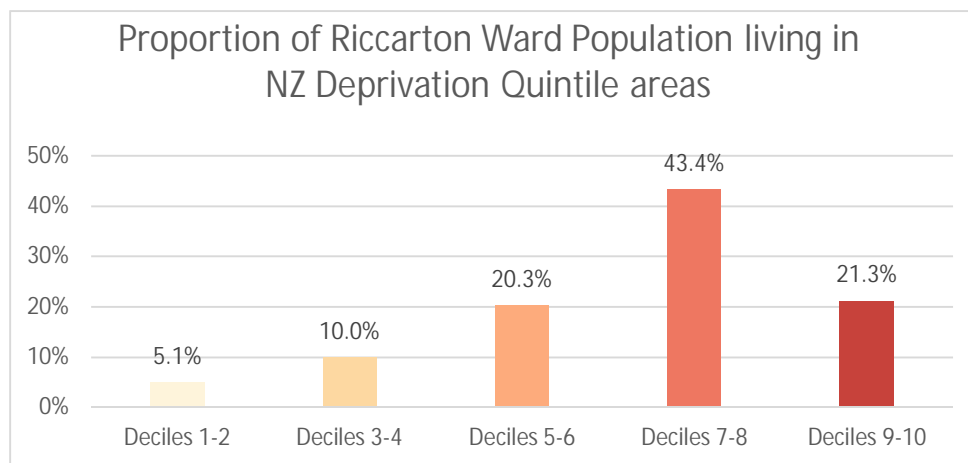
The aim of the NZ deprivation index research programme is to develop indexes of socioeconomic deprivation for New Zealand, to support and inform:

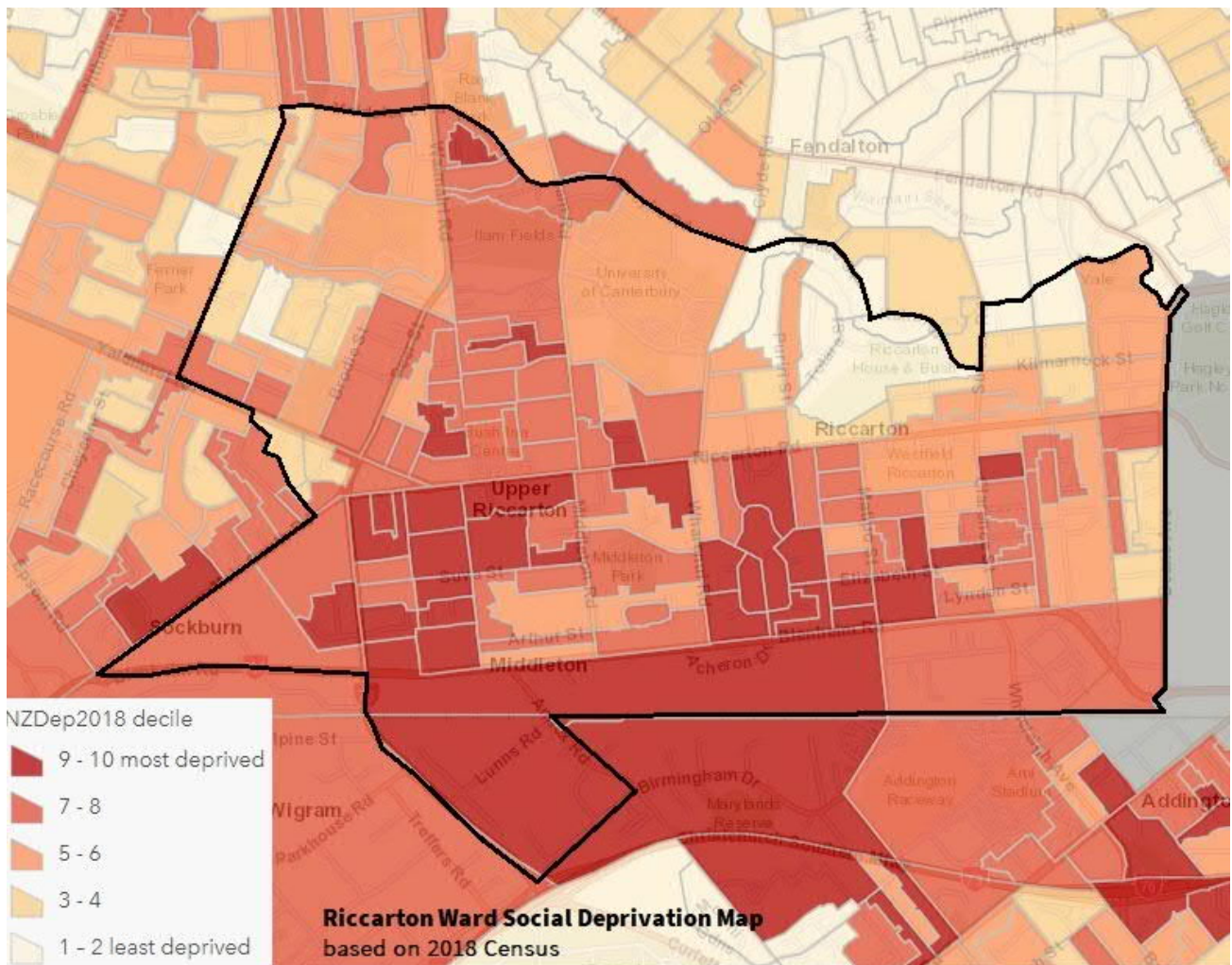
- Application in funding formulas
- Research in especially health and other social services. For example, in the health sector, many researchers use the indexes to describe the relationship between socioeconomic deprivation and health outcomes
- Community groups and community-based service providers to describe the populations they serve, and to advocate for extra resources for community-based services.

