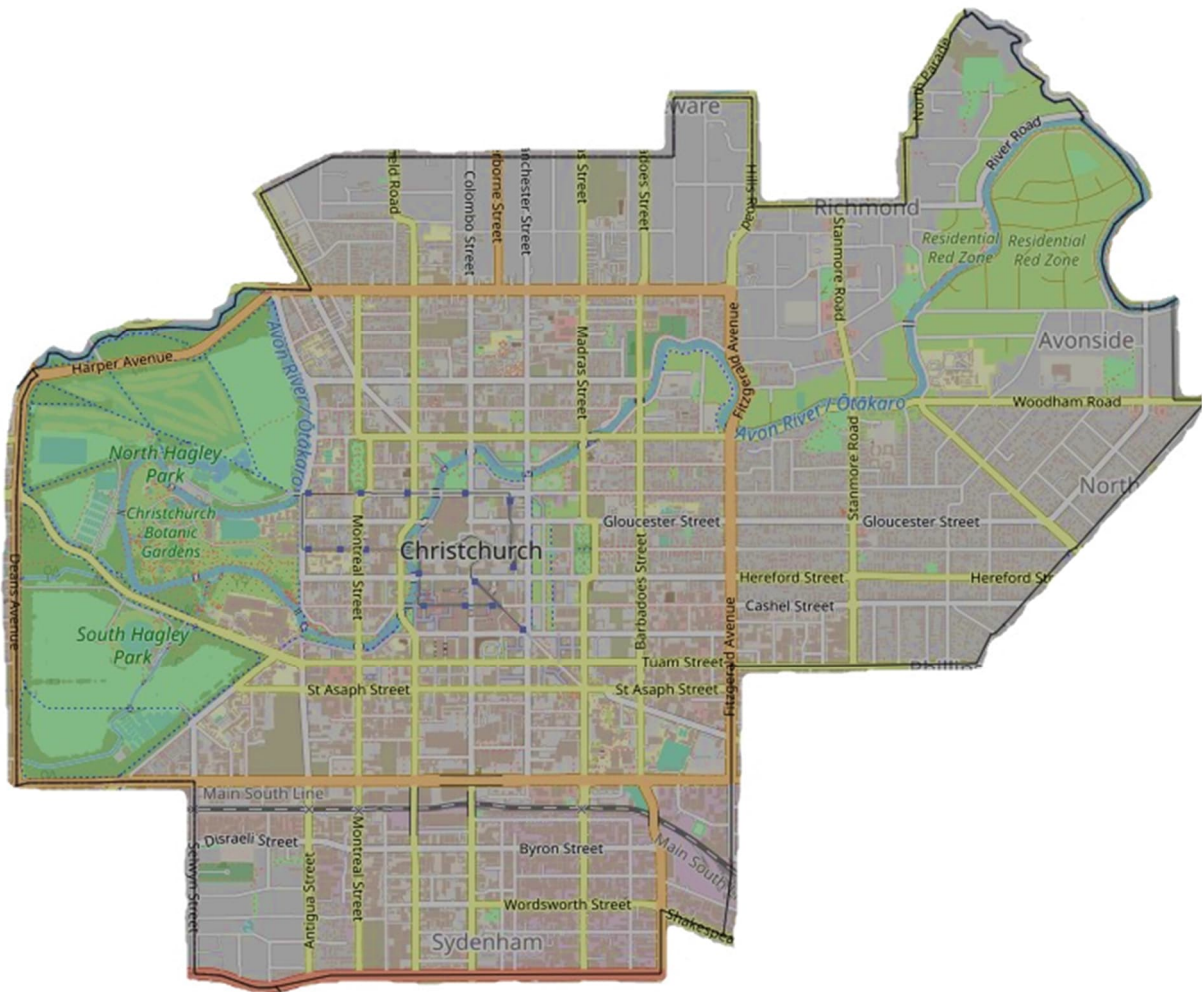


CENTRAL WARD PROFILE

February 2022



The Central Ward includes the area within the four Avenues (Bealey Avenue, Fitzgerald Avenue, Moorhouse Avenue and Rolleston Avenue) the Inner City East / Linwood West and parts of Edgware, Richmond, and Sydenham. The Central Business District (CBD), areas of residential, educational, and commercial / industrial usage, green space including Hagley Park, the Christchurch Botanical Garden, Margaret Mahy Family Playground and the Barbados Cemetery

The Central Ward is made up of a number of interesting neighbourhoods, each with their own unique characteristics, strengths and opportunities. A number of Central Ward neighbourhoods are relatively new, while others are well established with distinctive character and heritage features.

Neighbourhoods in northern, western and eastern aspects of the Central Ward have a high residential population whilst neighbourhoods to the south offer opportunities for further residential growth, especially once key anchor projects, including Metro Sports Facility, the Canterbury Multi-Use Arena and South Frame laneways are completed.

Accessibility to green space, infrastructure and community services also differ across the neighbourhoods.

