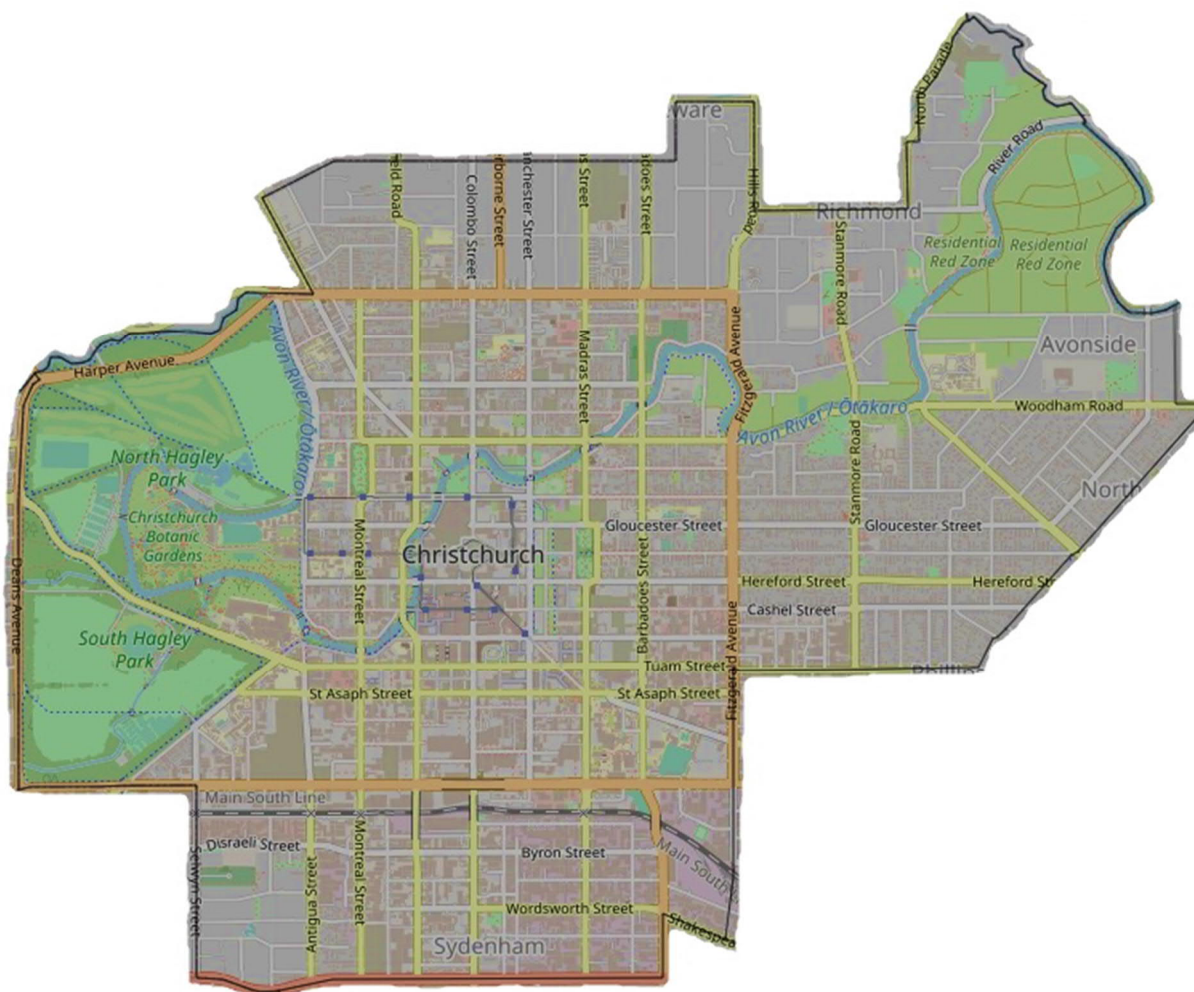


CENTRAL WARD PROFILE

February 2021



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, Governance and Partnerships Unit

