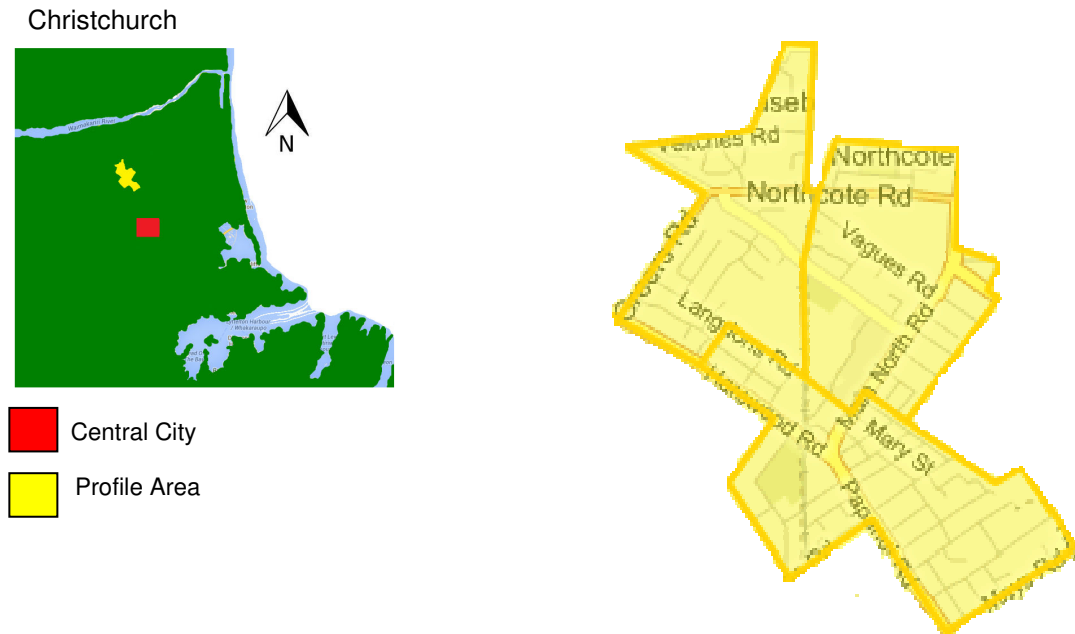


# Community profile - November 2014

## Papanui

Census Area units: Papanui, Northcote, Casebrook



Papanui is located five kilometres north-west of the Central Business District (CBD) of Christchurch. Papanui borders three busy thoroughfares which is referred to as the Papanui Junction; Papanui Road leading to the city, Main North Road that leads to North Canterbury and Harewood Road that leads to Christchurch International Airport. The wider Papanui area also encompasses Casebrook and Northcote suburbs making up the greater Papanui area. The name Papanui is Māori and translates to 'big plain' (papa means flat and nui means big).

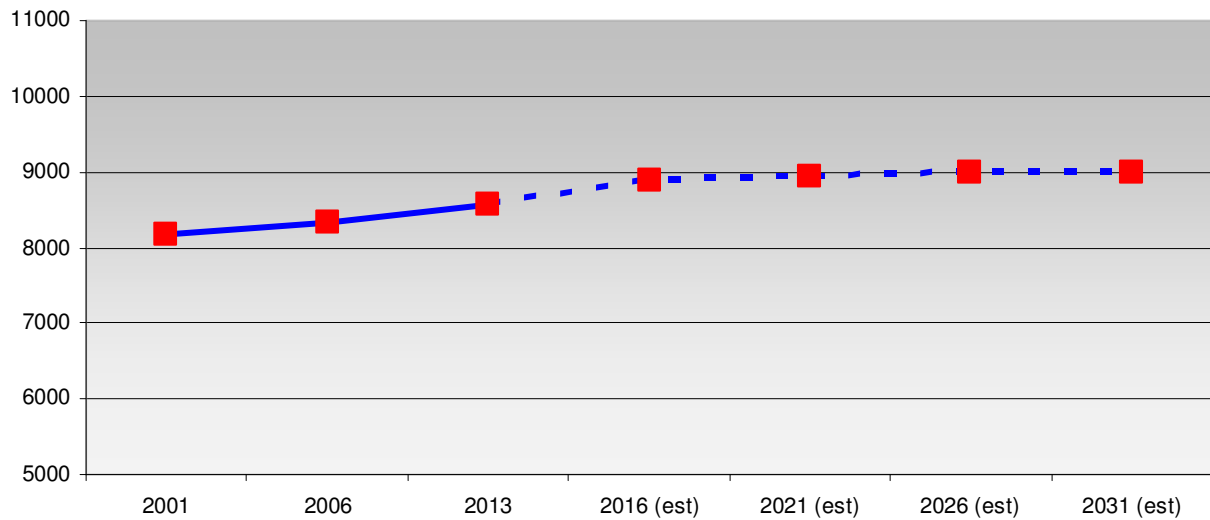
Papanui is considered a major suburb of Christchurch and is characterised by a significant commercial, retail, and government service base. These services include the Papanui Library and Service Centre, Housing New Zealand, and government 'super centre'. The original Papanui Village is located at the Papanui Junction which many refer to as the entrance to Papanui and the area is also home to Northlands Shopping Centre on Main North Road, which is one of the largest malls in the South Island. Northlands is also serviced by one of the three major bus hubs within Christchurch.