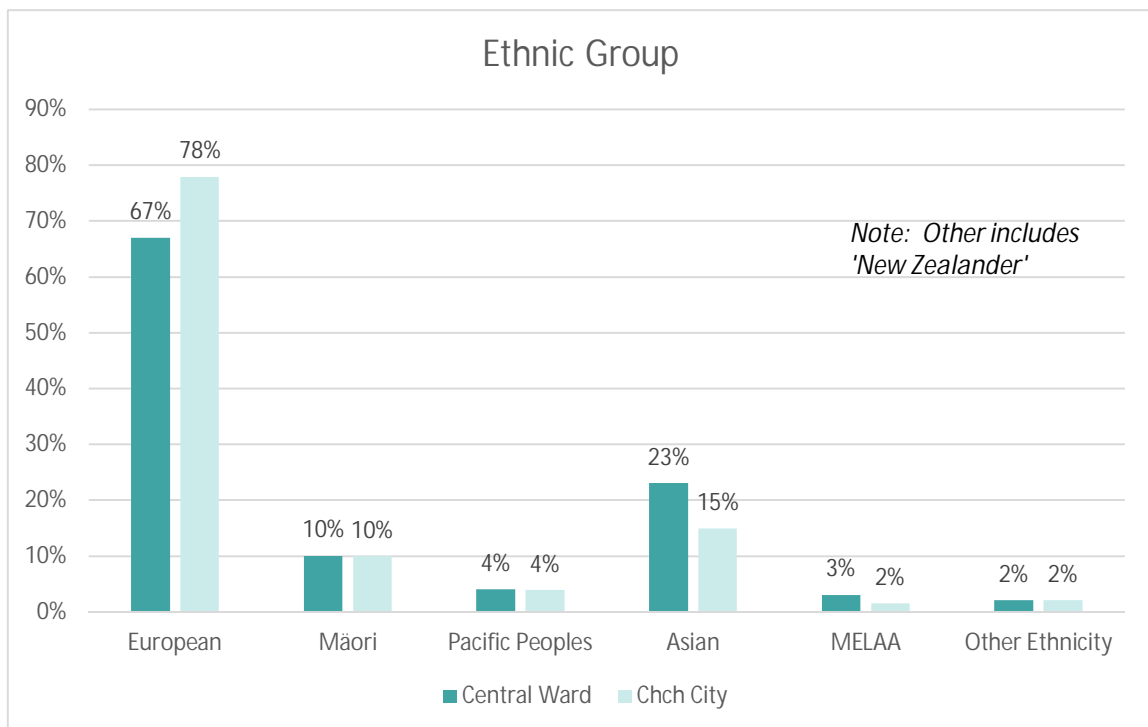
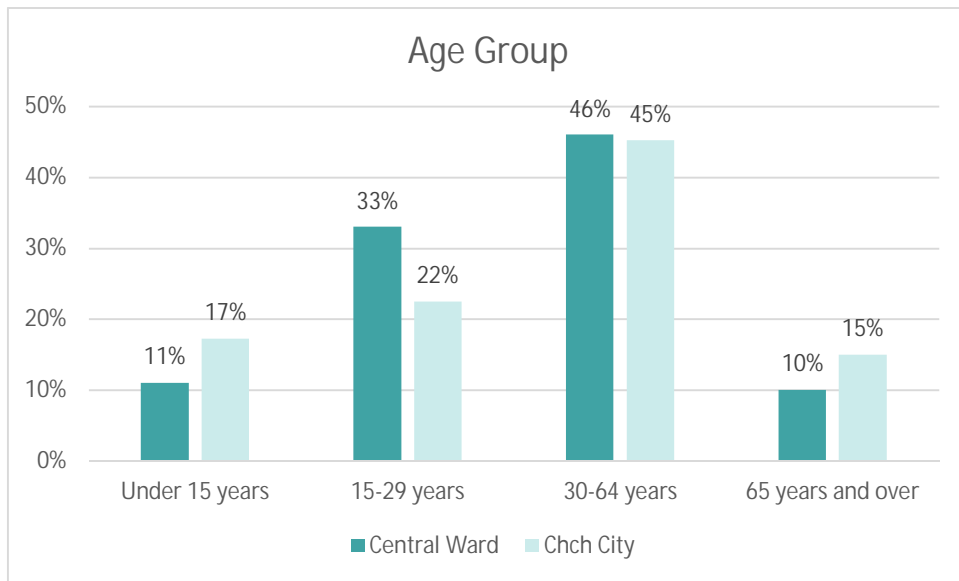
Profiles compiled by the Community Support and Partnerships Unit

