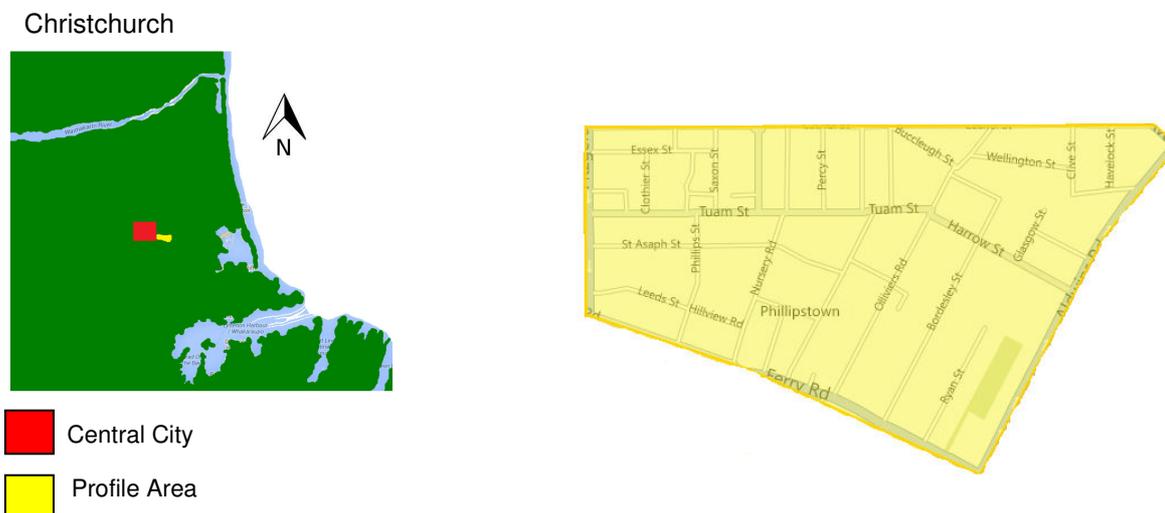


# Community profile - November 2014

## Phillipstown

(Census area unit: Phillipstown)



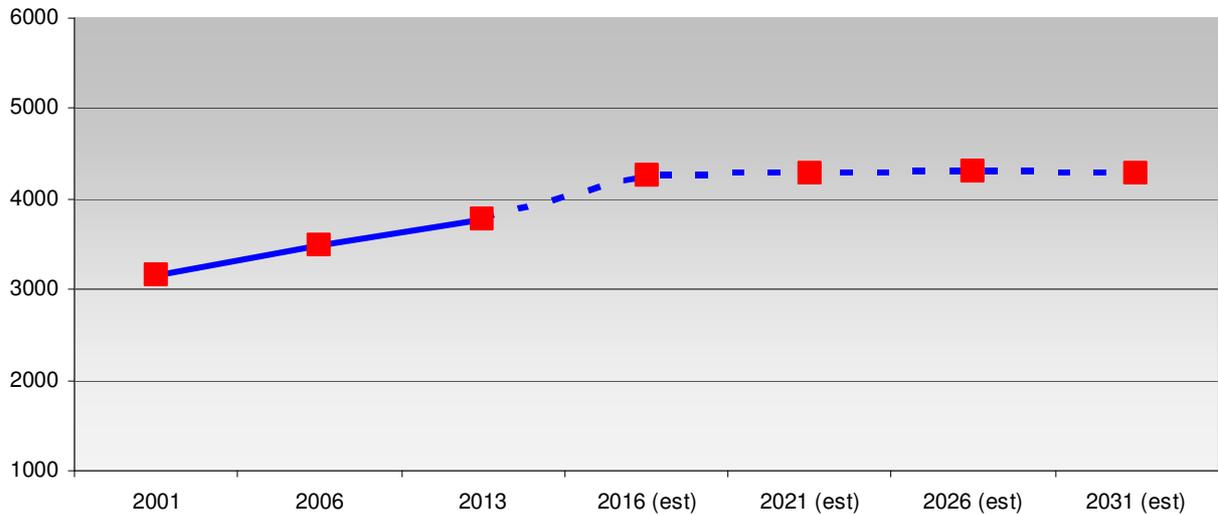
Phillipstown is a small suburb close to the city centre of Christchurch. It lies south-east of the city centre, and is bordered by Cashel Street to the north, Aldwins Road to the east, Fitzgerald Avenue to the west and Ferry Road to the south. Phillipstown is a mixed demographic area containing residential, industrial and commercial activity, and is traditionally recognised as a lower socio-economic area with a higher than average percentage of single parent families. Inner-city gentrification over the last decade has seen an increase in infill housing and the predominance of townhouse-style residential apartment blocks.

There are two early childhood education providers: Te Hohepa Te Kohanga Reo and Kidsfirst Kindergarten Phillipstown. There is one full primary school, Phillipstown School (decile one), and one mainstream secondary school, Linwood College (decile two). The closest medical centre to Phillipstown is the Ferry Road Medical and Dental Centre. There is a partnership (health) community worker based at Phillipstown Community Centre. Parkwood Rest Home and hospital is the closest retirement home to Phillipstown. Phillipstown is serviced by small suburban shops in the immediate vicinity.