There are five primary schools, one alternative school and the one high school that also contributes to the area by offering community activity through its education, recreational, cultural, arts and adult education programmes. Papanui is well-served by community and faith-based services, varied sports and leisure-related organisations. The local Shirley/Papanui Community Board is based in this area with a boardroom in the same building as the Papanui Library and Service Centre.

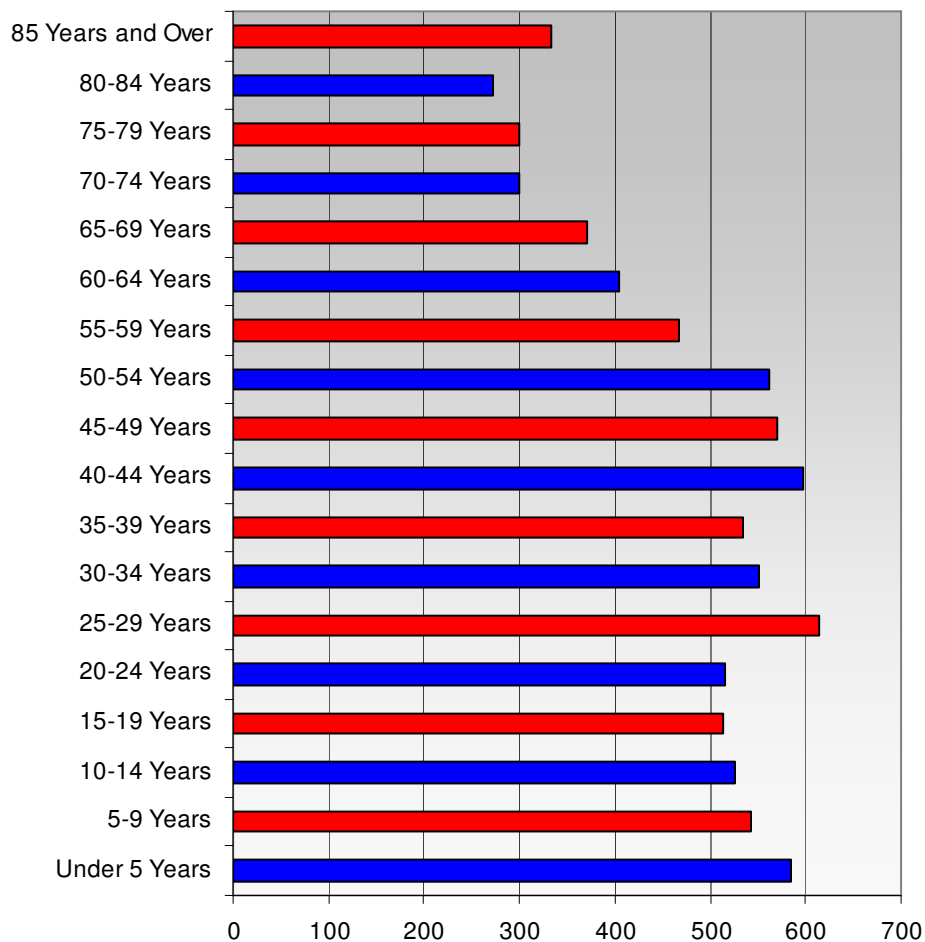
The demographics of Papanui are depictive of mainly middle income area. The total population of the area in the 2013 Census data was 8565, there was an increase of 240 people from the 2006 Census data. 20 per cent of the population is aged over 65 years, which is higher than the regional average of 15 per cent. This could be attributed to the nine retirement villages within the Papanui area. The median age for Papanui area is 38.7 years which compares to the median age across the city of 38.6 years.

# Key demographics

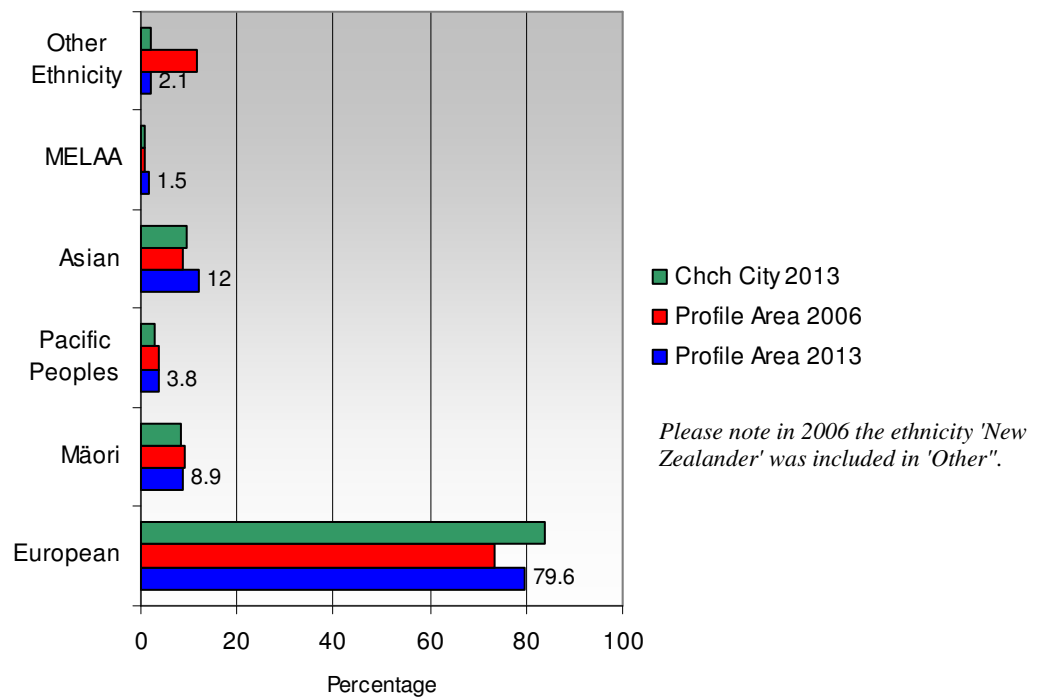
**Usually resident population count**  
(Data from Statistics NZ)