Facts and figures

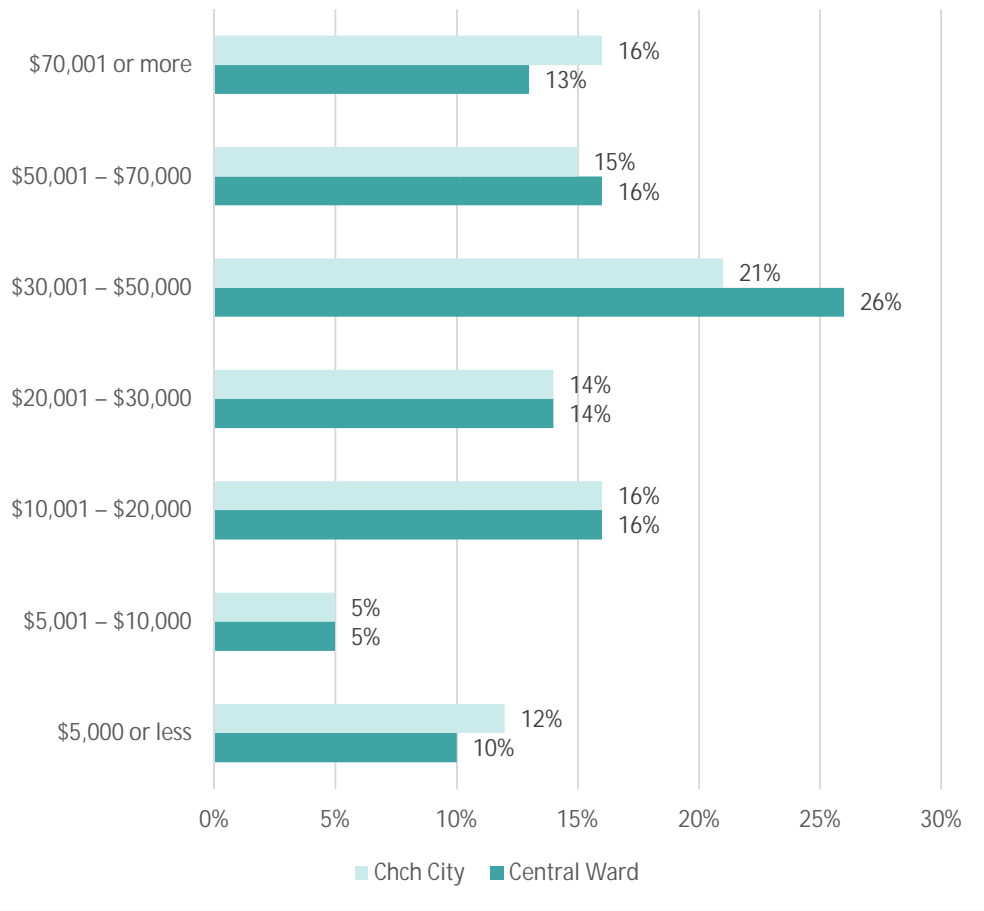
Demographic Summary (2018 Census Data)

Population

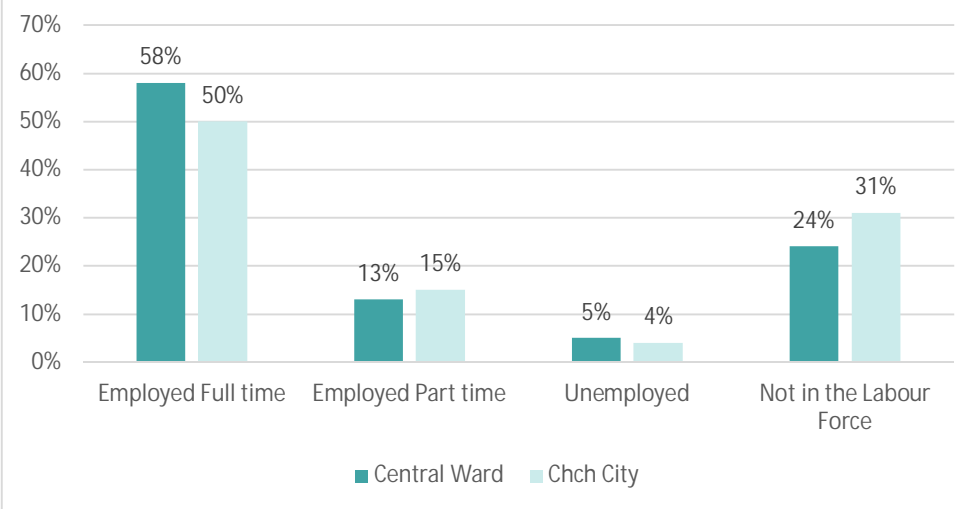
The population within the Central Ward boundary is: 23,679

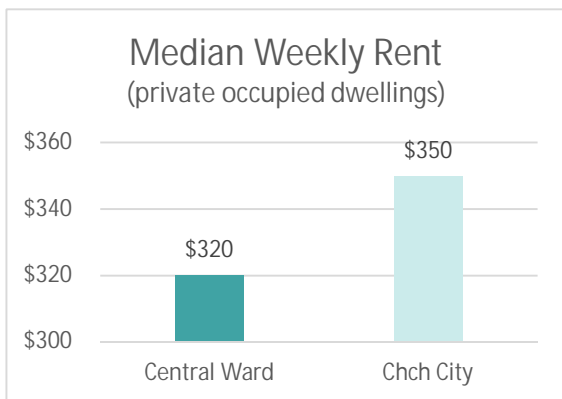
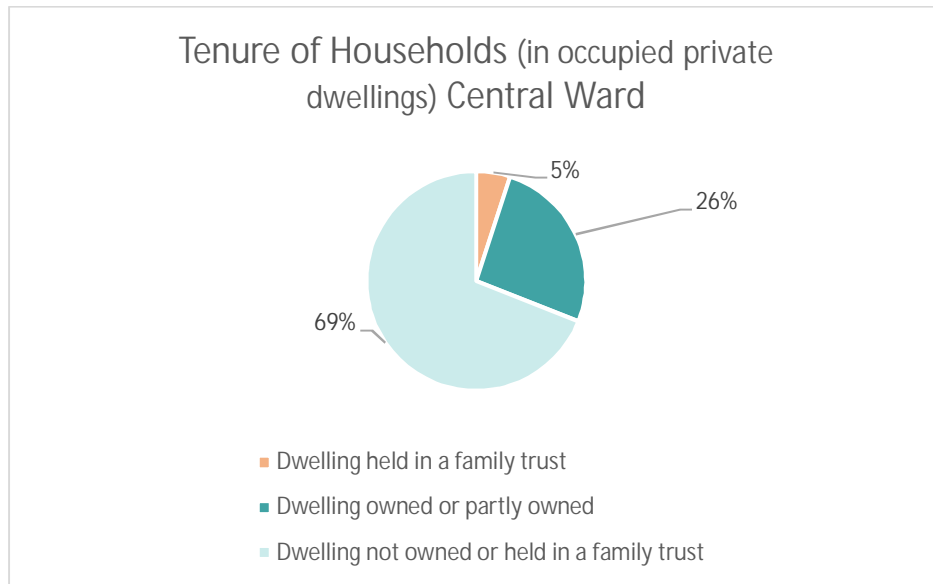


