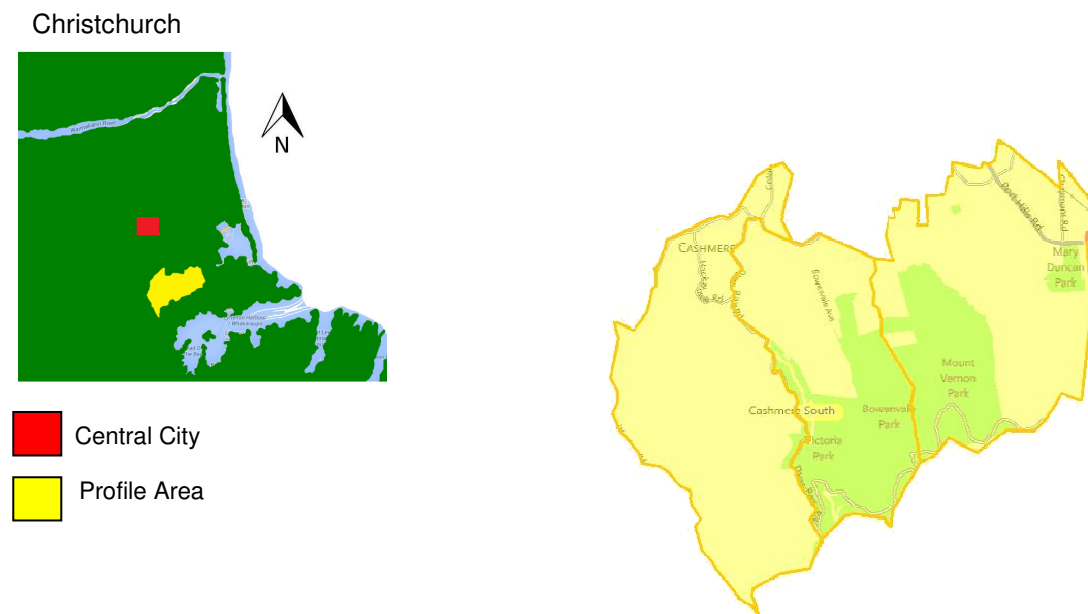


# Community profile - November 2014

## Cashmere

(Census area units: Cashmere East, Cashmere West, Rapaki Track)



The Cashmere area is located approximately five kilometres south of the central business district (CBD) of Christchurch. This largely hilly sector covers the area from Worsleys Road in the west to Port Hills Road in the east, tracing the Ōpāwaho / Heathcote River along Centaurus Road, then across the Port Hills to the south of the city.

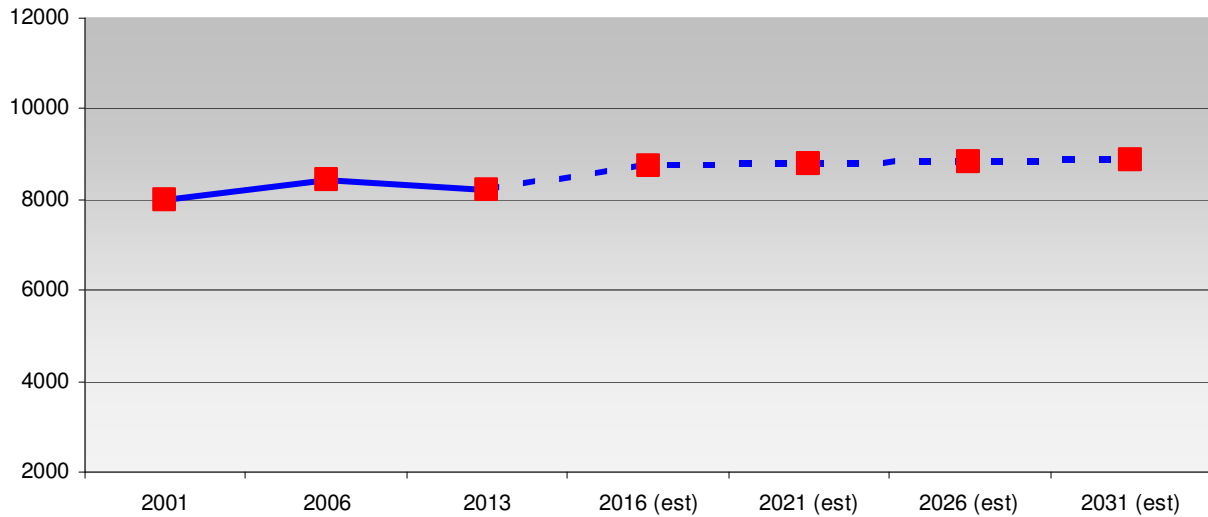
The demographics of the area are depictive of a primarily residential area, with a high percentage of home ownership, and a median income higher than that of the city as a whole. There are no Council social housing units in the area.