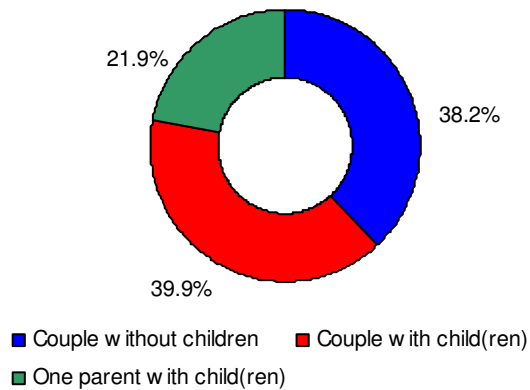
**Age for usually resident population (number of people)**  
(Data from 2013 Census, Statistics NZ)  
**Profile Area**



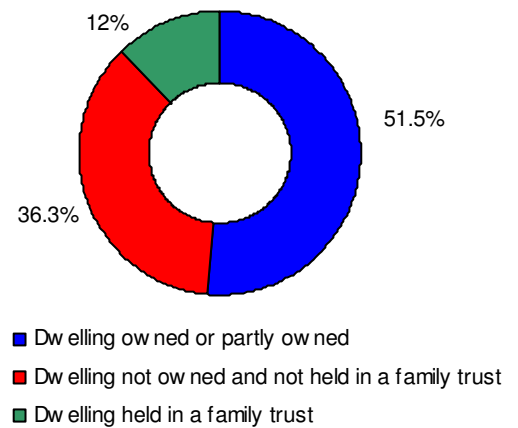
**Ethnicity for usually resident population (%)**  
(Data from 2013 Census, Statistics NZ)



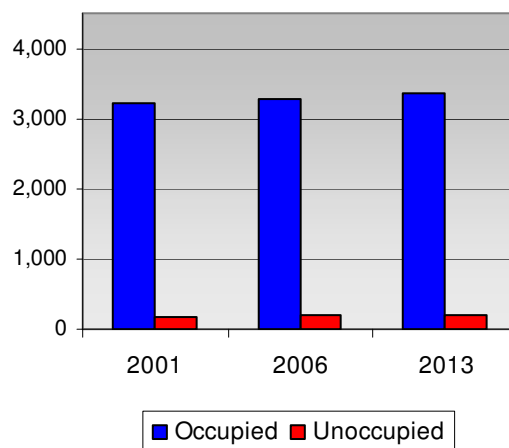
**Family type (%)**  
(Data from 2013 Census, Statistics NZ)