Total Personal Income - aged 15 years and over



Work and Labour Force Status





Number of Occupied Private Dwellings: 10,530

Facilities and Amenities

- 1 Council library: Tūranga (Central Library)
- 1 Council service centre: Civic offices
- 11 Council-owned social housing complexes with 284 units
- 8 shopping centres: Central City shopping precinct, South City Mall, Colombo-Beaumont, Linwood Village, Richmond, Sydenham South, Sydenham and The Colombo.
- 10 schools: 4 primary, 4 secondary, 1 Composite 1 special
- 2 public hospitals: Christchurch, Christchurch Women's
- 2 private hospitals: Southern Cross, Forté Health
- Ara Institute (formerly known as CPIT- Christchurch Polytechnic Institute of Technology).
- 1 Marae: Rehua
- Approximately 6,900 businesses employing 55,000 people (2018)
- Multiple major sport and recreation amenities: Hagley Park and Oval, Botanic Gardens, Victoria Square, Cathedral Square, Margaret Mahy Family Playground, Washington Way Skate Park, Metro Sports Facility (planned opening 2022).

NZ Deprivation Index

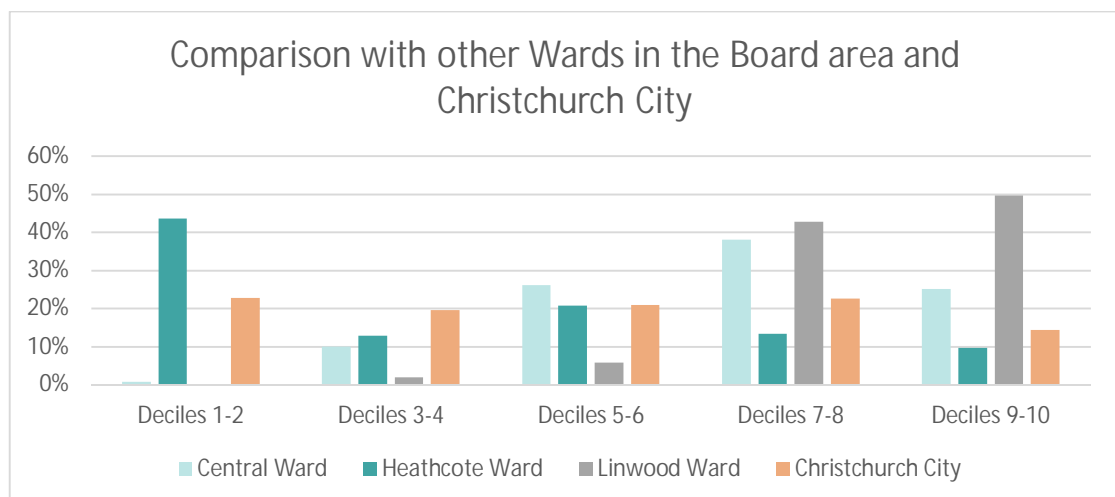
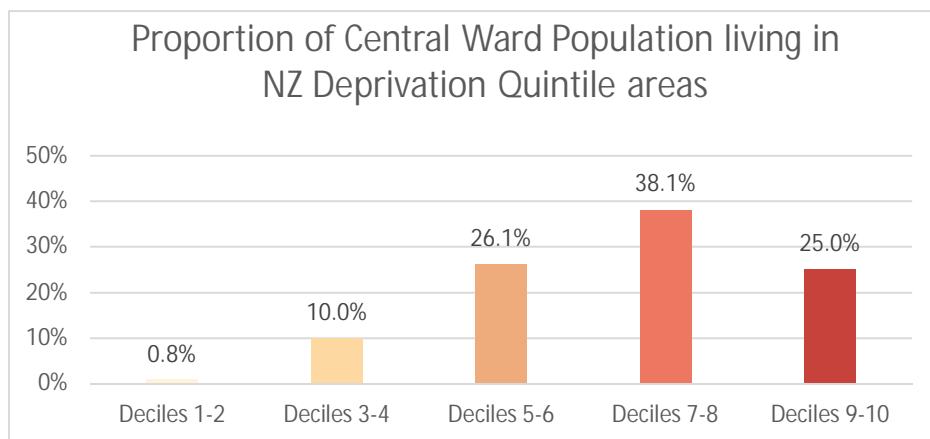
The aim of the NZ deprivation index research programme is to develop indexes of socioeconomic deprivation for New Zealand, to support and inform:

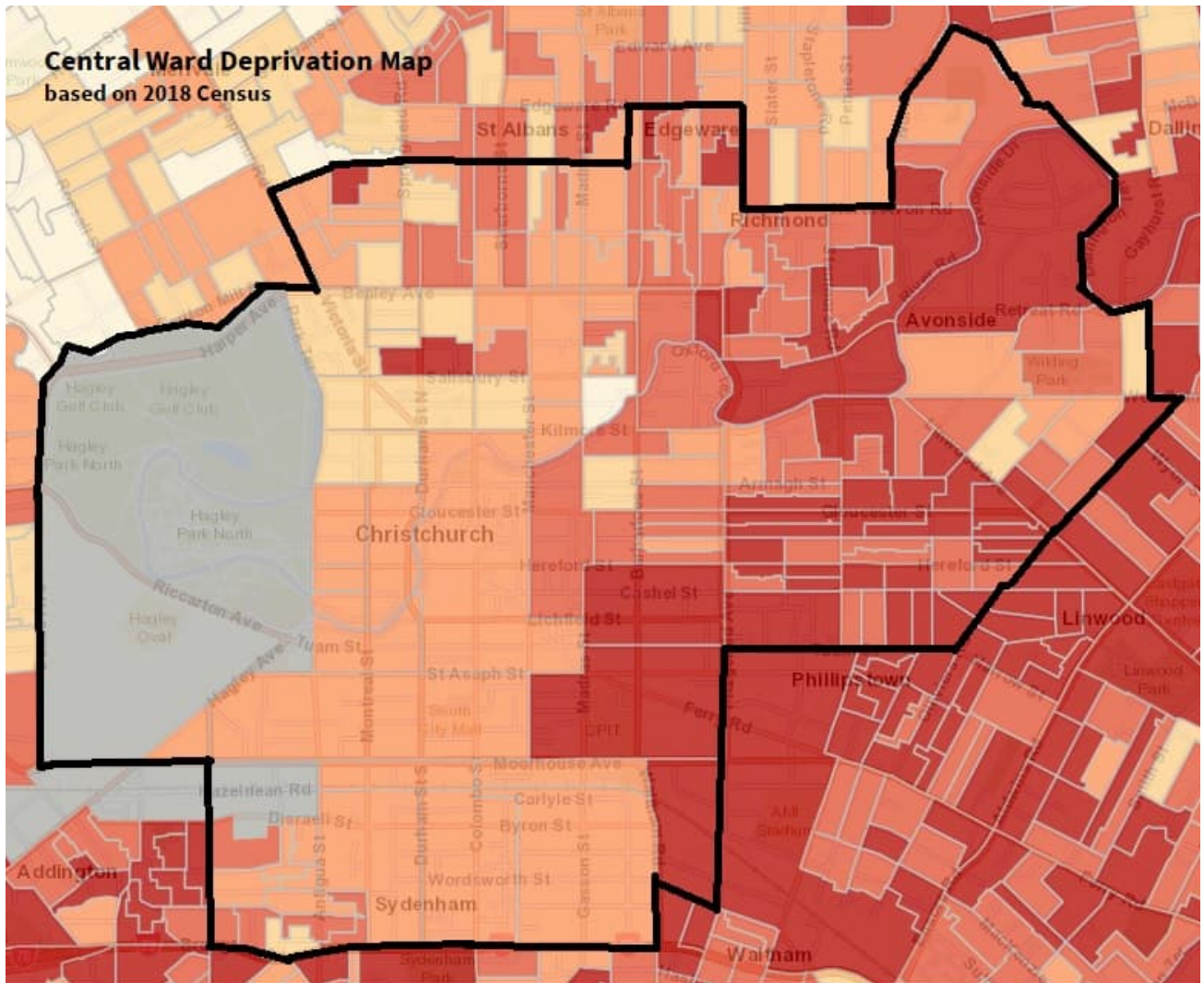
- Application in funding formulas
- Research in especially health and other social services. For example, in the health sector, many researchers use the indexes to describe the relationship between socioeconomic deprivation and health outcomes
- Community groups and community-based service providers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





NZDep2018 decile



The current population of the Central Ward is 23,679 with 10,530 occupied private dwellings. Home ownership is low with 69 percent of residents not owning their own home, 5 percent with homes in a family trust, leaving 26 percent of homes owned or partly owned.

The medium weekly rent for a property in the Central Ward is \$320.

The Central Ward is a patchwork of both high and low deprivation areas, with neighborhoods to the east of the city generally showing greater deprivation. Parts of Richmond South and the Inner City East / Linwood West neighborhoods are considered the most deprived with a deprivation index level of 9-10. Both neighborhoods have a number of social housing complexes, Council owned and Kainga Ora (previously Housing NZ).

The highest proportion of the ward are at a 5-6 deprivation level with small pockets of 3-4 mostly in the northern inner city neighborhoods.

Community Infrastructure



The Central Ward is a hive of activity for community groups and social service providers. It is home to many groups and organisations that deliver services to the wider Christchurch region and a stock take needs to be done to produce an accurate picture of these. For the purposes of this profile, Community Development / Support Organisations are those delivering services within the Central Ward and within their local central city communities. The current active organisations sit within the eastern suburbs of the ward.

Resident Associations play a key role in supporting communities throughout the Central Ward and are active in most neighborhoods.