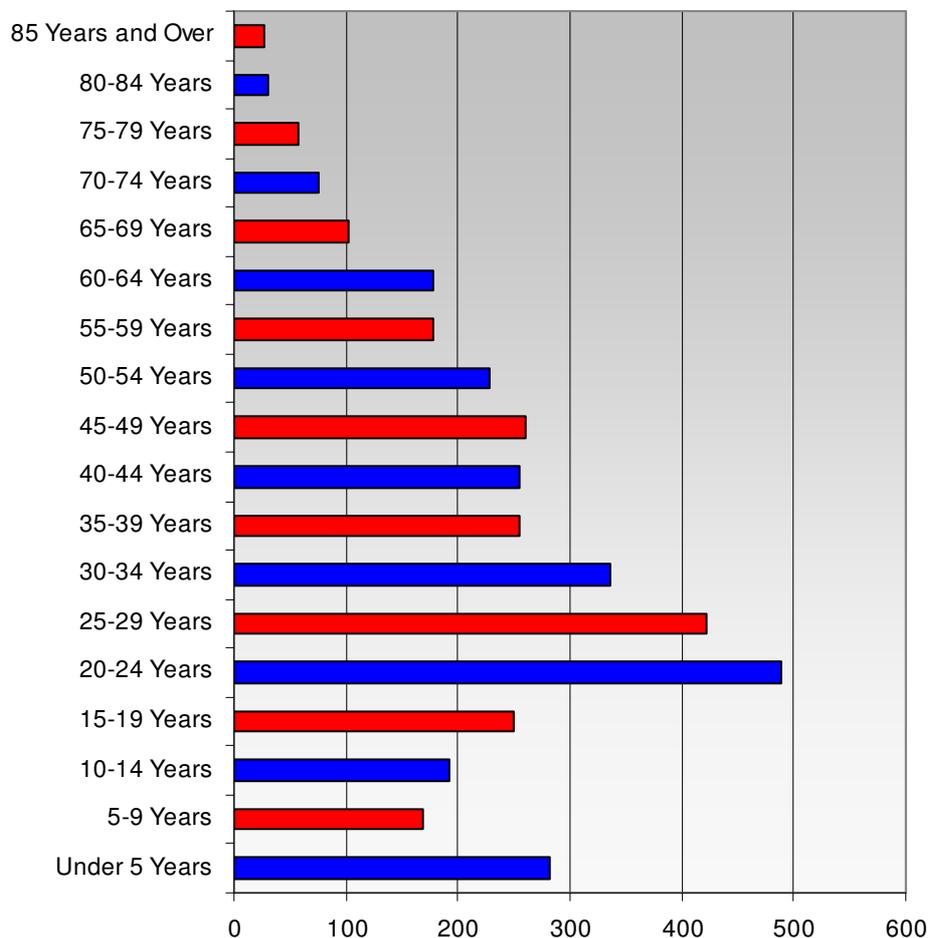
There are a few highlights that the community has lived through over the past year. These include the school and wider community working together to stop the proposed Ministry of Education merger of the local primary school to another one in Woolston. Housing has become an issue for some who find that their rents have been increased after repairs have been completed on them; and the community continues to seek opportunities to meet to get to know each other better.

# Key demographics

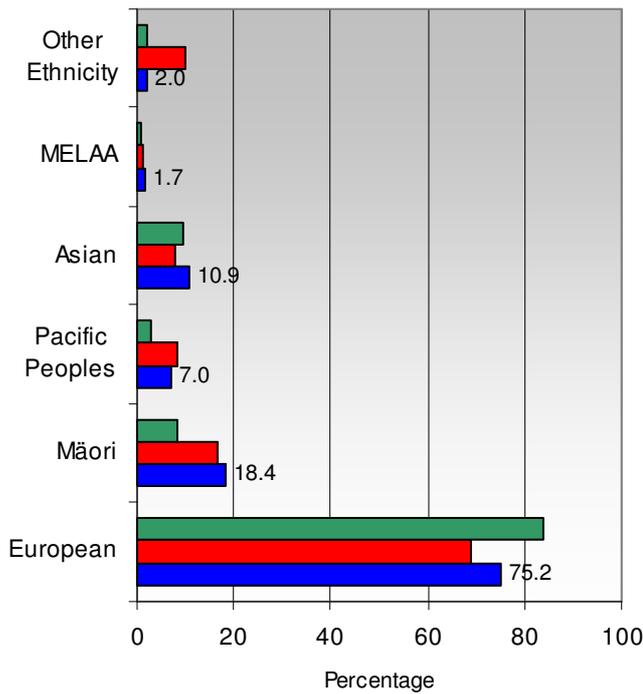
**Usually resident population count**  
(Data from Statistics NZ)



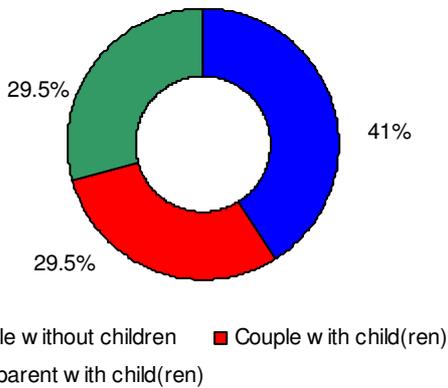
**Age for usually resident population (number of people)**  
(Data from 2013 Census, Statistics NZ)  
**Profile Area**



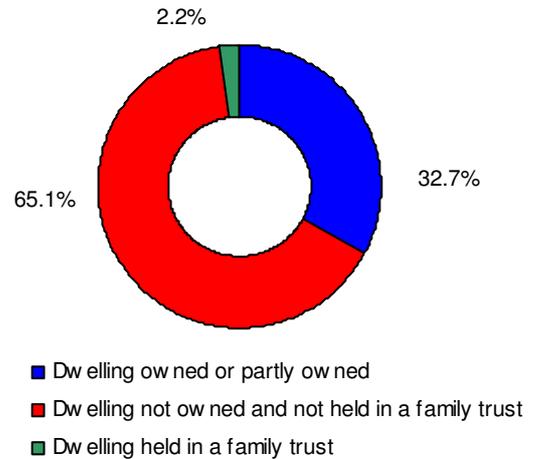
**Ethnicity for usually resident population (%)**  
(Data from 2013 Census, Statistics NZ)