The nine variables included in the 2018 deprivation index are as follows:

- People aged 18-64 receiving a means tested benefit
- People living in households with equivalised income below an income threshold
- People with no access to the Internet at home
- People aged 18-64 without any qualifications
- People aged <65 living in a single parent family
- People not living in own home
- People living in household with equivalised bedroom occupancy threshold
- People aged 18-64 unemployed
- People living in dwellings that are always damp and/or always have mould greater than A4 size.

The scale of deprivation ranges from 1 to 10: 1 represents the areas with the least deprived scores. 10 represents the areas with the most deprived scores.





The Riccarton Ward contains some of the most and some of the least affluent areas in the city. There are areas to the north of Riccarton Road, particularly surrounding Riccarton Bush where residents live in areas considered to be the least deprived (a rating of 1 to 2 on the social deprivation index). The majority of the 21.3 percent of the ward living in the most deprived areas (rating of 9 to 10) live south of Riccarton Road. It is significant that nearly two-thirds (65.6 percent) of the ward live in areas of higher social deprivation (between 7 and 10 on the index scale).

The high social deprivation ratings can be attributed in part to larger amounts of students living in the ward, who are traditionally on a lower income and without transportation. Indeed, 10.5 percent of people aged 15 and over receive a student allowance. This is higher than the Christchurch City figure of 2.8 percent.

There are also considerably less people with an annual personal income of over \$70,000, with just 8.7 percent of people in Riccarton aged over 15 years of age having an income of over \$70,000, compared with 16.5 percent city wide.

Sixty percent of households in the Riccarton Ward are rented.

Community Infrastructure



The 11 organisations providing community development and/or support to the local community cover a wide range of sectors.