There are two primary schools, three faith-based organisations and three community centres. In general, there is an absence of community services across this sector as it is mainly residential. There are many easily accessible community services on the flat land just north of this area. There are two medical centres, one hospital and one retirement/rest home.

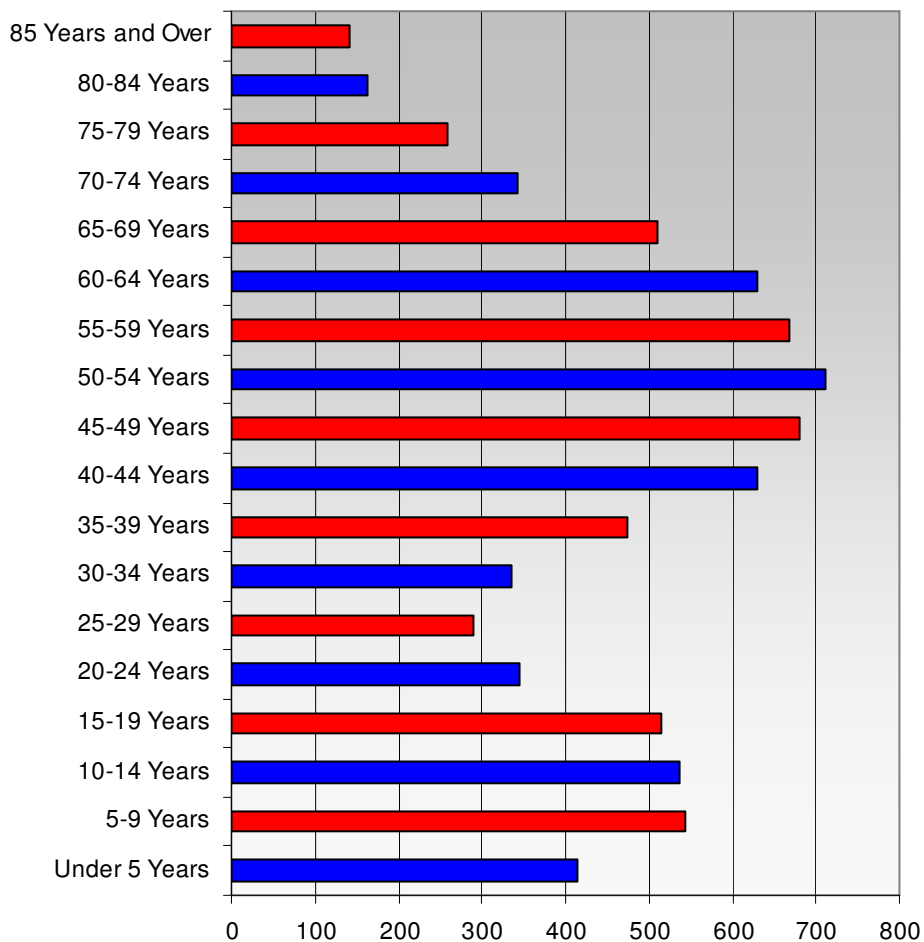
There are a number of buildings of historical significance on the Port Hills, including the Old Stone House, the Sign of the Takahe, the Sign of the Kiwi, and Ngaio Marsh House. A number of these have experienced earthquake-related damage and remain closed.

# Key demographics

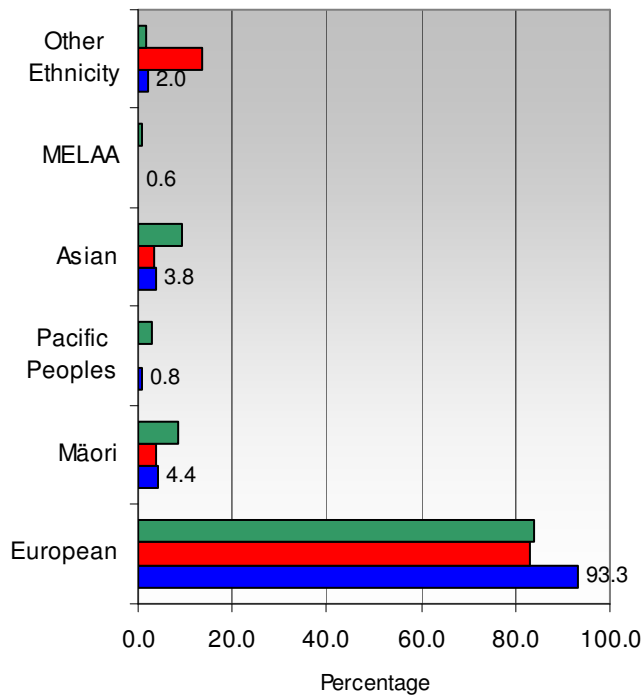
**Usually resident population count**  
(Data from Statistics NZ)