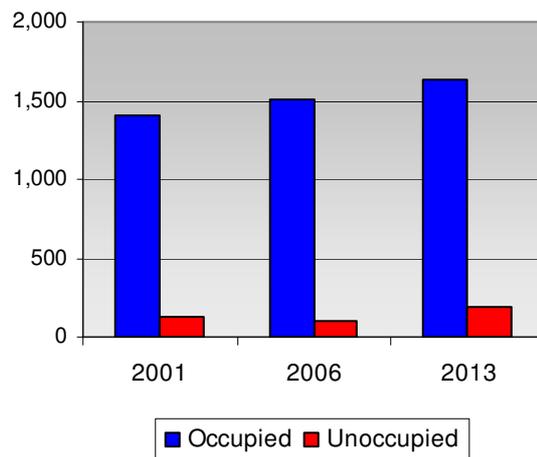
**Family type (%)**  
(Data from 2013 Census, Statistics NZ)



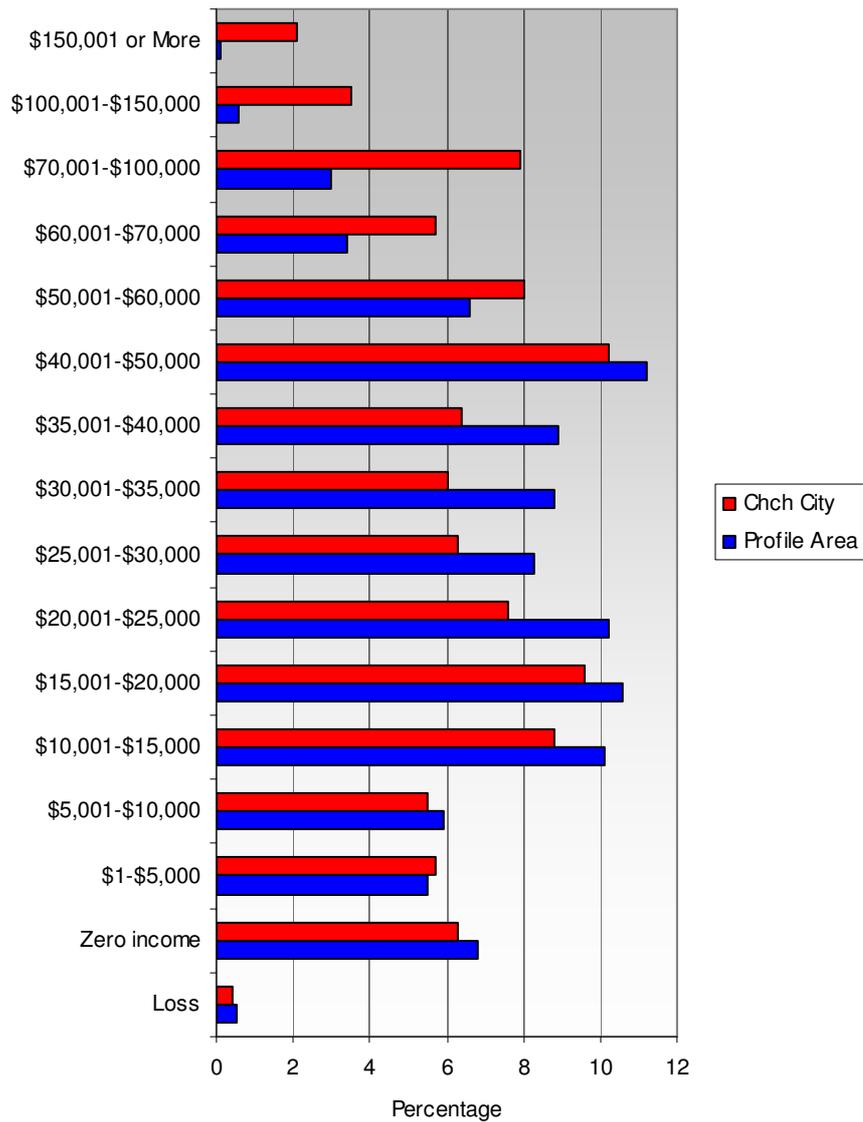
**Home ownership (%)**  
(Data from 2013 Census, Statistics NZ)



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



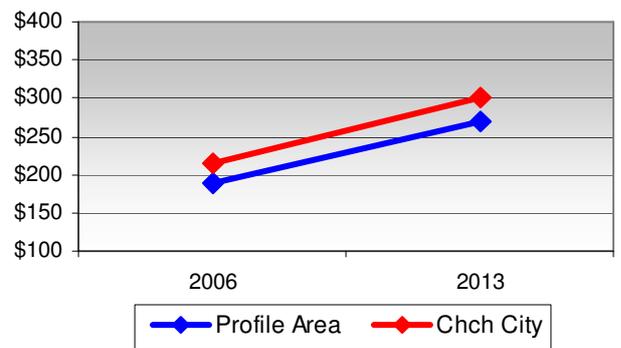
**Personal income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



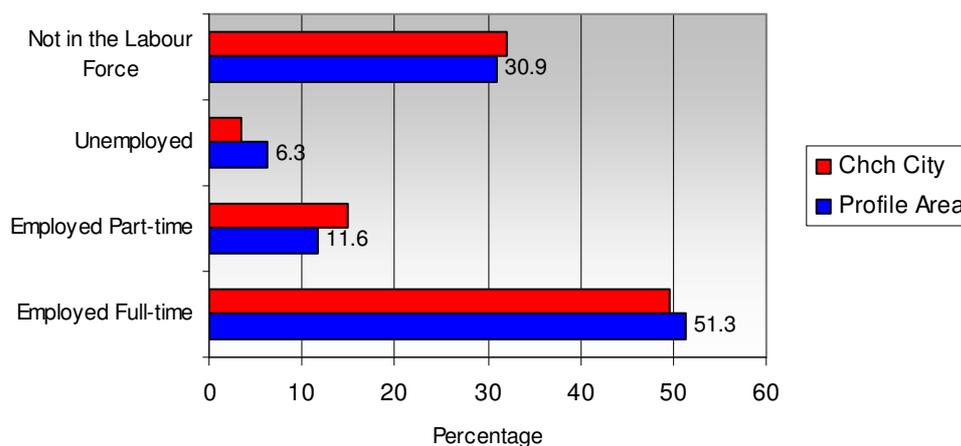
**Median personal income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