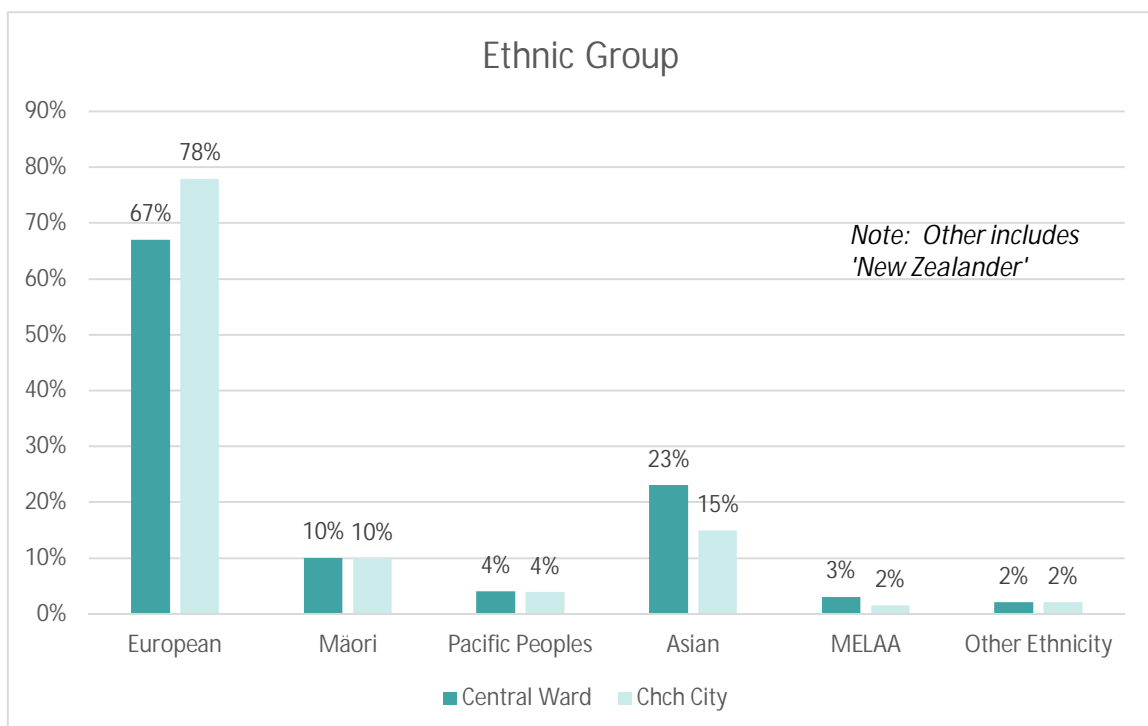
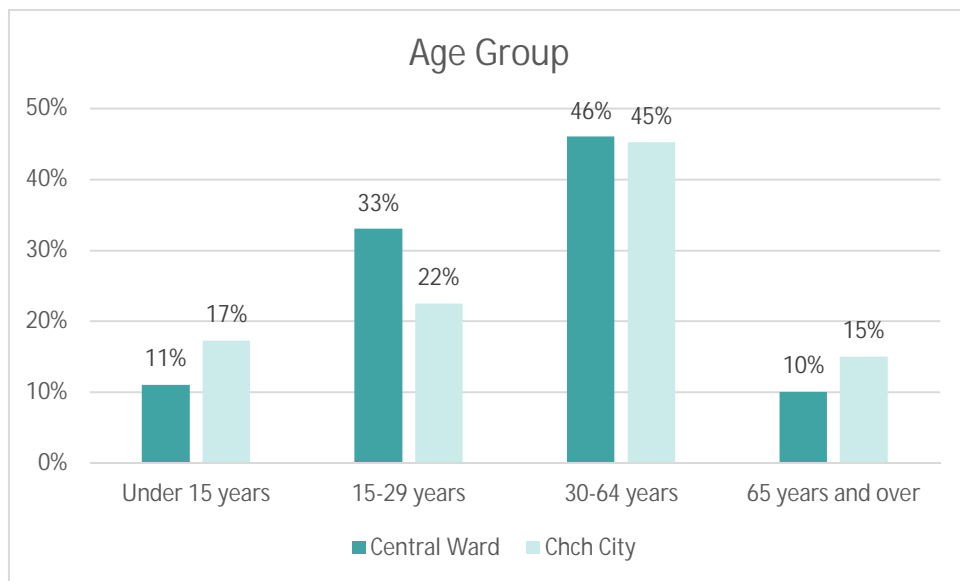