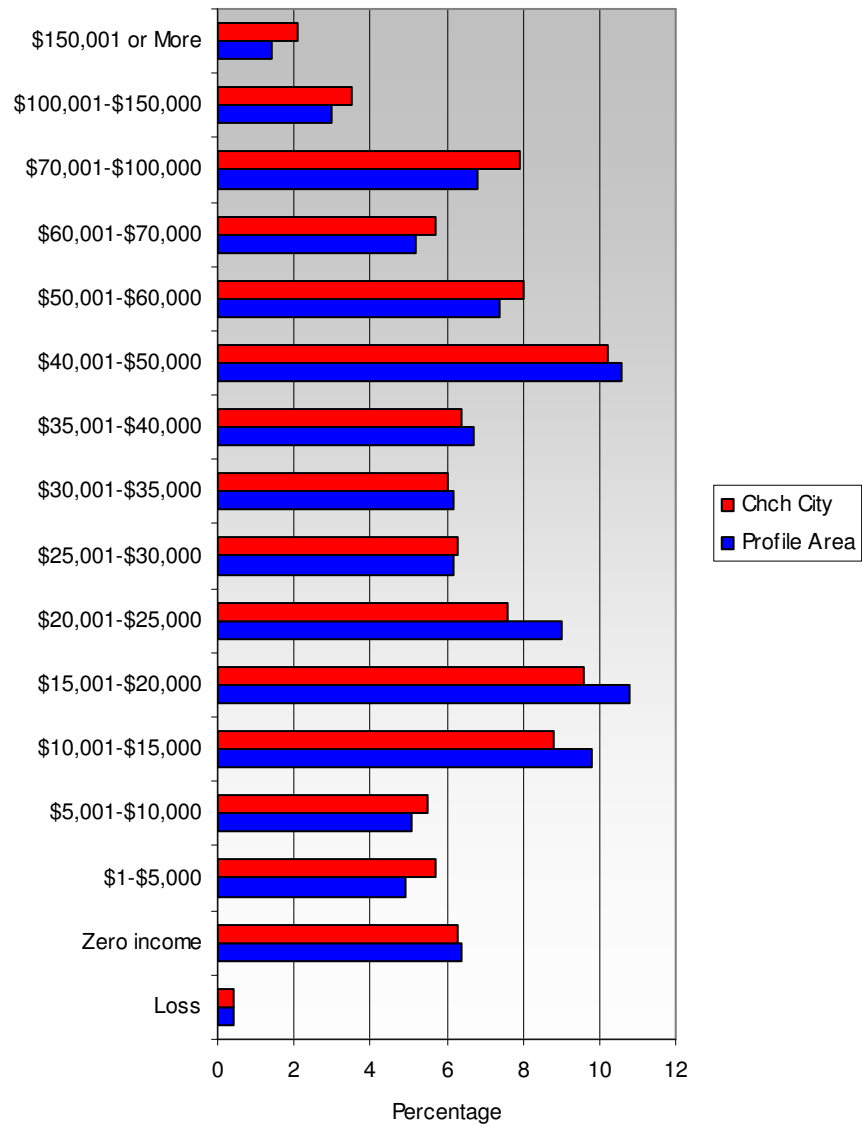
**Home ownership (%)**  
(Data from 2013 Census, Statistics NZ)



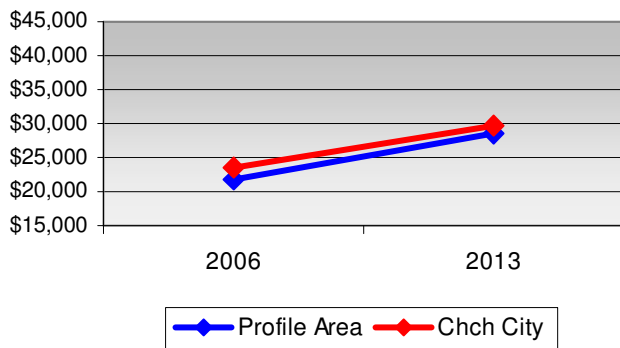
**Occupied and unoccupied Dwellings**  
(Data from Statistics NZ)



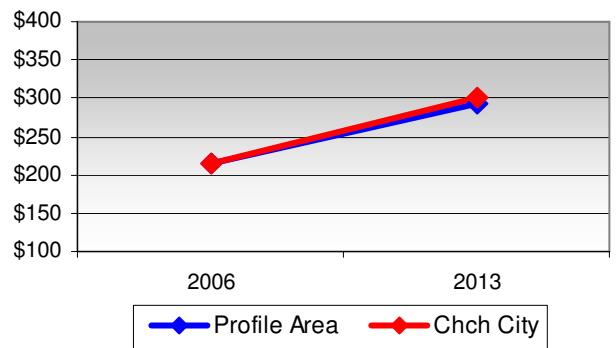
**Personal income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



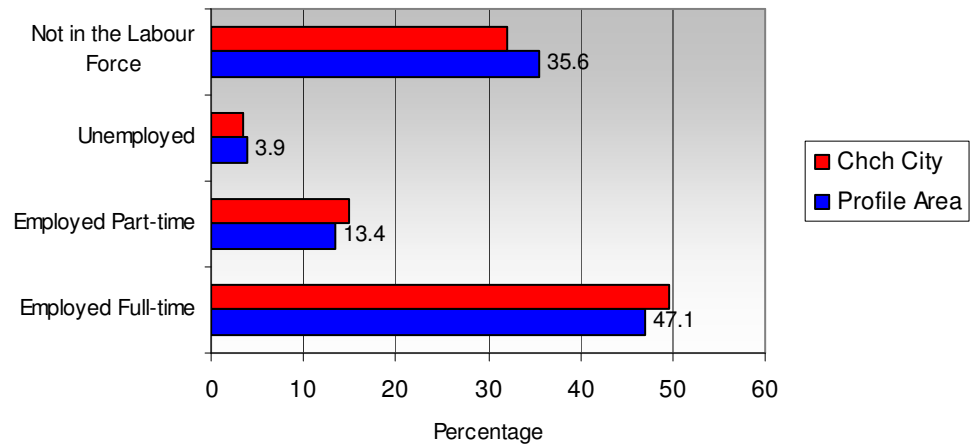
**Median personal income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