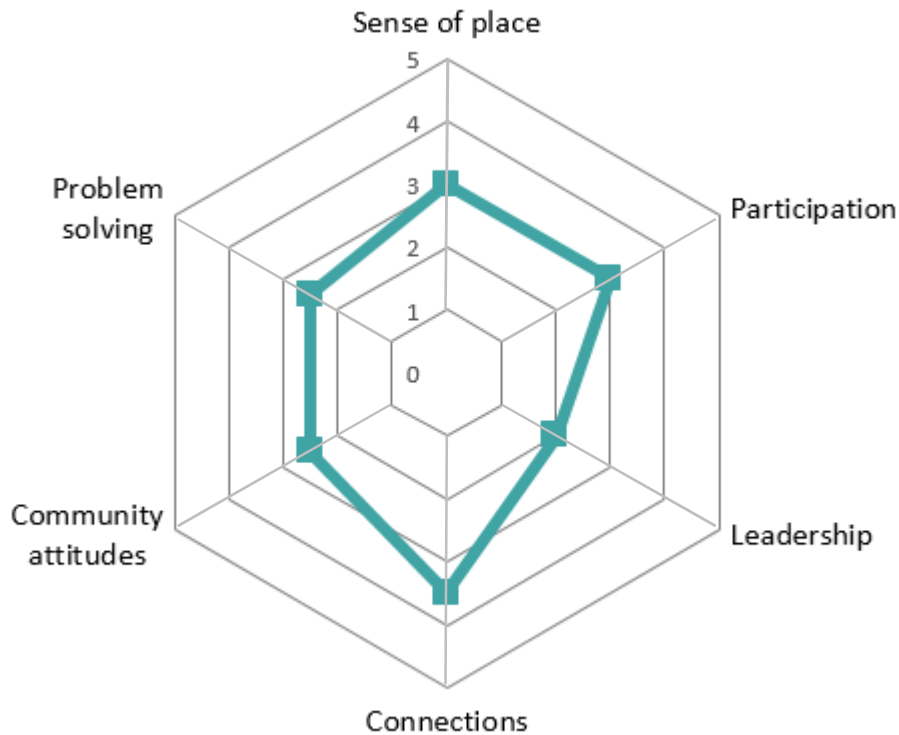
The higher proportion of residents born outside of New Zealand (43.3 percent) is reflected in the fact that within the ward there are 23 different organisations providing support to the multicultural sector. This includes eight specialist programmes designed at maintaining the native language and culture to the young people of their communities.

There are a number of faith organisations located in the ward. Within a one kilometre radius the Muslim, Sikh and Buddhist faiths have places of worship at the Al Noor Mosque, the Gurdwara Centre and the Buddhist Light International Centre. The iconic St Peters Anglican Church building at Church Corner recently reopened following a multi-million dollar remediation programme.

There are a large number of organisations providing sporting, recreational and leisure opportunities within the Riccarton Ward. These range from sporting clubs such as FC Twenty 11 Football Club to hobbyist organisations such as the Crockfords Bridge Club.

Additional to that number are over 100 student-led clubs and societies operating from the University of Canterbury. A significant number of these are also open to the wider community, the University Rugby Club being a prime example.

Community Capacity Map



Scale: 1 = Low 5 = High

Measures and Indicators

Sense of place - Residents are familiar with their town's (local) history and have an affinity with the place. (3)

Participation - Residents support local groups with their money or time. (3)

Leadership - Leadership is strong and participatory; leaders are accessible. (2)

Connections - Residents are trusting and inclusive of others. (3.5)

Community attitudes - Residents have a positive attitude towards their community and its future. (2.5)

Problem assessment - Residents communicate to identify problems and take action. (2.5)

Note:

The above ratings have been allocated based on a number of factors including:

- Residents' responses to the above indicators in the Christchurch City Council's annual Life in Christchurch Survey.
- The Council's Community Development Advisers and Community Recreation Adviser's knowledge and experience of working in the local area.

Community Outcomes

The Community Outcomes have been developed as part of the Council's Strategic Framework, which provides a big picture view of what the Council is trying to achieve for the community.

The Community Outcomes describe what we aim to achieve for Christchurch. They are:

- Resilient communities
- Liveable city
- Healthy environment
- Prosperous economy

You can view the Council's Strategic Framework and read more about the Community Outcomes here: <https://ccc.govt.nz/the-council/how-the-council-works/20182028-vision/strategic-framework>

The narrative below provides an overview of the area in relation to each of the outcomes.