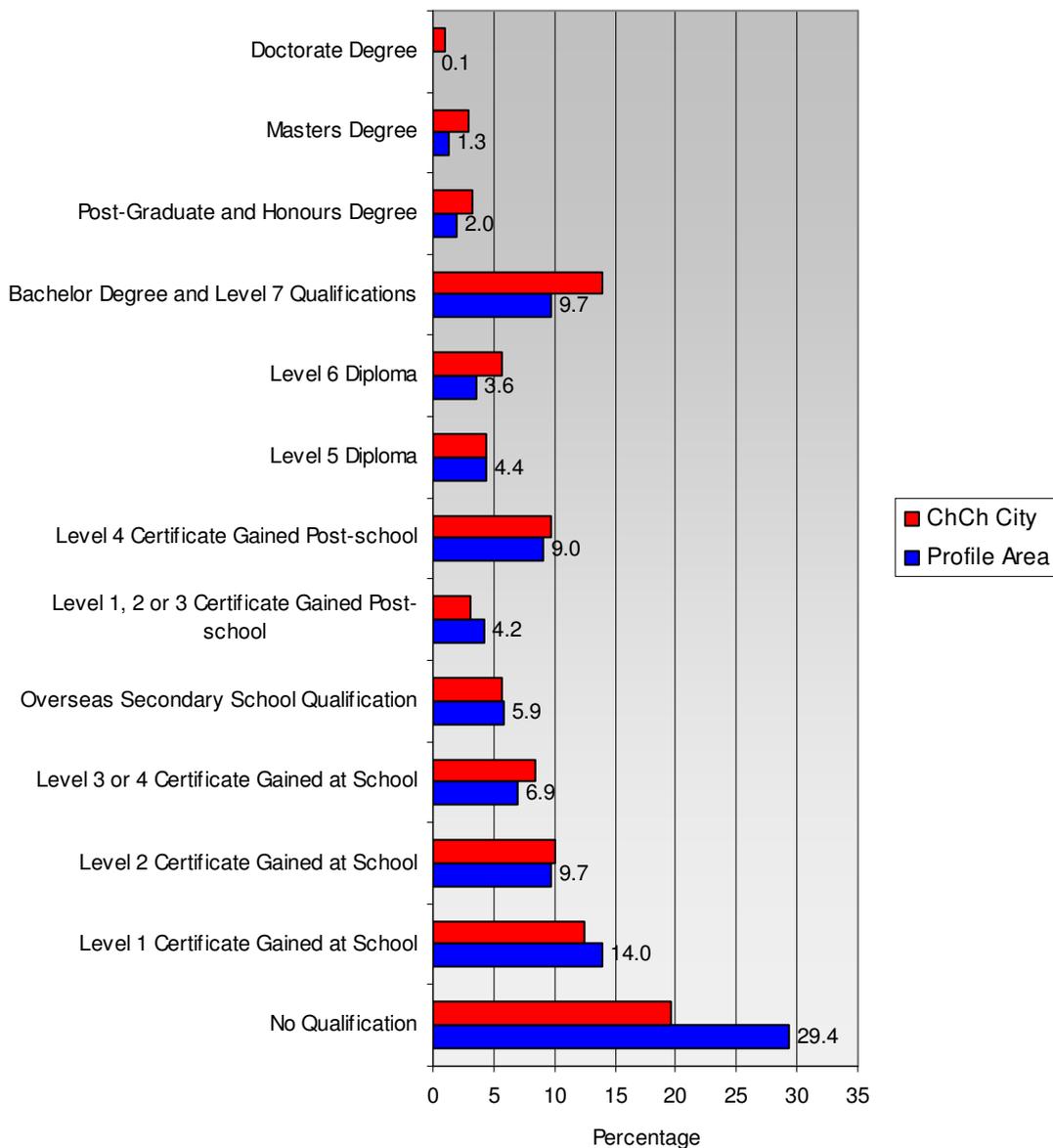
**Median weekly rent for rented households, in private occupied dwellings**  
(Data from 2013 Census, Statistics NZ)