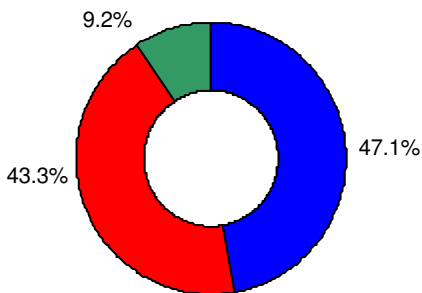
**Age for usually resident population (number of people)**  
(Data from 2013 Census, Statistics NZ)  
**Profile Area**



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

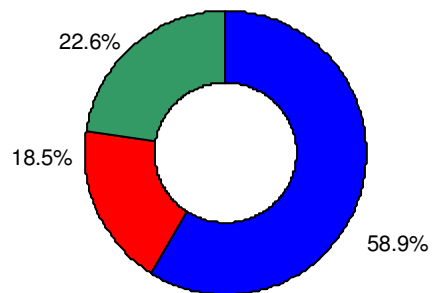


**Family type (%)**  
(Data from 2013 Census, Statistics NZ)



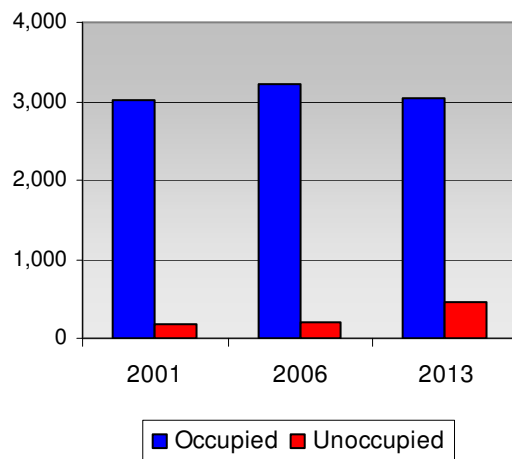
- Couple without children
- Couple with child(ren)
- One parent with child(ren)