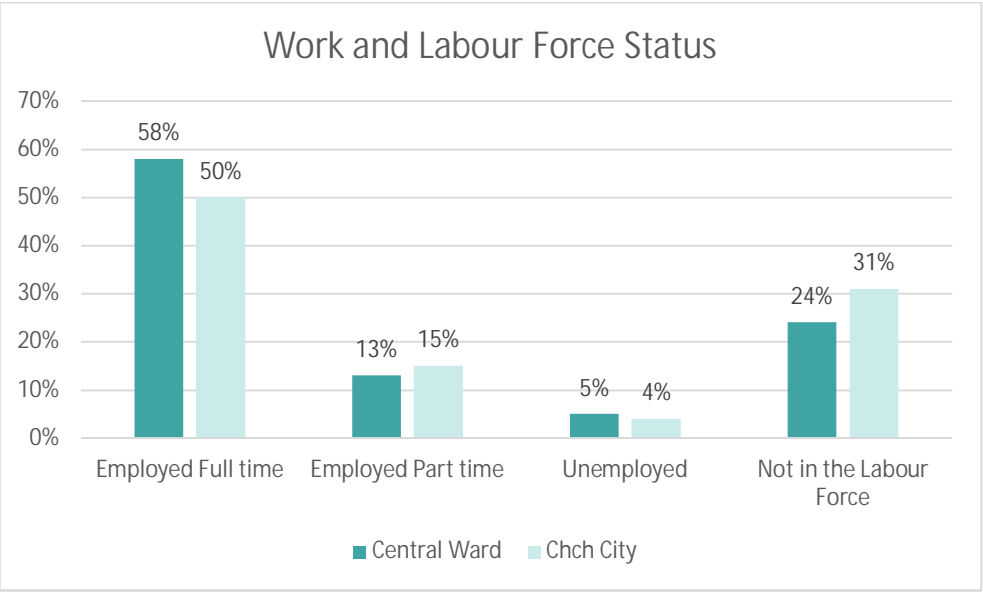
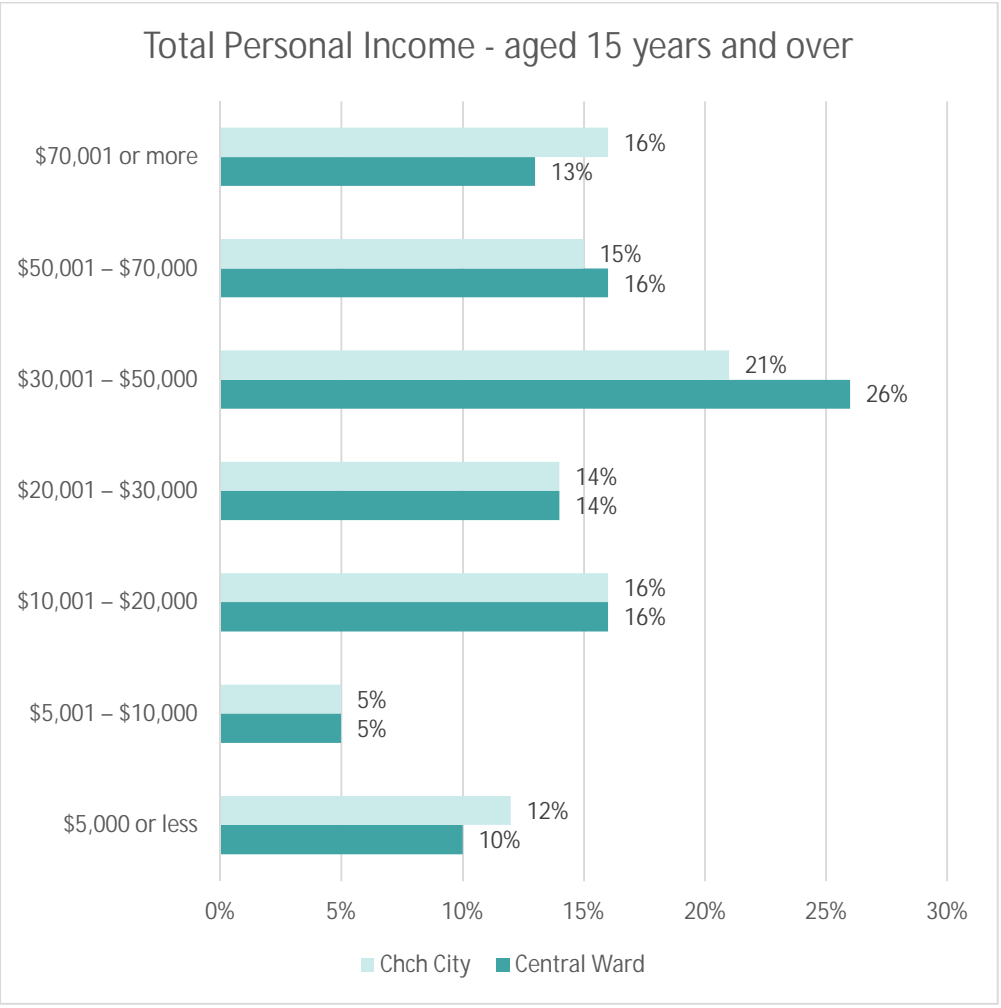
Facts and figures