Resilient Communities

The post-earthquake environment in Riccarton has seen the emergence of a desire for community-led development. Leading the "for the community by the community" approach in the area of Riccarton to the south of Riccarton Road is Oak Development Trust. In addition to employing Riccarton's only Community Development Worker, the Trust also provides specific support programmes to migrant communities, employing three migrants in family worker roles. One of these programmes is a food bank for migrant communities supplying food suitable for ethnic cultures as well as working holistically with those receiving the parcels.

Oak Development also collaborate with other organisations to run two successful community building events. One has seen an outcome where the involvement of the local multicultural community is extended into other initiatives. The other, "Connect" is the evolution of an initiative first developed through a partnership with New Zealand Police to increase positive relationships between transient communities (often students) and the more permanent residents in the area.

Step Ahead Trust provide support to the disability sector while Presbyterian Support's offers their Enliven Positive Ageing programme to older adults. Community Development Network Trust and La Vida Youth Trust specifically work with young people, providing amongst other programmes, 24/7 youth workers in four different schools.

Canterbury Fiji Social Services Trust works with the Pasifika community in both the Riccarton and Hornby Wards, providing wraparound support.

The tragic events of 19 March 2019 at the Al Noor Mosque in Deans Avenue had wide ranging effects not only to the Muslim community, but also to the community living around the mosque. For many of these residents, their lives have also changed considerably. A positive outcome of the tragedy has been the increased relationships between the Muslim and local community around the mosque.

Four Residents' Associations currently operating in the Riccarton Ward. Each of these work in very different ways, advocating for the members of their catchment areas and in some cases providing opportunities for residents to build relationships with each other.

There are three community gardens operating in the ward. Riccarton Community Garden needs to relocate and is currently investigating other venues for both the garden and the Pataka Community

Pantry which it operates. The other two are based within the University of Canterbury, one in Ilam Road and one in Solway Avenue.

The University's Dovedale campus is also used by several community organisations as a permanent base. The most recent of these is the Rewi Alley Academy and Chinese School who relocated there in November 2020.

There are two Council managed community facilities in the Riccarton Ward. The Waimairi Road Community Centre is a smaller facility, which is the base for the Avonhead Playcentre and a number of other groups. Rārākau: Riccarton Centre is one of Christchurch's newest community facilities opening in 2019. The Waipuna/Halswell-Hornby-Riccarton Community Board meets in the facility which also features a Council Customer Service desk and New Zealand Post services.

It is also notable that a number of community organisations in the ward make their facilities available for use by other community organisations. This collaborative approach allows for a greater level of community relationship-building.

There are three secondary schools in the ward, Christchurch Girls' High School, Riccarton High School and Villa Maria College. Middleton Grange School provides Year 1 to 13 education, while Kirkwood Intermediate is one of eight Intermediate Schools in Christchurch. The ward's primary schools are Wharenui Primary School, Ilam Primary School and St Teresa's School. Interestingly Riccarton Primary School is not within the Riccarton Ward as it is one of four schools that sit on the opposite side of a boundary road. The others are Christchurch Boys High School, Medbury School and Avonhead Primary School.

The University of Canterbury in Ilam is looking to continue a resurgence in student numbers after the earthquakes reduced student numbers considerably. Following the earthquakes, the number of students enrolled fell from 18,783 during 2010 to 14,725 during 2014.

In 2019 student numbers rose to pre-earthquake numbers. However they have been severely impacted by the COVID pandemic without many of the 1,800 international students.

Liveable City

The differences in house values within the Riccarton Ward can be evidenced in the 2020 median house values for the different suburbs as follows: (sourced from Opes NZ report on house values based on the Core Logic House Price Index)

- Fendalton - \$1,142,450
- Ilam - \$668,600
- Riccarton - \$531,450
- Middleton - \$522,000
- Upper Riccarton - \$498,400
- Sockburn - \$456,350

The median Canterbury house value is \$526,000.

Housing density is an acute issue within the Riccarton Ward. Property owners on the northern side of Riccarton Road have been vocal against the National Policy Statement on Urban Development which could see increased density in their Residential Suburban zoned properties. Similarly, residents groups in areas of the ward with higher density zones do not want to see the continuation of high density housing development that is becoming prevalent in the area. 29.6 percent of dwellings in the Riccarton Ward are joined dwellings as opposed to separate houses. Across the city, this figure is 19.1 percent.