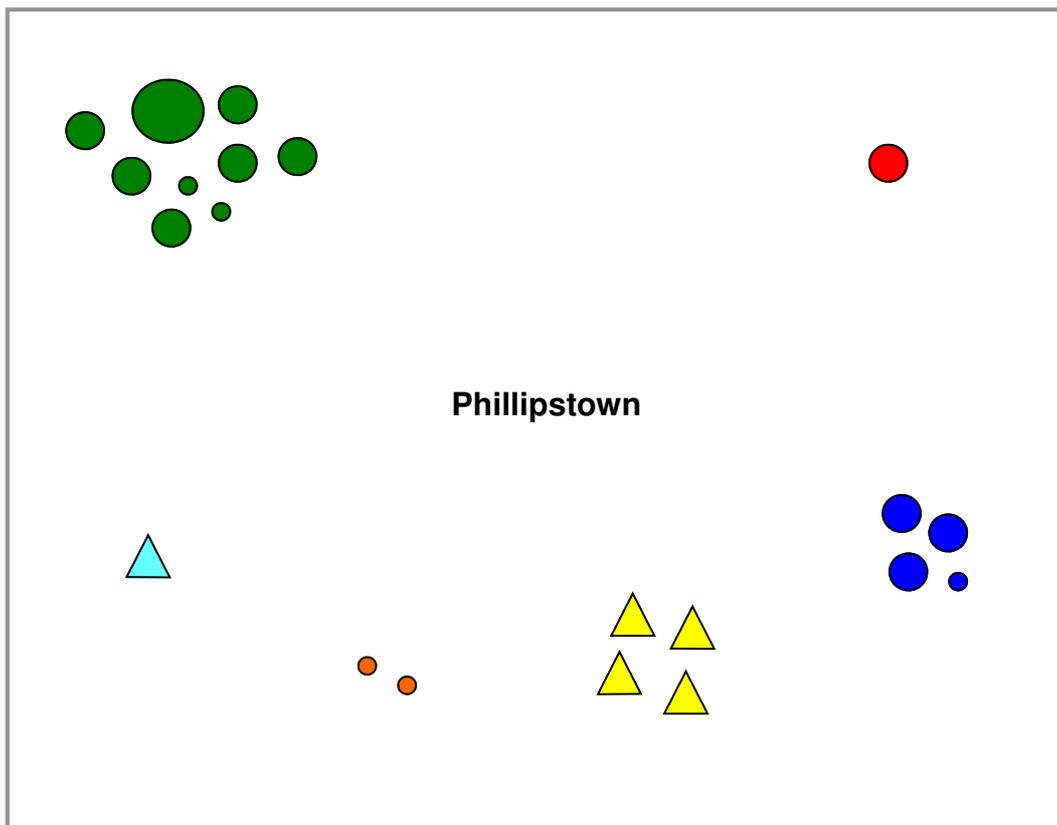
**Work and labour force status (%)**  
(Data from 2013 Census, Statistics NZ)



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



# Community infrastructure mapping



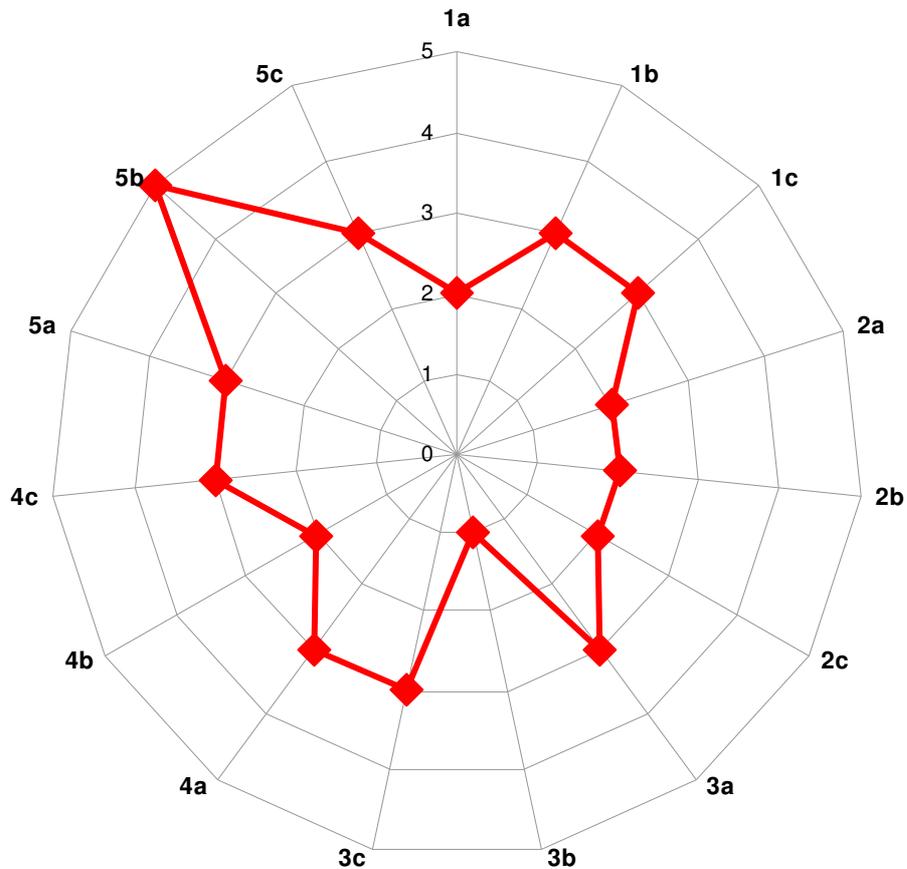
- |   |  |
|---|--|
|  Community development/support organisations |  Schools                              |
|  Sport/recreation/leisure groups             |  Community facilities (Council-owned) |
|  Faith-based organisations                   |  Libraries (Council-owned)            |
|  Residents'/business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

*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.*

There are few organisations based in Phillipstown. There are however a considerably large number of organisations which provide services within the area.

Organisations identified as active in social and community development which are based in Phillipstown include four community groups and organisations, one sports club, four churches and three residents' community groups. Organisations with wide reach and depth of focus in this area include two community development/support organisations and one church.