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

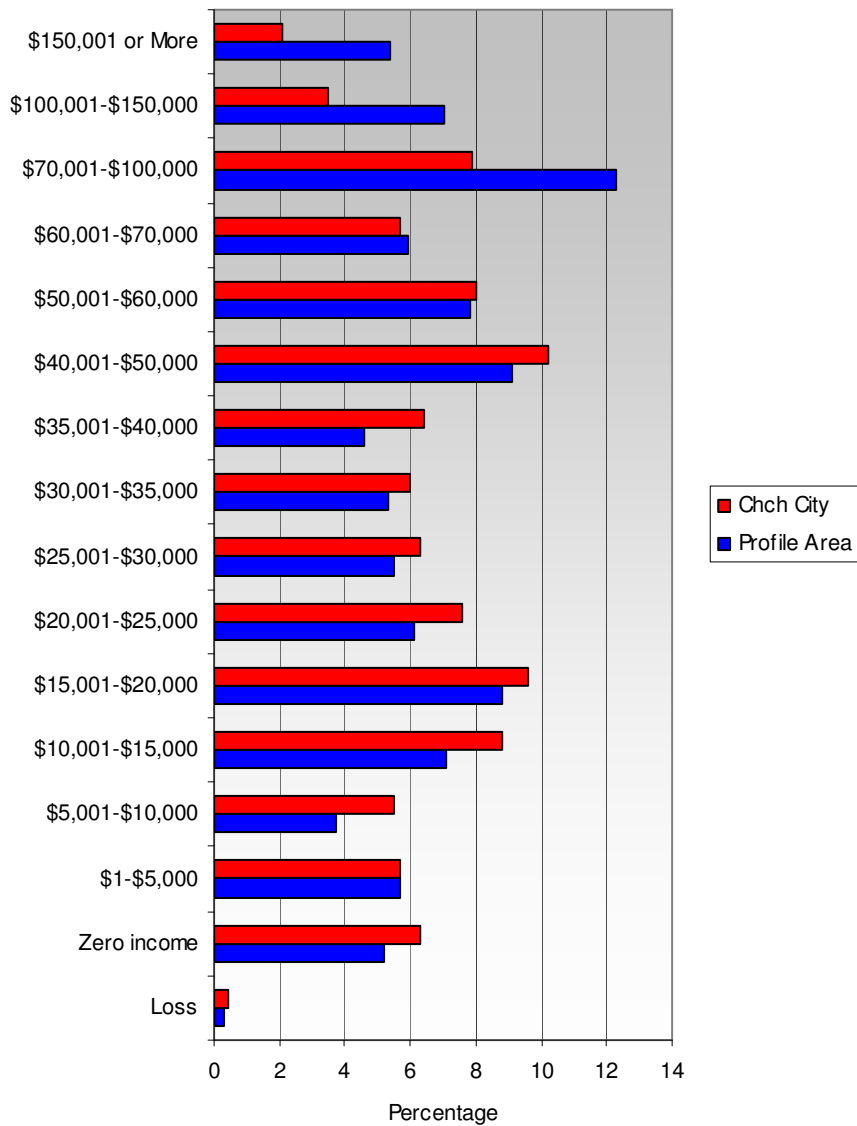


- Dwelling owned or partly owned
- Dwelling not owned and not held in a family trust
- Dwelling held in a family trust

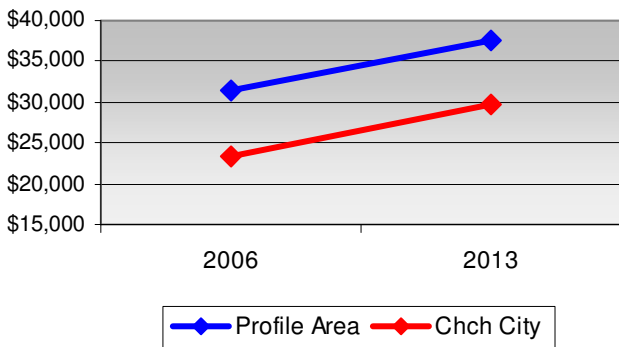
**Occupied and Unoccupied Dwellings**  
(Data from Statistics NZ)



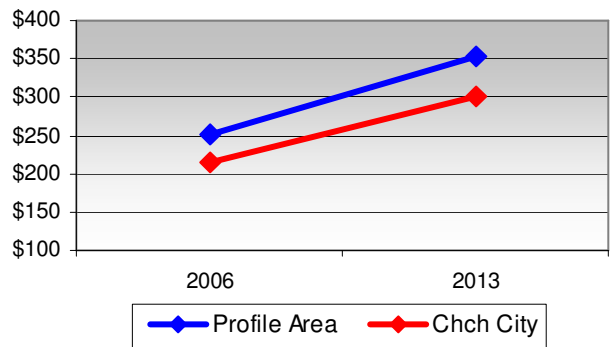
**Personal income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



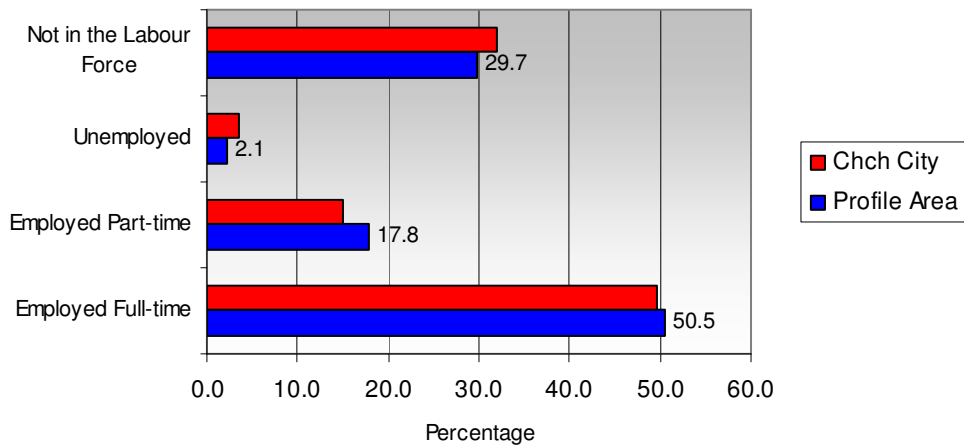
**Median Personal Income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