Kāinga Ora has been increasing their social housing stock in the Riccarton Ward, creating multiple unit complexes. As at the 2018 census, Kāinga Ora have 570 units in the Riccarton Ward, part of the 59.6 percent of households in the ward that are rentals. Otautahi Community Housing Trust manage 84 Christchurch City Council Social Housing Units. Kāinga Ora's numbers are set to rise with new developments planned for Riccarton Road and Upper Riccarton.

In the year to June 2020, 119 new housing consents were issued. As at February 2021, 106 have been issued for the year to June 2021.

Student housing is a major feature of the ward with the University of Canterbury having eleven halls of residence housing around 2,781 students.

The median household rental in Riccarton is \$380 per week which is higher than the city median of \$350. This higher figure can be attributed to the higher number of bedrooms per dwelling within the ward. 12.2 percent of households in Riccarton Ward have five or more bedrooms compared with 5.4 percent city wide. The rent by room trend is growing within the ward as once family homes are converted to maximise rental potential.

A higher proportion of households in the ward reported issues with dampness (19.4 percent) and mould (13.7 percent) than compared to the city rate (16.7 percent and 11 percent respectively).

Healthy Environment

The Riccarton Ward has only 12.5m² of greenspace per person which is considerably lower than the 166 m² in the Halswell Ward and 99m² in the Hornby Ward. Of the 21 greenspaces in the ward, 12 parks have playground equipment, are three parks with basketball half courts and 1 park with tennis courts. There are no parks with skate facilities or fitness equipment in the Riccarton Ward.

Riccarton House and Bush / Pūtaringamotu is a unique New Zealand heritage site consisting of two historic buildings, flanked by beautiful open parkland and ornate gardens, bordered by Ōtākaro / Avon River. It is set against extensive native bush forest featuring kahikatea trees up to 600 years old, Canterbury's sole remnant of kahikatea floodplain forest. The trees are the latest generation of a forest that established on the site 3000 years ago. They have survived through two cultural periods, Maori then European, that saw widespread fires sweep the Plains and native vegetation give way to pastoralism and cropping.

The headwaters of the Ōtākaro / Avon River River and through its Ilam, Okeover and Riccarton Stream tributaries wind their way through the ward. The Drinkable Rivers organisation is partnering with Villa Maria College and the Ilam and Upper Riccarton Residents Association in a river quality monitoring programme for the Ōtākaro / Avon River River at Corfe Reserve in Ilam. The University of Canterbury operate monitoring programmes of the Okeover Stream which cuts through the University. Environment Canterbury have undertaken work along the Riccarton Stream involving local residents in Picton Reserve and Paeroa Reserve. Part of the Riccarton Stream travels underground, including under Westfield Mall.

Prosperous Economy

The Riccarton Ward has the greatest number of people working in its ward outside of the central city. 25,800 people are employed in 3,800 businesses.

Top six industry types by business number:

- Rental, Hiring and Real Estate Services - 834
- Professional, Scientific and Technical Services - 465
- Construction - 396
- Retail Trade - 378

- Financial and Insurance Services - 333
- Accommodation and Food Services - 273

The University of Canterbury is the largest employer in the ward, employing approximately 1,900 people.

15.6 percent of people aged 15 and over working in the Riccarton Ward work in the education and training sector while 16.6 percent work in the retail sector. The Christchurch figures for these two sectors are 7.8 percent and 9.8 percent respectively.

The major shopping centres at Westfield Mall, Tower Junction and Bush Inn Centre/Church Corner are supplemented by shopping strips down Riccarton Road as well as commercial businesses surrounding Mandeville Street and Blenheim Road.

Westfield Mall is the largest retail mall in the city and New Zealand's fifth largest mall. It is also the oldest, first opening in 1965, it has undergone a number of expansions. Retail figures for the full year in 2019 at the Mall were \$535.6 million.