# Community resilience mapping



Scale: 1 = Low 5 = High

## 15 measures of resilience

<p><b>Community Support Organisations</b> (rating)</p> <p><b>1a</b> # of organisations (2)</p> <p><b>1b</b> strength of organisations (3)</p> <p><b>1c</b> community development principles (3)</p>	<p><b>Volunteering</b> (rating)</p> <p><b>2a</b> investment in volunteers (2)</p> <p><b>2b</b> # of volunteer hours from Fundforce (2)</p> <p><b>2c</b> # of volunteer hours from Census (2)</p>
<p><b>Connectedness</b> (rating)</p> <p><b>3a</b> # of Neighbourhood Support groups (3)</p> <p><b>3b</b> # of residents' associations (1)</p> <p><b>3c</b> access to networking groups/forums (3)</p>	<p><b>Participation</b> (rating)</p> <p><b>4a</b> community events (3)</p> <p><b>4b</b> Fundforce participation rates (2)</p> <p><b>4c</b> club membership #s (3)</p>
<p><b>Preparedness</b> (rating)</p> <p><b>5a</b> # of Neighbourhood Support groups (3)</p> <p><b>5b</b> # households in Neighbourhood Support (5)</p> <p><b>5c</b> capability of groups to lead local response (3)</p>	

**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

The number of occupied dwellings in Phillipstown increased from 1503 in 2006 to 1629 in 2013. This is attributable to the increase in the number of people who usually live in Phillipstown by 8.4 per cent from 3,489 in 2006 to 3,783 in 2013. There was also a five percent increase in the number of couples with children to 29.5 per cent and a decrease of the same percentage in the number of single-parent households. Phillipstown is the one of few suburbs in the east of Christchurch to experience growth in population size.

There are three social housing complexes with a total of 50 units. Housing New Zealand has 91 properties in the area and is set to increase the number over the next couple of years; including a complex of nine units on Olliviers Road, eight units on Mathesons Road and six units on St Asaph Street. The housing stock in Phillipstown is old and in the past has been affordable for low-income families. There is a perception that gentrification will continue in the area and will probably occur at a fast rate as the demand for affordable accommodation close to the city increases. Since the earthquakes in September 2010 and February 2011 the cost of renting in the area has increased and become unaffordable for a significant number of low-income families. The increase in the cost of renting in Phillipstown has been largely attributable to a general increase in the cost of renting across the city. Some landlords who own numerous rental properties have continued to provide affordable rentals and maintained their properties so they are habitable. There are, however, a significant number of properties that are in a state of disrepair due to age, lack of care, and earthquake-damage. This has resulted in increased cases of asthma and other respiratory problems, especially over the winter period. Comcare, a provider of social housing for people who experience mental illness, have bought properties on Tuam and Bordersley Streets and have either built or are in the process of building units. The units will provide housing for about 15 people.

One of the biggest challenges faced by the Phillipstown community from late 2012 to date was the proposed Ministry of Education merger of Phillipstown School with Woolston School. The first decision to merge the schools, announced in May 2013, was challenged by the school in the High Court. The high court ruled in October 2013 that the process behind the merger was unlawful. The Ministry of Education started the process again and in November 2013 and in April 2014 announced the school would be merged with Woolston School. Phillipstown School is to operate until the end of 2014. The Technology Centre will continue to operate for at least two more years. There is general agreement that the primary school is the heart of the community and that closing the school will result in the area not having a place where residents bump into each other as a matter of course as they drop off and pick up children from the school.

There is also concern that the local community centre is on Ministry of Education land and may be affected by the current Ministry of Education plans. The Board of Trustees of the Phillipstown Community Centre are working with the Christchurch City Council and Ministry of Education to find out if they can continue to operate at the current site. Over the year the community centre continued to be a hive of activity. The centre continues to support community initiatives and work with other organisations to plan community programmes and events. A host of programmes and services are provided through the centre for children these include the breakfast club, after school and holiday programmes. The community centre also works closely with the school to ensure that children who need extra support are able to access it. This will change in 2015 as the community centre will no longer be co-located with Phillipstown School. Through the community centre an increasingly large number of families are able to access fresh fruit and vegetables at affordable prices through the vegetable co-operative. This is in response to the hardship that some members of the community are experiencing due to lack of employment and increased cost of living. For older adults, the centre runs a leisure club that has over 13 members who meet each week for social and other events and outings. Most of the meetings held in the Phillipstown area by the community are held at the centre and they seem to welcome all initiatives that will benefit the community.

Another Phillipstown community fun day was organised and held in May 2014. There are not many other opportunities or venues that bring the community together. Residents continue to ask that more events be held to increase the opportunities for the community to come together.

In partnership with the Council an engagement process was held to determine the strengths, weaknesses, opportunities and threats of the area based on the social, built, natural, economic and

safety environment. The process involved focus groups, interviews and surveys with community groups, organisations and residents of the Phillipstown area to document what they think the future of Phillipstown could and should look like. The report entitled "Phillipstown's Future: perspectives of residents and local organisations," was presented by Council staff to the community for them to action. The residents and local community organisations said that they will need a community hub especially when Phillipstown School closes. The hub is envisaged to facilitate educational, social, health, and recreational opportunities for local residents. A presentation was made by local organisations and agencies to the Hagley Ferrymead Community Board and the organisations will continue to work together to progress this. One of the ideas in the document was for groups, organisations and agencies to work more closely together through a memorandum of understanding. Groups and organisations have welcomed this idea. Two meetings were held in October and November at which it was agreed that a Phillipstown Charter be drawn up that would articulate the vision and goals of the collective of organisations working together to achieve community aspirations with residents.

Another piece of research was done to find out about "Life in Phillipstown: A Male Perspective." This complements the aforementioned research. This research was commissioned by the Phillipstown Community Centre.

The Phillipstown Neighbourhood Policing Team (PNPT) that started work in Phillipstown in February 2012 continues to operate in the area. The aim of this team of six staff is to "identify and problem-solve issues that cause harm to the community, and to respond in a proactive manner to such issues collaboratively" (New Zealand Police, 2012). Already changes have been noted by residents and organisations in regard to increased reporting and reduction of crime. One of the successes over the year has been PNPT setting up neighbourhood support groups. From having less than five active groups in the previous year the PNPT worked with Neighbourhood Support to set up about 20 other groups in the area. These groups came together for a BBQ on 2 November 2014 to socialise and chat about what each group is doing. The PNPT has also prioritised the removal of graffiti and reducing the incidences of domestic violence in the area.