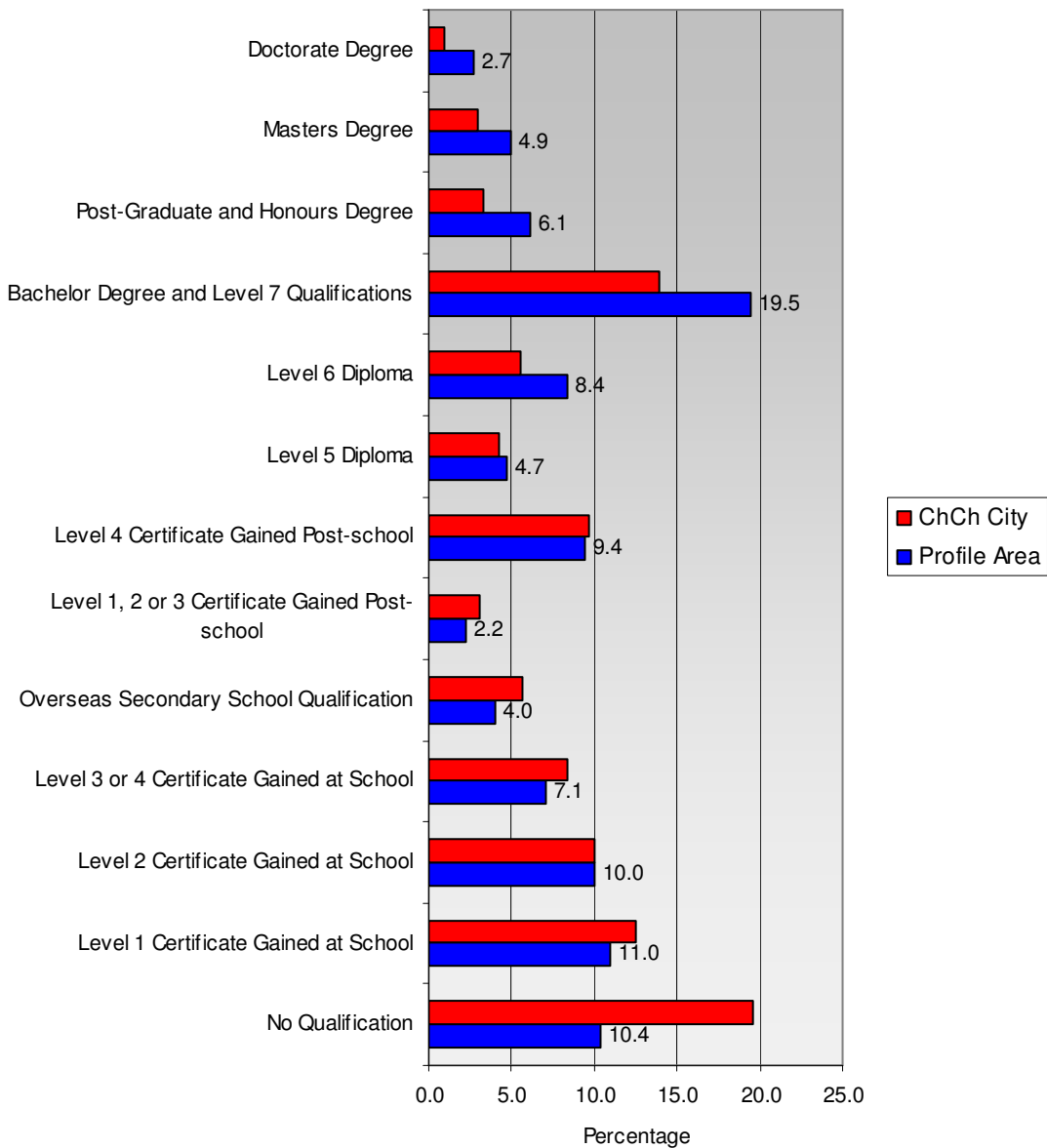
**Median Weekly Rent for rented households, in private occupied dwellings**  
(Data from 2013 Census, Statistics NZ)