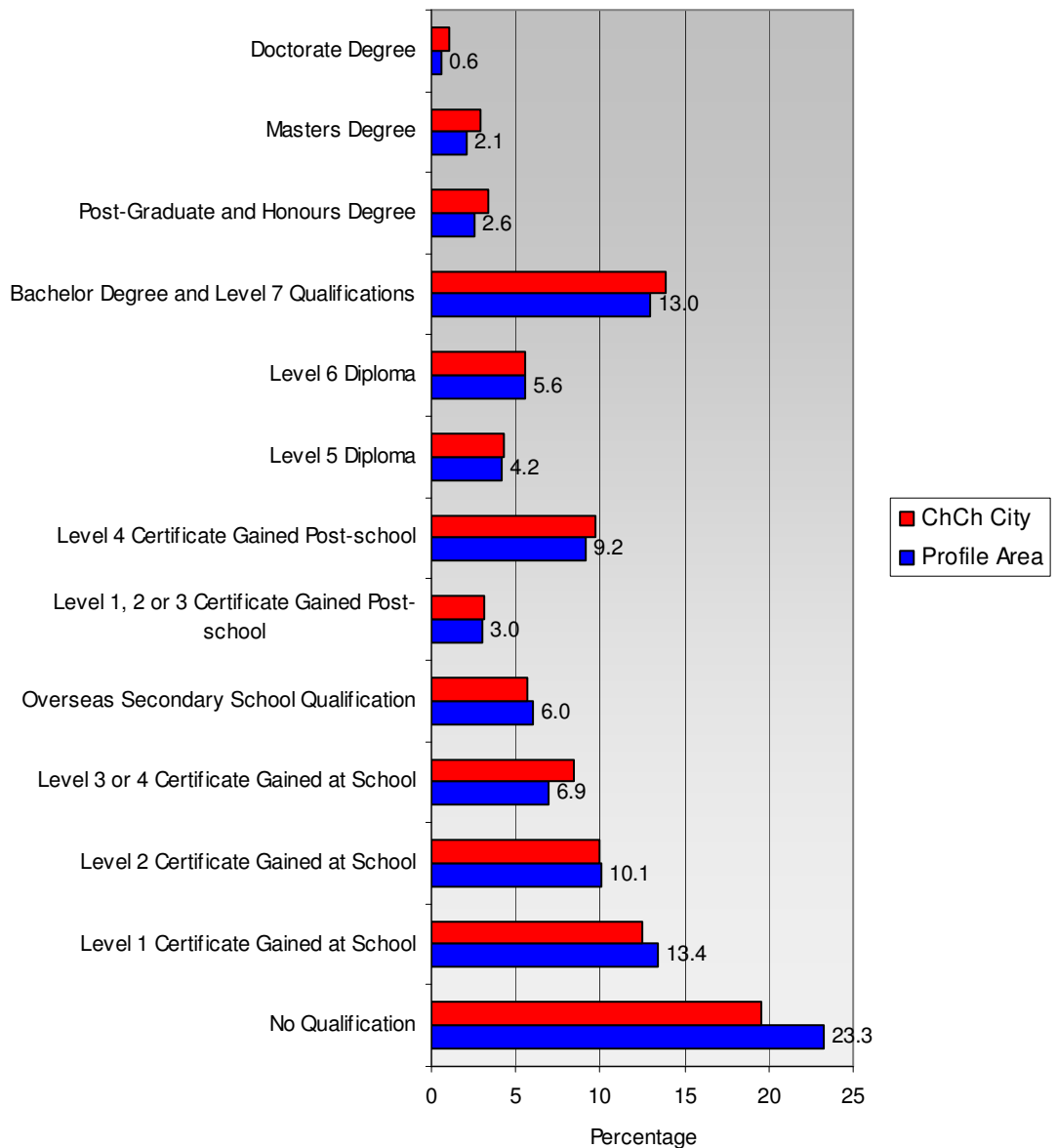
**Median weekly rent for rented households, in private occupied dwellings**  
(Data from 2013 Census, Statistics NZ)