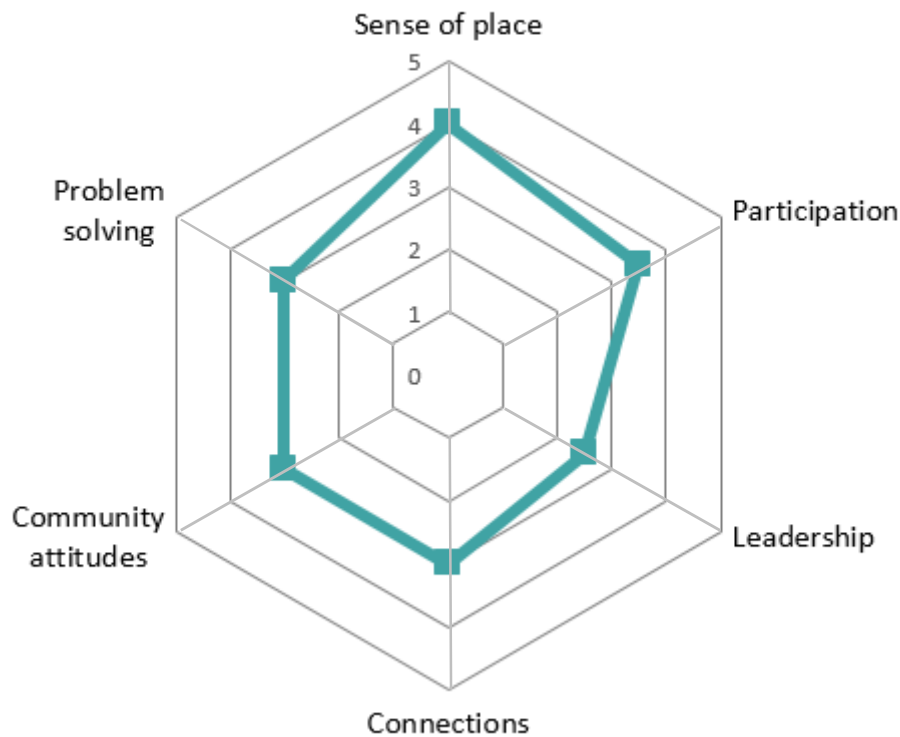
Hagley Park is home to a number of sports groups and organisations with many of the regional sports clubs calling it home. There are also a number of recreation and leisure activities on offer across the Central Ward that cater to locals, tourist and residents from across the wider city.

There are a number of faith-based organisations in the Central Ward all delivering different levels of service to the community. Some are connected to schools, while others run youth programmes, outreach services, day programmes and activities along with community lunches and food banks.

Tūranga - Christchurch City Library is located in the heart of the central city and is the main public library in Christchurch.

Council owned Community Facilities within the Central Ward range from large buildings like the Town Hall to smaller community venues such as the Sydenham Community Centre. There are also a number of community-owned community facilities that service local communities, sports and recreation groups, faith-based organisations and social service provision. Again without a thorough stock take it is hard to produce an accurate picture of these. For the purposes of this profile the number represents community facilities serving their local geographical community.

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. (4)

Participation - Residents support local groups with their money or time. (3.5)

Leadership - Leadership is strong and participatory; leaders are accessible. (2.5)

Connections - Residents are trusting and inclusive of others. (3)

Community attitudes - Residents have a positive attitude towards their community and its future. (3)

Problem assessment - Residents communicate to identify problems and take action. (3)

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 Adviser's 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 central city has gone through a significant amount of change in the past ten years. The impacts of the Canterbury Earthquake Sequence are still visible and cannot be forgotten. Many key projects are now completed including the Bus interchange, Tūranga Library, Margret Mahy family Playground, the Christchurch Town Hall, Justice and Emergency Precinct, Te Pae Christchurch Convention Centre, and the Canterbury Earthquake National Memorial.

There are a number still underway; Metro Sports Facility and the Canterbury Multi Use Arena.

Resident and Neighbourhood associations have a strong presence in the Central Ward and enable people to be actively involved in their community life. Council staff work closely with communities to support them to undertake initiatives that make their local area a better place to live. There are strong community social networks across some of the more established neighborhoods while there are opportunities to strengthen others.

The availability of services varies across the Central Ward. While some neighbourhoods have close and accessible services others have further distances to travel.

Active participation in civic life is encouraged with resident and neighborhood associations playing a lead role in this. Opportunities are provided for residents to be involved in decisions that are important to them through regular council led Central Ward resident forums.

Community safety is a priority conversation for many Central Ward neighbourhoods. A cross agency safety meeting with community, government and local government representatives was activated in late 2020 to address safety concerns in the Linwood Village. The challenges faced in Linwood village are not dissimilar to that of Richmond Village and the Central City with anti-social behaviors intimidating others. The group while in its inception is working to develop a collaborative model that will enable better responses to issues as they arise.

Groups and organisations across the Central Ward continue to celebrate their identity through arts, culture, heritage, sport and recreation. The Central City hosts a number of larger events that attract people from across the city, however at a neighbourhood level, there is a keenness for more localised community events that connect neighbors. Avebury House and the Richmond Community Garden are a hive of activity for community events, education, activities and volunteerism.

The Christchurch Youth Council play a key role in encouraging youth voice and youth engagement in the city, and have developed a Youth Audit tool which is available for organisations to make use of. In February Council agreed to fund a number of these Audits from within the Community Partnerships budget.

Liveable City

The Central City Action Plan (CCAP) was prepared in 2018 as a three-year plan to increase the momentum of Central City regeneration and reconnect city residents with what the Central City has to offer. With three key themes; *Amenity and Activation Light up the city*, *Growth Unlock prosperity* and *People Relentlessly pursue residents and visitors* it is a guiding document for the activity now happening centrally.

The CCAP focuses on the areas within the four Avenues. The Central City Residential Programme - Project 8011 sits under the people theme of the CCAP and has a ten year focus. The overall aspiration of this programme is to achieve a Central City population of 20,000 people by the end of 2028, with a focus on encouraging longer term residents, both renters and owner occupiers. Attracting longer term residents into the central city is essential to build strong communities and to provide consistent year-round support for Central City businesses and facilities.