The Bush Inn Centre has also undergone a recent redevelopment, dominated by eateries. Across Waimairi Road, the Church Corner shopping centre has a multicultural vibe with a majority of business owners from various Asian cultures.

Tower Junction, owned by Ngai Tahu property group is an open air complex across 37,000m².

The number of businesses and people working in the Riccarton Ward increased substantially after the earthquakes as many central city business relocated into the ward. Although numbers of businesses and employees have dropped slightly, they are still considerably above 2010 levels. The busy area around Blenheim Road, for example, has risen from 708 businesses in 2010 to 993 in 2020, slightly below the 2019 peak of 1015.

Current Community Issues

Issue	Progress to date / outcomes
<p>Community and Road Connections Al-Noor Mosque</p> <p>Connections between the Al Noor Mosque, Hagley Park and surrounding communities to support community recovery.</p>	<p><i>This is a priority area under the 2019-22 Waipuna/Halswell-Hornby-Riccarton Community Board priorities for the Riccarton Ward.</i></p> <p>The Community Board are advocating for funding through the Christchurch Regeneration Acceleration Facility Funding allocation for transport projects.</p> <p>Deans Avenue Precinct Society run Community Board funded events aimed at bringing communities together.</p>
<p>Upper Riccarton War Memorial Library</p> <p>The Upper Riccarton War Memorial building is unsafe with the area around it becoming an eyesore.</p>	<p><i>This is a priority area under the 2019-22 Waipuna/Halswell-Hornby-Riccarton Community Board priorities for the Riccarton Ward.</i></p> <p>Investigations have been made into future use options for the site.</p>
<p>Bradshaw Terrace Street Renewal</p> <p>Bradshaw Terrace street renewal is overdue. Scheduled work has been deferred since 2010.</p>	<p><i>This is a priority area under the 2019-22 Waipuna/Halswell-Hornby-Riccarton Community Board priorities for the Riccarton Ward.</i></p> <p>The Community Board are advocating for funding through the Christchurch Regeneration Acceleration Facility Funding allocation for transport projects.</p>
<p>Housing Density</p> <p>Concern over the increase in housing density in the Riccarton Ward.</p>	<p>Density is increasing as developers, including Kāinga Ora continue to build multiple unit dwellings.</p>
<p>Migrant Community Support</p> <p>The migrant community in the Riccarton Ward need to be supported and able to advocate effectively. This includes being aware of opportunities to participate fully in life in Christchurch.</p>	<p>Funding is provided to organisations working with migrant communities.</p>
<p>Riccarton and Ilam Parking</p> <p>Traffic and parking issues around the ward. Parking around the University and Riccarton retail areas is problematic as the demands of day users and residents are managed.</p> <p>Traffic congestion is an issue down Riccarton Road, Blenheim Road, Curletts Road and Peer Street during peak travel periods.</p> <p>Safety issues with the Ilam/Middleton/Riccarton Roads intersection.</p>	<p>The University of Canterbury has a parking management plan.</p> <p>30km speed limit down Riccarton Road and in streets to the north of Riccarton Road has been implemented.</p> <p>Bus Priority Measures have been implemented in Riccarton Road.</p>

<p>Resident and property owner concern with South Express Cycleway plans, especially in Elizabeth Street and Lochee Road.</p>	<p>Work is due to start on the Ilam/Middleton/Riccarton intersection, which incorporates the Nor'West Arc cycleway.</p>
<p>There are a lack of greenspaces and recreation areas in the Riccarton Ward which is exacerbated by the high density of housing in the Ward.</p>	
<p>COVID-19 effects COVID-19 has impacted communities in many ways. Economically, socially, culturally and environmentally.</p>	<p>A shared coherent understanding of both the impacts of COVID-19 and our progress towards recovery at a local and regional level is important to:</p> <ol style="list-style-type: none"> 1. Enable a deliberately focused, coordinated and integrated effort across locally-based agencies and organisations 2. Enable consistency in public facing messages from agencies and organisations 3. Enable a consistent and coherent articulation of the impacts of COVID-19, as well as our recovery efforts and progress, to local communities, mana whenua, businesses, the tertiary sector, central government and the media.