Through the Neighbourhood Safety Panel initiatives have been put in place to increase safety for Phillipstown and also to enhance the relationships between the police and the public. One of the ideas that came out of the Neighbourhood Safety Panel was to explore SafeGrowth and see if this could be put in place in Phillipstown. This was seen as a way of transitioning from the PNPT should the police transition the team out of the area. Training was held and most members of the Neighbourhood Safety Panel attended. Some residents and staff of other organisations in the area also received training. Since then four pilot projects were conducted in the area. In September a SafeGrowth Phillipstown Action Group was formed to ensure that Phillipstown has a SafeGrowth Plan that meets the aspirations of local residents and organisations. Their vision is "To work alongside residents to build a safe community where people want to live and achieve their goals." The Group will be in place for at least one year and work with residents to come up with projects that address community aspirations.

## **Built environment**

The February 2011 earthquake caused significant damage to land, property and utility services such as electricity, water and wastewater. Liquefaction occurred on properties and roads, causing damage and subsequent dust issues.

Phillipstown is a mixed demographic area containing residential, industrial and commercial activity. Recent years have seen an increase of infill housing due to inner city gentrification, and the predominance of townhouse-style residential apartment blocks. New housing appears to have withstood the impact of the earthquakes, with limited damage to these properties. Generally, more severe property damage was sustained by older residential dwellings.

The Council's Suburban Centres Programme, which focuses on the rebuild and recovery of earthquake-damaged suburban commercial centres, includes the small group of local commercial centres near the Central City on Ferry Road in its Ferry Road Master Plan. The small retail precinct on Ferry Road at the edge of the area has largely been demolished due to earthquake damage, which has impacted to a degree on other small businesses in the area. The Master Plan combines input from the community and technical experts. The process allowed technical experts and the community to provide input on the economy, movement, natural environment, community well-being, culture and heritage, and built environment. The Master Plan went out for consultation in early 2013 and attracted responses from residents and businesses in the area. It includes changes formed by responses from the community and

key stakeholders, recommendations made for the Ferry Road corridor study and urban design workshops. On the endorsement of the community board, the Council adopted the Ferry Road Master Plan at its meeting in May 2014.

### **Economic environment**

The shopping area on Ferry Road, immediately adjacent to Nursery Road, was significantly damaged by the February 2011 earthquakes. The retail shops in this area were demolished. These have started to operate again. Of the shops in the area, the 24 hour bakery is popular and widely used and valued by the residents of Phillipstown. Eastgate Shopping Centre continues to be key for the residents closest to the Linwood area as they are able to do their shopping close by without concern about transport.

It is not clear to what extent those who live in the Phillipstown area benefit from local employment and social responsibility from the business, retail and manufacturing sector in the area. There are plans to conduct a survey in 2014 to find out more about the extent to which the local community benefits from being in close proximity to employers.

### **Natural environment**

Phillipstown is generally an inner-city, developed area. It has a few small pocket parks and the Edmonds Factory Gardens and Edmonds Park also situated in the area. The two schools within the area contain large green field areas, and the primary school green field continues to be used for community events, as the smaller parks can not cater for the number of residents that attend these events. The area is adjacent to Charleston, which contains Lancaster Park (formerly AMI Stadium). The stadium has not been used since the February 2011 earthquake due to the significant damage it sustained.

The area is beautified by some streets that are lined with trees which give the place a suburban feel. There are also shrubs and native grasses planted along the streets.

### Land condition

Most of the land in Phillipstown has been categorised as technical category 2 (TC2) and a small proportion is technical category 3 (TC3) (Canterbury Earthquake Recovery Authority, <http://cera.govt.nz/maps/technical-categories>). The TC2 classification means that minor to moderate land damage from liquefaction is possible in future significant earthquakes. The TC3 classification means that moderate to significant land damage is possible in future large earthquakes. The Canterbury Earthquake Recovery Authority (CERA) has facilitated meetings for nearby TC3 locations to discuss issues of concern to the community. Other organisations and agencies, including the Earthquake Commission (EQC), insurance companies and the Council, have attended these meetings to provide information and answer questions.

## Key issues identified

Issue	Progress to date/outcomes
<ul style="list-style-type: none"> <li>The Phillipstown School may cease to operate from its current location due to the proposal by the Ministry of Education to merge it with Woolston School.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>The Ministry of Education has begun the consultation process with Phillipstown School which is due to end in March 2014. It is expected that a decision will be made by the middle of the year.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>In July 2013 the Ministry of Education decided to merge the Phillipstown School with Woolston School. This decision was challenged in the High Court by the school and the school won the court case that concluded that the consultation process the Ministry of Education put in place was flawed. As of November 2013 the consultation process was due to begin again.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>In April 2014 the Ministry of Education had completed its second consultation process on the merger of Phillipstown School with Woolston School. The school is due to close in December 2014 with children starting the 2015 school year at surrounding schools.</li> </ul>
<ul style="list-style-type: none"> <li>There is opportunity for the community to get more involved in the risk of managing crime in the area.</li> </ul>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>There are plans to train a team from Christchurch on SafeGrowth which is a crime prevention model using CPTED, urban planning and community development principles to manage risk of crime. Phillipstown will be used as the pilot.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>SafeGrowth training was conducted for some residents and some people who work in the area, particularly the Neighbourhood Safety Panel. The SafeGrowth Phillipstown Action Group has since been set up.</li> </ul>
<ul style="list-style-type: none"> <li>The area will be gentrified in the next few years as rentals become higher across the city and more people choose to settle close to the central city.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>More and more professionals are renting and buying houses in the area. Rents in the area have increased and the impact of this is that those who have traditionally afforded housing in Phillipstown are finding it too costly to continue living in the area.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The cost of renting in Phillipstown continues to rise as more people seek cheaper accommodation in the area.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Cost of renting in Phillipstown has somewhat stabilised but continues to be unaffordable for some on low incomes.</li> </ul>