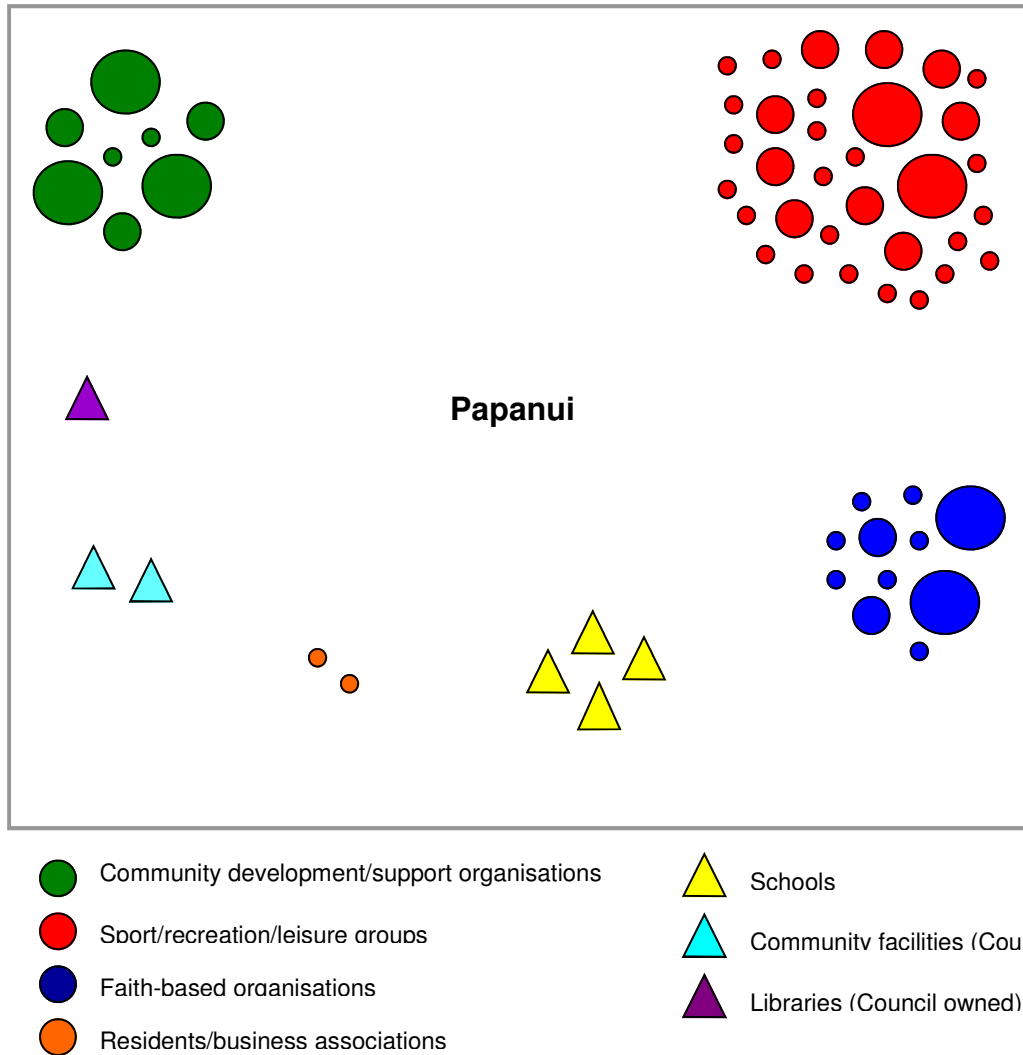
**Work and labour force status (%)**  
(Data from 2013 Census, Statistics NZ)



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



# Community infrastructure mapping

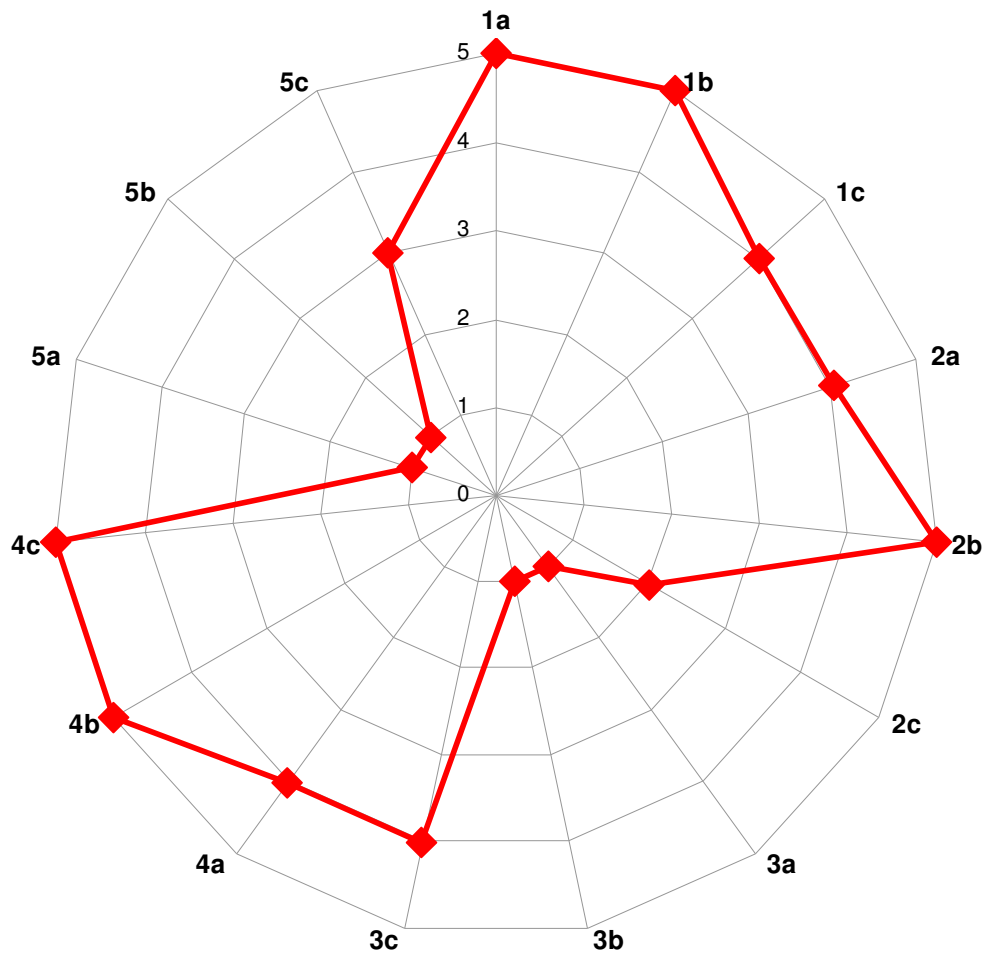


*The above ratings have been based on reach, diversity and participation. For example, bigger circles tend to be groups that provide a wider range of services, or have large numbers of participants. They also tend to be groups that are well-networked within the community.*

Papanui, Northcote and Casebrook have an excellent representation of groups across the social, cultural and sporting infrastructure in the area. The infrastructure is made up of eight key community organisations, 19 sports organisations, more than 11 recreational/leisure groups, 11 faith-based organisations and two Christchurch City Council-owned and managed meeting venues.