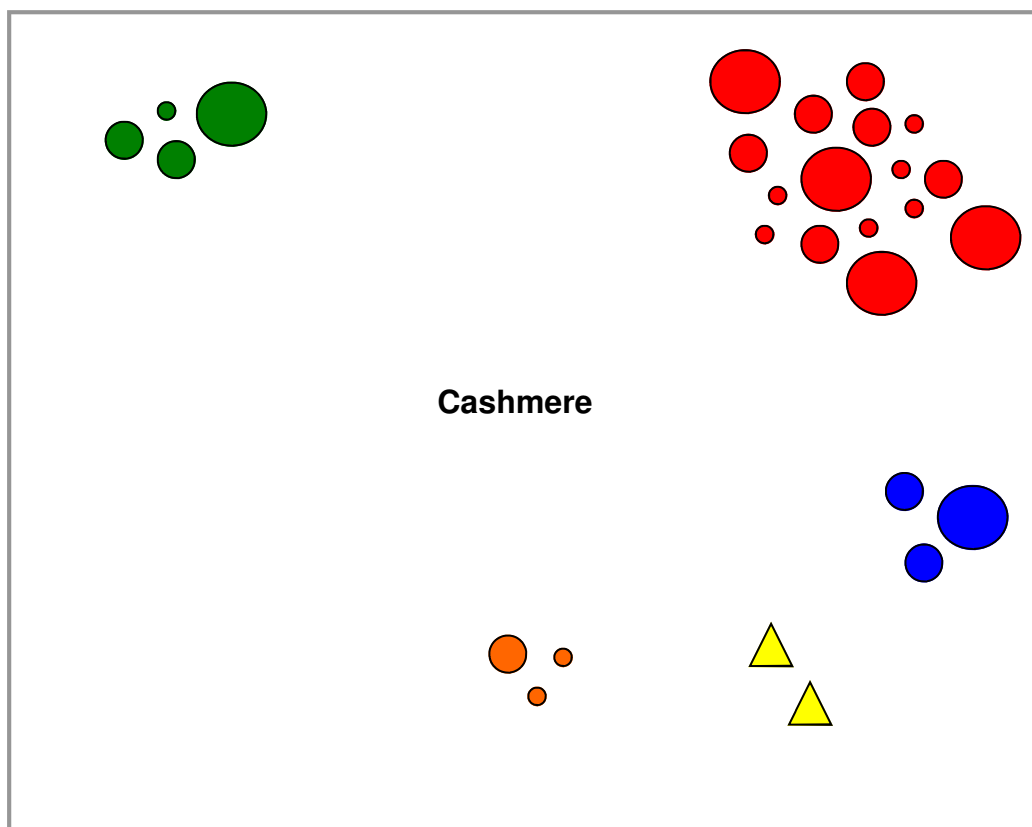
**Work and Labour Force status (%)**  
(Data from 2013 Census, Statistics NZ)



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



# Community infrastructure mapping



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

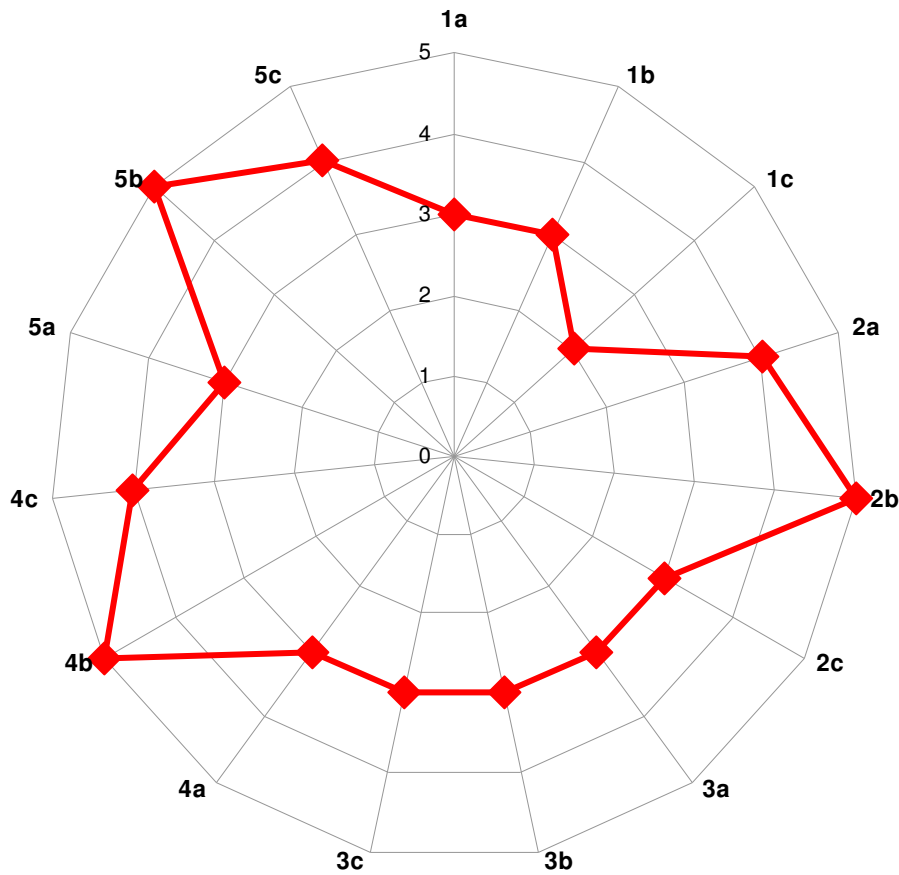
*The above ratings have been based on reach, diversity, and participation. For example, bigger circles tend to be groups that provide a wider range of services, or have large numbers of participants. They also tend to be groups that are well networked within the community.*

The Cashmere area has a large number of sport, recreation and leisure groups providing a variety of activities to the area. The scope of these groups is fairly diverse, with many groups taking advantage of the natural environment of the Port Hills and the many parks and reserves that are readily accessible to the sector.