Increasing the Central City Population is an important component of a vibrant Central City. More residents provide Central City businesses with a larger local customer base. In particular this is critical to supporting businesses in the winter and shoulder seasons when there are fewer visitors to the Central City.

To reach the aspirations of 20,000 residents calling the central city home, 600 new homes are required to be built per year. The core infrastructure (waste water etc) has sufficient capacity to accommodate a population of 20,000. This is an efficient use of infrastructure and potentially reduces the need for new or upgraded infrastructure in other areas if a high proportion of growth is in the Central City.

Through the Project 8011: Our Central Neighbourhoods programme work is being done to create great neighbourhoods where people love being in whether it be living working or visiting. They feel attracted and connected to each other and the spaces around them and they feel proud to belong to and be part of.

Community engagement, events and conversations enable people to connect with each other in their neighbourhoods and a recent series of neighbourhood conversation walks encouraged this. Community based placemaking projects are being activated, public spaces are being improved and local people are sharing stories about their neighbourhoods encouraging a stronger sense of place and identity.

As part of the Neighbourhood Planning and Engagement Project, ten distinct residential neighbourhoods have been identified across the Central City. Many of the neighbourhoods identified, particularly in the north and west of the Central City are existing, residentially intact neighbourhoods with strong community cohesion. An opportunity has been identified to focus support and attention on a cluster of emerging neighbourhoods in the east and south-east of the Central City including the Chester Street East, Latimer, South-East and Central City South neighbourhoods. This is an area of the Central City which is expected to undergo significant change in the coming years with the establishment of the Canterbury Multi Use Arena (CMUA).

As the neighbourhoods surrounding the arena are 'emerging', another likely change to this pocket of the city will be the increased development of housing. As evidenced in the initiation of the Central City Residential Programme, a bigger Central City population is needed to support the private sector investment and achieve the self-sustaining regeneration of the Central City. Several of the neighbourhoods surrounding the arena including South-East and Central City South have a relatively low residential population and are predominantly zoned for mixed use. There is evidence to suggest that Mixed Use areas are increasingly being targeted by housing developers.

The impending impacts of the arena coupled with the fact that these neighbourhoods are emerging and have the potential for greater residential development suggests that further Urban Regeneration input and attention is warranted in these neighbourhoods. This project will focus on five key elements (community capacity and cohesion, urban regeneration capital project and place-making, engagement, integration of the arena, and public realm improvements) and deliver of a clear set of actions in an effort to improve outcomes for the above outlined neighbourhoods surrounding the CMUA.

While this projects has a key focus on the areas within the four Avenues similar activity is underway in both Richmond and the Inner City East / Linwood West neighbourhoods.

Good quality affordable housing continues to be an issue across the Central Ward with some neighborhoods more challenged than others. There continues to be steady residential development. While Central Ward residents are not opposed to development they are frustrated by high density housing and wish for a city with diversity in its housing stock which attracts a wide range of people and families.

Healthy Environment

There is enormous potential to transform the Ōtākaro Avon River Corridor into the jewel in Christchurch's crown, creating a place for residents and visitors to explore, play, connect and learn.

With the Ōtākaro Avon River Corridor running through the Central Ward. The Ōtākaro Avon River Corridor Regeneration Plan (2019) Developed by Regenerate Christchurch is of significance to the area. The plan is intended to support the regeneration of the Ōtākaro Avon River Corridor, providing a vision and objectives for short, medium and long-term future land uses and opportunities for the 602-hectare area in the heart of east Christchurch.

'We are Richmond', the Richmond Residents and Business association, the Richmond Community Garden and Avebury House are actively involved in the activity around the Ōtākaro Avon River Corridor and are showing strong local leadership in this space.

Food Resilience, community gardens, fruit orchards and self-sustaining neighborhoods are all popular conversations across the Central Ward. Various projects and collaborations are underway to support easier access to locally grown fruit and vegetables with a number of activities, events, workshops and volunteer opportunities available across the Central Ward.

Prosperous Economy

The Central Ward had approximately 6,900 businesses employing 55,000 people.

Out of those 6,900 businesses, the top six industry types (in order) are as follows:

1. Rental, Hiring and Real Estate Services
2. Professional, Scientific and Technical Services
3. Financial and Insurance Services
4. Retail Trade
5. Construction
6. Accommodation and Food Services

Eleven percent of people in the Central Ward are self-employed or work in a business that they own. This is only slightly lower than the city wide figure of 12 percent. Seventeen percent of people in the Central Ward receive income from interest, dividends, rent or other investments which again is only slightly lower than the city wide figure of 18 percent. Only 13 percent of people in the Central Ward have an annual income over \$70,000 which is lower than the city wide figure of 16 percent.

There has been a lot of economic growth, development and change in the Central Ward in recent years. Retail spending has been increasing at an average of over 5 percent over the last 12 months with hospitality accounting for around 35 percent of the total spending.

There is a range of types and sizes of business groups and associations in the Central ward. The SALT district, Box Quarter, Riverside Market, the Terrace and the Central City Precinct are all exciting developments that are contributing towards a prosperous economy in the Central City.

The Richmond Residents and Business Association support both residents and businesses.

The Revitalisation of Linwood Village has been a work in progress, following the 2011 earthquakes. It was important to ensure the village, business community and neighbourhood began to thrive. The Linwood Revitalisation Working Group was formed to address the issues this community was facing.