Groups across Papanui/Northcote/Casebrook are strong in reach and impact and well-connected. Many provide services outside of the zone to people living in the Sawyers Arms and Redwood areas. There are key groups with strong community development principles, sports clubs with high participation rates and strong faith-based organisations. There is strong capability in this area for collaboration and partnership practice.

# Community resilience mapping



Scale: 1 = Low 5 = High

## 15 measures of resilience

### Community Support Organisations (rating)

- 1a # of organisations (5)
- 1b strength of organisations (5)
- 1c community development principles (4)

### Volunteering (rating)

- 2a investment in volunteers (4)
- 2b # of volunteer hours from Fundforce (5)
- 2c # of volunteer hours from Census (2)

### Connectedness (rating)

- 3a # of Neighbourhood Support groups (1)
- 3b # of residents' associations (1)
- 3c access to networking groups/forums (4)

### Participation (rating)

- 4a community events (4)
- 4b Fundforce participation rates (5)
- 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

Papanui is made up of a number of small street/block areas with a large retail and commercial centre. Inclusive of the commercial centre, Graham Condon Recreational and Sports Centre houses an eight-lane swimming pool, children's pool, a gymnasium and sports hall. The sports hall and gymnasium is a joint facility with Papanui High School. The Graham Condon facility and Northlands Mall are within the same block and attract large patronage from across the city on a daily basis. With the large commercial base and the smaller area blocks within Papanui there is a lack of central community. There are a number of factors surrounding this, but the key factors are due to distinct and varied groups of people scattered through the zone and the retail/commercial centre being in the centre, making Papanui without a strong focal/gathering point that actually belongs to the community.

The Papanui community is slightly older than the regional average and this is reflected in the many varied services and the nine Retirement Villages within this community. Papanui is extremely well resourced for local youth, with strong youth agencies/programmes and collaboration between agencies. Papanui has a youth facility that was purpose-built in 2007 and hosts a music and recording room, craft room, climbing wall, gaming rooms, computer suite, lounge area and a hall that joins the facilities together. These facilities work in partnership to target the whole community.

Community groups have demonstrated their capacity to respond to the needs in the community and work collaboratively within some areas. The Papanui liaison meeting allows all groups within this community to come and speak openly about projects and concerns. The liaison meeting is well attended by community groups from Papanui, Redwood, Mairehau and Belfast. The liaison meeting highlights local services and activities and can encourage future collaboration between groups and referrals. There does, however, continue to be a lack of "one" community within Papanui.

Papanui has fared relatively well in the post-earthquake environment due to its strong social infrastructure and minimal damage to community assets. The major facilities that have been affected by the earthquakes are St Giles Church, Te Ora Hou and Christchurch North Methodist Parish – all of which lost buildings, but are now in the process of rebuilding in the area and on the existing sites. However, through this loss there have been gains for the community as there is increased collaboration with more local groups working together, utilising each other's resources more efficiently though all programmes and activities.

Groups across Papanui/Northcote/Casebrook are strong in reach and impact and well-connected. They connect with services outside of the zone, particularly within the Sawyers Arms and Redwood zones. There are key groups with strong community development principles, sports clubs with high participation rates and strong faith-based organisations. There is strong capability and further potential in this area for collaboration and partnership practice.

Since the earthquakes, there has been an increase in alcohol-related issues within Papanui with the rise of patronage at local bars. The alcohol-related nuisances and disorder resulted as people migrated from the Central City to areas of Papanui with the post-earthquakes closure of the CBD bars. A permanent alcohol ban came into effect on 9 September 2012 and applies seven nights a week from 6pm–6am. Community groups and local residents are very involved with the input of submissions, reports and hearings surrounding this issue. Papanui has seen a dramatic drop in disorderly behaviour due to these efforts, which continue to evolve with time.

## Built environment

Since 22 February 2011, earthquake damage on major infrastructure has been repaired. The most obvious issue facing Papanui is the traffic flows at peak times, specifically on Papanui Road/Main North Road. With the population growth north of Christchurch and these northern residents commuting to work using these main thoroughfares, traffic is a daily issue. This issue should be alleviated, however, once the new northern arterial is built and traffic directed to alternate routes.

Residential dwelling damage appeared to be localised rather than widespread in Papanui. Some housing with underground infrastructure has had issues due to the ownership of the asset, but these are being slowly resolved.



There are 76 Housing New Zealand properties (not all currently tenanted) and five Christchurch City Council housing units within the Papanui area, with at least one new joint social housing project planned in the near future within Papanui.

There are two Council-owned facilities within the area with Graham Condon Recreational and Sports Centre and the Papanui Library and Service Centre. Papanui is well-equipped with community facilities, with nine in the area available for community usage at reasonable rates. Some of these facilities are currently in the rebuild process and operating at limited capacity – they are taking into consideration the wider needs of the community as they plan their new site layouts.