Issue	Progress to date/outcomes
<ul style="list-style-type: none"> <li>• More engagement of communities by local organisations and agencies.</li> <li>• Increase in the number of activities, projects and programmes through partnerships formed through the local forum.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>• Local community organisations and agencies formed a group which organised a fun day to engage with the communities. More programmes and activities are already planned for 2013.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>• Another Community Fun Day was held in 2013.</li> <li>• Increase of activities in the area is compromised by lack of adequate capacity to organise and run the activities.</li> <li>• An engagement process in the area has proposed specific opportunities for the community to come together.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>• Local community groups and organisations have started the process of drawing up a Phillipstown Charter that looks at a collaborative approach to working in the area to achieve community aspirations.</li> </ul>
<ul style="list-style-type: none"> <li>• Renewal of older, sub-standard housing stock.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>• Renewal of housing stock has not yet occurred.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>• Housing New Zealand is set to build houses in the area.</li> <li>• Very few old houses have been replaced.</li> <li>• There have been a few houses that have been repaired after settlement with EQC and insurance companies.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>• Housing New Zealand is building nine units on Olliviers Road that are set to be completed by this month. ComCare bought four properties on Tuam and Bordersley Street for affordable housing for those who experience mental illness.</li> </ul>
<ul style="list-style-type: none"> <li>• Proximity to improved Central City, including recreational facilities.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>• Central City improvements will occur over the long-term. The proposed aquatic facility may enhance recreational opportunities.</li> </ul> <p><u>November 2013/14</u></p> <ul style="list-style-type: none"> <li>• There are plans to work on the green frame around the Central City over the next couple of years. Plans to start work on the aquatic facility have begun.</li> </ul>
<ul style="list-style-type: none"> <li>• Opportunity for cohesive development and collaboration in re-establishing infrastructure.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>• The future of Lancaster Park is still being discussed. It has been proposed that a(ny) replacement stadium be at a different site.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>• The Council is continuing discussions with insurers over the future of Lancaster Park.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>• The future of Lancaster Park is still unknown.</li> </ul>

Issue	Progress to date/outcomes
<ul style="list-style-type: none"> <li>Lack of cohesive collaboration amongst organisations may limit impact of work on communities.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>A local forum formed in February 2012 has facilitated greater networking and partnerships.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>There has been continued collaboration amongst the key organisations, agencies and schools working in the area.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Community groups, organisations and agencies that work in the area are forming a collaborative so that they find ways of doing more together.</li> </ul>
<ul style="list-style-type: none"> <li>Decreased capacity for supporting community programmes and events.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>The local forum has facilitated an increase in the capacity to support and development community programmes and events.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>While the local forum and organisations continues to organise community events there needs to be more input from residents to boost capacity.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Only one event was held this year.</li> </ul>
<ul style="list-style-type: none"> <li>Some roading and access difficulties due to conditions in neighbouring suburbs.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>Access has continued to be a challenge, particularly since SCIRT has been working in surrounding areas.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>Access to Phillipstown has continued to be impacted by SCIRT works in the Inner City and surrounding suburbs.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Access to Phillipstown continues to be impacted by ongoing works on roads as underground infrastructure is being repaired.</li> </ul>
<ul style="list-style-type: none"> <li>Impact on school rolls due to proximity to Central City.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>The local primary school currently has a record roll. The local secondary school numbers have been on the increase since the school relocated back to its usual site on Aldwins Road.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The enrolments at both the local primary and secondary schools have increased despite uncertainty of the future of the primary school.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>Phillipstown School roll continues to decrease as families enrol their children in other schools as the school prepares to close. Linwood College School roll increased due to the year 7 and 8 intake.</li> </ul>

Issue	Progress to date/outcomes
<ul style="list-style-type: none"> <li>Reduced/changed access to major retail outlets, and long-term impact of reduced services, for example, Linwood Library, Eastgate Shopping Centre.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>While Eastgate Shopping Centre has re-opened, there is need for an anchor store to increase customer base of the retail outlets. The Linwood Library continues to operate from a temporary site.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>Eastgate Shopping Centre has moved some shops around so that there is more traffic throughout the mall. The Library and Service Centre moved into Eastgate in May 2013.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>There has not been much increase in the number of tenants in Eastgate Shopping Centre. There are however plans for a community hub that brings together health practitioners and family wellbeing services.</li> </ul>
<ul style="list-style-type: none"> <li>Decrease in crime and increase in the number of neighbourhood support groups.</li> </ul>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>The Phillipstown Neighbourhood Policing Team has worked with residents and organisations in crime prevention and increasing neighbourhood support. There is already reportedly reduced criminal activity in the area.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The number of neighbourhood support groups has increased from 4 in 2012 to 24 by November 2013.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>There has been a slight increase in the number of neighbourhood support groups to about 26 by November 2014.</li> </ul>
<ul style="list-style-type: none"> <li>Increase in social responsibility by businesses, manufacturers and retail.</li> </ul>	<p><u>November 2013/14</u></p> <ul style="list-style-type: none"> <li>There is scope for local businesses, manufacturers and retail to get more involved in social responsibility shown through a slight increase in engagement with the community.</li> </ul>
<ul style="list-style-type: none"> <li>A community hub</li> </ul>	<p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>There is opportunity for local community groups, organisations and agencies to work together to create a community hub in the Phillipstown area that provides educational, social, health, and recreational opportunities for the community.</li> </ul>