The three faith-based organisations have wide reach within the community and are very active in community development, including working with local residents' groups on civil defence planning and emergency preparedness.

This area is served by the South Library and Service Centre, which is Council-owned and based in Beckenham. It was briefly closed in July 2012 due to earthquake damage, but was strengthened and re-opened in December 2012. The next closest library is the Spreydon Library in Barrington Street.

# Community resilience mapping



Scale: 1 = Low 5 = High

## 15 measures of resilience

### Community Support Organisations (rating)

1a	# of organisations	(3)
1b	strength of organisations	(3)
1c	community development principles	(2)

### Volunteering (rating)

2a	investment in volunteers	(4)
2b	# of volunteer hours from Fundforce	(5)
2c	# of volunteer hours from Census	(3)

### Connectedness (rating)

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

### Participation (rating)

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

### Preparedness (rating)

5a	# of Neighbourhood Support groups	(3)
5b	# households in Neighbourhood Support	(5)
5c	capability of groups to lead local response	(4)

**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

Most community organisations in the area have continued to operate despite the earthquakes of 2010 and 2011. However, a few are facing insurance issues and fluctuating membership numbers.

Cracroft Community Centre, which was based in the Old Stone House, remains closed due to earthquake-related damage to the building. The closure of this facility has been a huge loss to the area. The nearby Cracroft House, home to the Cracroft Guiding Centre, was demolished in September 2012 after suffering extensive earthquake-related damage. The Cracroft Guiding Centre has experienced an increase in the use of its other facilities as a result of raising its profile within the community.

The residents' associations in the area have experienced increased membership. Information from these residents' groups suggests that people are coming together in search of comradeship and more information on the state of recovery city-wide. Some of the residents' associations which emerged post-earthquake have since dispersed, however their details have been retained on Canterbury Neighbourhood Support's list of community co-ordinators. New issues-focused groups and neighbourhood networks continue to emerge in response to localised problems, for example, groundwater issues. These groups seem to grow in strength rapidly and tend to focus on specific issue resolution. In some cases, these issues-based groups are growing into residents' associations and this supports ongoing connectedness.

The earthquake damage and subsequent closure of the Council-owned Sign of the Kiwi and Sign of the Takahe have been detrimental to community morale. The Council has prioritised 30 facilities across the city for rebuild or repair, and both the Sign of the Kiwi and Sign of the Takahe feature on this list in recognition of their historic significance and importance to the community. The repairs for the Sign of the Takahe have now been signed-off.

A very small number of residential properties were zoned red in this area. Some demolitions are evident, and on balance departures of families have exceeded arrivals, mostly in the Rapaki Track census area unit that includes Hillsborough and Huntsbury. According to the 2013 Census, the Rapaki Track population dropped by 12.1 per cent and there were 15.9 per cent fewer occupied homes.

## Built environment

There is a concentration of notable historic residences and public facilities in the area, with significant earthquake-related damage. These heritage buildings tend to face difficulties with insurance and compliance under the new building code. However, as they are of heritage value special care is to be taken when repairing them.

The Council has placed Section 124 prohibited access notices on a number of properties across the area; these notices are in regard to perceived immediate life risk due to either geotechnical issues with surrounding land, or imminent structural threat. Rights and responsibilities with regard to retaining wall risks and remediation are an issue pending further clarification that will be relevant to this area.

Under-road infrastructure continues to be repaired, with a number of road works disrupting traffic flows across the area, particularly along Centaurus Road.

## Economic environment

Local businesses have worked hard to retain patronage in the area. As noted above, two very significant local drawcards to the area – the Sign of the Kiwi and Sign of the Takahe – remain closed.

It is difficult to gauge the economic impact of the 2010 and 2011 earthquakes on the residents in this area. In addition to damaged homes, the earthquakes have affected businesses. The 2013 Census indicates city-based employment disruptions will have been borne by many households. This area has a high percentage of business owners, and the subsequent reduction in income has exacerbated financial situations. Self-employment or business ownership featured in over 20 per cent of sources of personal income responses. The median personal income levels of the neighbourhoods in this area are well



above that for Christchurch, the highest being \$40,700 in Cashmere East compared to \$29,800 for the city.

## **Natural environment**

The Port Hills provide a beautiful feature of the area, with Mount Vernon Park, Bowenvale Reserve and Victoria Park all being host to many recreational activities. Some of this natural environment was affected by rock fall issues, leading to some areas of the parks being closed. In addition, many mountain biking tracks and walking tracks were temporarily closed. Many of these tracks are now open after extensive work to remove rocks and boulders. Centaurus Park and Hillsborough Domain are open and continue to be frequently used. The recreational opportunities the Port Hills offer continue to attract large numbers of people from across the city to the area. There is currently a significant development being proposed in the area by Select Evolution; The Christchurch Bike and Adventure Park. This is currently within the consent process.