The Inner City East Linwood Revitalisation Plan was developed and was the result of three years' work by this working group, who were assisted by staff from Te Whare Roimata and the Christchurch City Council. A leadership group is being formed to activate the plan, and there is interest in creation of a business/residents group.

The Council are leading a street-scaping project to enhance the village feel; consultation with the community commenced in early 2022. At the time of writing this update the consultation was still in process.

This is a multi-layer project that requires good community engagement, effective co-design processes along with a broader consideration for the Inner City East neighbourhood, its revitalisations and the wider needs of the area.

Current Community Issues

Issue	Progress to date / outcomes
<p>The National Policy Statement on Urban Development (NPS-UD) 2020</p>	<p><u>February 2021</u></p> <p>The National Policy Statement on Urban Development (NPS-UD) 2020 came into effect on 20 August 2020. It replaced the National Policy Statement on Urban Development Capacity 2016.</p> <p>The NPS-UD 2020 recognises the national significance of:</p> <ul style="list-style-type: none"> • Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future • Providing sufficient development capacity to meet the different needs of people and communities. <p>This change in policy has led to concerns for Central Ward residents, who are challenged by the increasing number of high density housing developments.</p> <p>Sections are cleared, removing any greenery or trees and a number of newly developed properties become short term stay accommodation.</p> <p>Preserving the character and personality of neighbourhoods is important to those who live within them, as is having a diversity of housing stock.</p> <p>The loss of neighbourliness and community connectedness through these developments creates frustration.</p> <p>Some parts of the Central Ward are concerned about large commercial developments in their residential communities.</p> <p>Neighbourhood and residents groups are proactive in advocating for their communities over this issue however, progress is slow.</p> <p><u>February 2022</u></p> <p>The NPS-UD remains a concern for many Central Ward residents with uncertainty around the high density housing allowances and the potential impact this will have on their neighbourhoods.</p> <p>Council continue to keep residents informed with progress update, and the Community Board monitors residents' concerns about breaches to the District Plan and intrusion by commercial property .</p>

Issue	Progress to date / outcomes
Un-hosted Air BnB's	<p><u>February 2021</u></p> <p>Un-hosted Air BnB's are a challenge for Central Ward residents. A home-share accommodation District Plan review is underway that proposes the Christchurch District Plan around managing short-term accommodation (including Airbnb; HomeAway/Bookabach).</p> <p><u>February 2022</u></p> <p>The COVID-19 pandemic has to some extent alleviated the issues caused by un-hosted Air BnBs, as visitor numbers dropped significantly, making longer term rentals a more agreeable solution for property owners.</p> <p>A home-share accommodation District Plan review was undertaken in 2020.</p> <p>The Council's proposed plan change (Plan Change 4) on this short-term accommodation, was subject to a hearing in October 2021 and recommendations from the hearings panel, are awaited. Staff are anticipating receipt of the Hearing Panel's recommendations at the beginning of March after which it will be presented to Council, who will make a decision.</p>
Greening the East	<p><u>February 2021</u></p> <p>The Greening the East plan has been developed. It is a project of the Waikura Linwood-Central-Heathcote Community Board and the plan requires budget allocation through the long term plan process.</p> <p><u>February 2022</u></p> <p>The Linwood-Central-Heathcote Community Board has advocated for provision for this project in the Draft Annual Plan 2022.</p>
Abandoned Earthquake Damaged Houses	<p><u>February 2021</u></p> <p>There are still a number of derelict earthquake damaged properties in the Central Ward.</p> <p>Squatters, anti-social behaviours, rodents and waste builds up around these properties which creates health and safety concerns for local residents.</p> <p>Council staff are working with property owners to look at ways of moving forward. Some properties require demolition while others can be repaired. It is a complex situation that is making slow progress.</p> <p><u>February 2022</u></p> <p>This work is ongoing.</p>

Issue	Progress to date / outcomes
Community Safety	<p><u>February 2021</u></p> <p>This is an ongoing challenge with safety concerns arising regularly across the Central Ward. Anti-social behaviours, alcohol and drug abuse, rough sleeping, begging and mental health are all issues of concern.</p> <p>Street beggars are visible across the Central Ward locating themselves in the Central City, Linwood Village, and Richmond Village. They are becoming a significant nuisance for local businesses and members of the public.</p> <p>Collaborative conversations between Council, key agencies and community groups are underway however, a solution to the problem is yet to be found.</p> <p><u>February 2022</u></p> <p>The Inner City Collaborative Action Group was formed in 2021 The group brings together the Christchurch City Council, Police, the Christchurch City Mission and the Central City Business Association (CCBA) who are working to understand the issue and develop long term solutions to address street begging, homelessness and anti-social behaviour.</p> <p>At a more local level east of Fitzgerald Avenue, collaborative conversations between Council, key agencies and community groups were held in 2020/21, and a framework developed. Developing action along this framework will be an ongoing project over 2022.</p>
COVID-19	<p><u>February 2021</u></p> <p>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.

Issue	Progress to date / outcomes
<i>cont...</i>	<p><u>February 2022</u></p> <p>Ongoing COVID and Omicron Response through 2021 and 2022 continues to highlight issues around social isolation, adequate income, increasing housing costs and food security.</p> <p>Social Service Support agencies are again seeing an increased demand for financial support, social services help and from their food banks. In the initial OMICRON phase of COVID people are not going out as much. Businesses are continuing to restructure and the Government have financial support packages in place.</p> <p>Hospitality and tourism are amongst the hardest hit industries.</p>