### **Economic environment**

According to the Real Estate Institute of New Zealand 53 dwellings were sold in the REINZ Northern Inner area (this also includes Belfast, Papanui, Redwood and Bishopdale). The median price rose from \$289,000 for the year ending September 2012 to \$420,000 for 2013. This is greater than the 13 per cent increase reported by Quotable Value for house values in 2013.

The latest figures released on the real estate market for September and November 2013 showed that 37 properties were sold in Papanui; houses were on the market for an average of 28 days and had a median sale price of \$485,000.

Following further engineering assessments in March 2012, Northlands Mall had nine shops on the west side of the Mall closed for earthquake strengthening. These were reopened in December 2013. Northland continues to be a significant cornerstone for the community and attracts the wider Christchurch community.

The Papanui Village Business Association (PVBA) was established in March 2012. They continue to look at innovative ways to revitalise the area and create a welcoming "entry" into the Papanui retail area. There is new growth and commercial/retail activity in Papanui around the intersection of Papanui, Harewood and Main North Roads.

There are a number of local services within the area such as doctors, dentists and the like. These services are mainly based around the Papanui business vicinity (Papanui/Main North Road) leading up to the Redwood area.

In 2006 there were 917 businesses operating, supporting 5,360 jobs. In 2013 it was reported that there are 886 businesses within the Papanui Profile area supporting 5,190 jobs.

### **Natural environment**

There are six parks and reserves within the Papanui area, but none of these parks provide any real meeting place for the local community. The largest park within the Papanui area is St James Park but unfortunately this park is not visible to the community and is hidden by mainly residential properties. There have been security issues around this park due the lack of visibility, but unfortunately there is no quick solution.

Dudley Creek runs through parts of the south boundary of the Shirley–Papanui ward.

### Land condition

Technical category two (TC2) – Minor to moderate land damage from liquefaction is possible in future significant earthquakes. Repair/rebuild process can begin.

Technical category three (TC3) – Moderate to significant land damage from liquefaction is possible in future significant earthquakes. Repair/rebuild process can begin on buildings that do not require foundation repair or rebuild. Site-specific investigation is required for those that do.

Following the land announcements on 28 October 2011, the new Department of Building and Housing (DBH) technical classifications classified some residential properties as yellow (TC2) and blue (TC3).

Area-wide geotechnical investigations undertaken by the Earthquake Commission following the earthquakes of 4 September 2010 and 22 February 2011 state that in the summary of liquefaction and lateral spread for residential land, the area of Casebrook and Northcote had no or little observed ground cracking or ejected liquefaction. Much of the land around Casebrook is zoned TC2, however, pockets of TC3 land exists around Claridges Road, Grampian Street, Cavendish Road, Sturrocks Road, Royleen Street and Tuckers Road.

# Key issues identified

| Issue                                                                                                                                                                                                                                                                 | Progress to date / outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Absent business/landowners are not engaged in potential solutions.</li> <li>• Unsightly empty sections.</li> <li>• Opportunities exist to re-brand Papanui and make it a welcoming, boutique shopping experience.</li> </ul> | <p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>• Revitalisation of the Papanui Village with the recent establishment of the Papanui Village Business Association.</li> <li>• Recover Canterbury supporting local businesses.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>• Rotary directory funded by Christchurch City Council – Council staff worked with Rotary.</li> <li>• Fence has been built around a key site within Papanui.</li> <li>• Staff continue to work with the business association around the beautification of the Papanui Road/Harewood Road area.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>• Beautification for the Papanui Business area has progressed. Work across council units for the provision of planter beds is set to go ahead in early 2015. Encouraging to see the local stand alone businesses supporting the project through the Papanui Business Association.</li> </ul> |
| <ul style="list-style-type: none"> <li>• A new suburban transport hub will be developed at major suburban centres such as Papanui, Riccarton, Barrington and Eastgate.</li> </ul>                                                                                     | <p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>• Travel from the city to Papanui will be replaced by one high-frequency bus route with buses every 10–15 minutes during the day.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>• The new transport hub is operating and youth issues have been raised locally due to youth loitering around the streets outside of school hours waiting for transport. Strengthening Communities staff will liaise with local youth agencies and local facilities around this issue in 2014.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>• No major issues regarding transport hub. It's emerged that the youth issues are not directly related to the transport hub but rather a local Child Youth and Family facility.</li> </ul>                                                                                                                                                |

| Issue                                                                                                                                                               | Progress to date / outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Through feedback from Papanui community organisations there continues to be a lack of 'one' community in Papanui.</li> </ul> | <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>Staff will start to develop a plan on groups working together around the Papanui community and possible collaborative approaches moving forward.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Local Newsletter/ directory by a collective Papanui working party has emerged through feedback that the Papanui community is lacking information about happenings in the local area. It is hoped that the newsletter will gather traction in 2015 through local business sponsorship so can become self funding.</li> <li>The Strengthening Communities Adviser has begun to work with the Papanui Heritage group and will continue to assist with preservation of Papanui Heritage and improving their presence in the Papanui/Christchurch Heritage community.</li> </ul> |