The Ōpāwaho / Heathcote River is also a major natural recreational feature that borders this area. It was polluted and found to be unsafe for public use after the sequence of earthquakes and aftershocks throughout 2011. The river continues to fluctuate in water quality, which is mainly dependent on rainfall. It continues to be monitored. In addition, this area has suffered significant flooding in the past year due to substantial rainfall events. Consequently a flooding taskforce at the Christchurch City Council has been set up to investigate the issue.

## Land condition

Land stability issues in the Port Hills are different to those in the low-lying flat areas where there has been widespread land damage from liquefaction and lateral spreading. In the Port Hills, the issues have largely involved potential rock fall, cliff collapse and landslips. Due to the risk these natural hazards pose, a number of Section 124 notices have been placed on homes where there is considered to be a significant threat to life.

Canterbury Earthquake Recovery Authority (CERA) land zoning announcements in this area have predominantly been green. There were 17 properties zoned red due to risk associated with rock fall, landslip and cliff collapse. There are no longer any properties zoned as white.

CERA has plans to release information from the Port Hills Review which may affect properties across the entire Port Hills including being re-zoned from red to green or green to red.

The technical land categories that apply to the rest of the City do not apply to the Port Hills. However, a Council-commissioned GNS Science Stage One Report on land instability indicates 36 areas of mass movement in the Port Hills. The affected areas have been categorised into preliminary Class I, II and III areas. There are no Class I areas in the profile area (these are areas that could experience severe damage and potential loss of life in future land mass movement events). However, there are a number of properties in the Class II and Class III areas, which means that further mass movement could cause minor to severe damage to homes and infrastructure. Further investigation will provide more information into how best to manage these areas.

# Key issues identified

Issue	Progress to date / outcomes
<ul style="list-style-type: none"> <li>Currently, there is a need and opportunity for earthquake authority and expertise engagement with residents living on white-zoned land.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>There remain eight properties within this area that are zoned white; the decision affecting these properties should be given by the end of October 2012. CERA continues to liaise with residents of these areas whilst geotechnical investigation continues.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>There are no longer any properties zoned white. However a number of properties are still awaiting the Port Hills review announcements from CERA which may affect individual properties.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>There are no longer any properties zoned white, residents can access the Residential Advisory Service and the Earthquake Coordinators for support and advice.</li> </ul>
<ul style="list-style-type: none"> <li>The reduction in community facilities and meeting spaces is a loss to the residents of this area.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>Residents are making use of alternative meeting spaces and community facilities across the area.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The 2013 Spreydon/Heathcote Community Directory mapped community facilities and meeting spaces available to the community. Staff have been working with groups who have facilities available to increase their profile in the area.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>There is a new community facility to be built in St Martins.</li> </ul>
<ul style="list-style-type: none"> <li>The reduction in recreational activities and opportunities on the Port Hills is felt both by locals and residents of the wider city.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>Rock fall, land slips and cliff collapse have all affected this area and as a consequence many of the tracks were closed. After extensive work, approximately half of the tracks in this area are now open again. Work continues to make tracks safe and to restore recreational activities to the area.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>There has been significant progress in the repairing of and making safe of tracks and recreational facilities across the Port Hills. A large number of these tracks are now open.</li> </ul>

Issue	Progress to date / outcomes
continued...	<p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>The majority of tracks across the Port Hills are now open and recreational activity across the Port Hills has increased.</li> </ul>
<ul style="list-style-type: none"> <li>Increased insurance costs for community organisations.</li> </ul>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>This continues to be an issue for community organisations and residents across the whole city.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>This is an adjustment challenge for community organisations, businesses, and residents.</li> </ul>
<ul style="list-style-type: none"> <li>Port Hills Land Damage</li> </ul>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>A Council-commissioned GNS Science Stage One Report on land instability identified a number of properties in Port Hills in Class II and Class III areas of mass movement, which means further mass movement could cause minor to severe damage to homes and infrastructure. Further investigation will provide more information into how to best manage these areas.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Assessments of the level of damage and decisions around the future of the land are ongoing. A number of homes remain at risk of rockfall, cliff collapse or other geotechnical issues.</li> </ul>
<ul style="list-style-type: none"> <li>Flooding around the Ōpāwaho / Heathcote River</li> </ul>	<p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>March 2014 saw significant flooding of the Ōpāwaho / Heathcote River resulting in property and roads being breached by floodwaters. Consequently a Flooding Taskforce was set up by CCC to investigate remediation options. Although this area was not as badly affected as nearby areas, it remains a concern to local residents around the river.</li> </ul>