Demographic Summary (2018 Census Data)

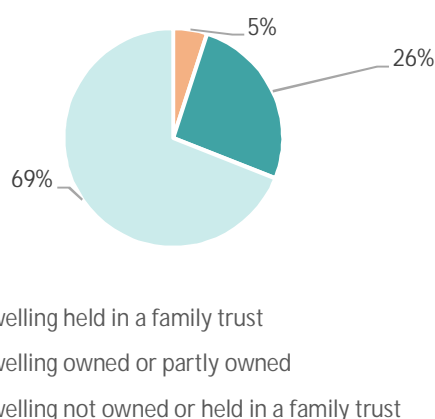
Population

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

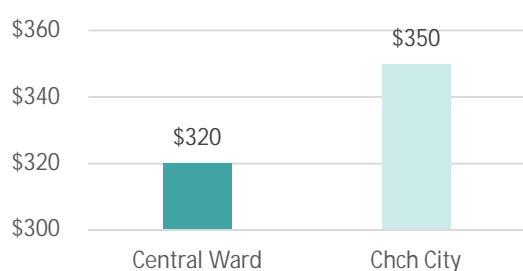




Tenure of Households (in occupied private dwellings) Central Ward



Median Weekly Rent (private occupied dwellings)



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

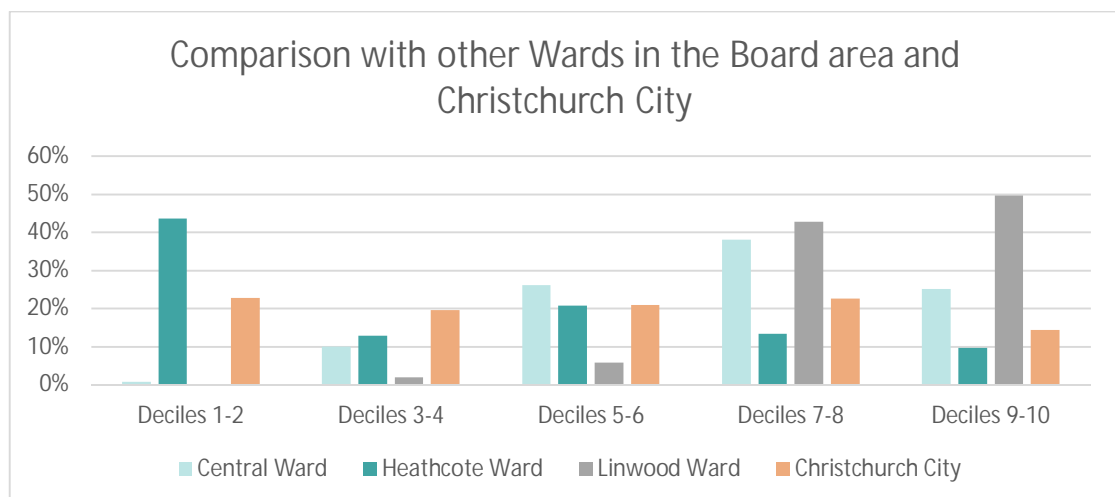
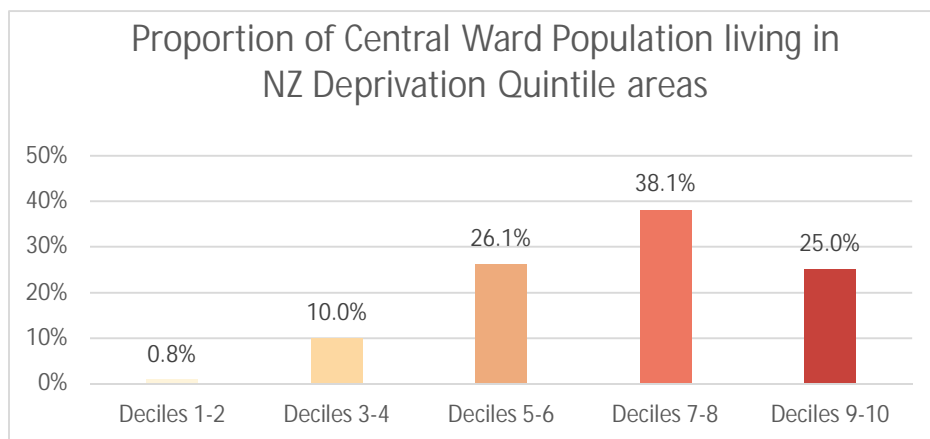
The aim of the NZ deprivation index research programme is to develop indexes of socioeconomic deprivation for New Zealand, to support and inform:

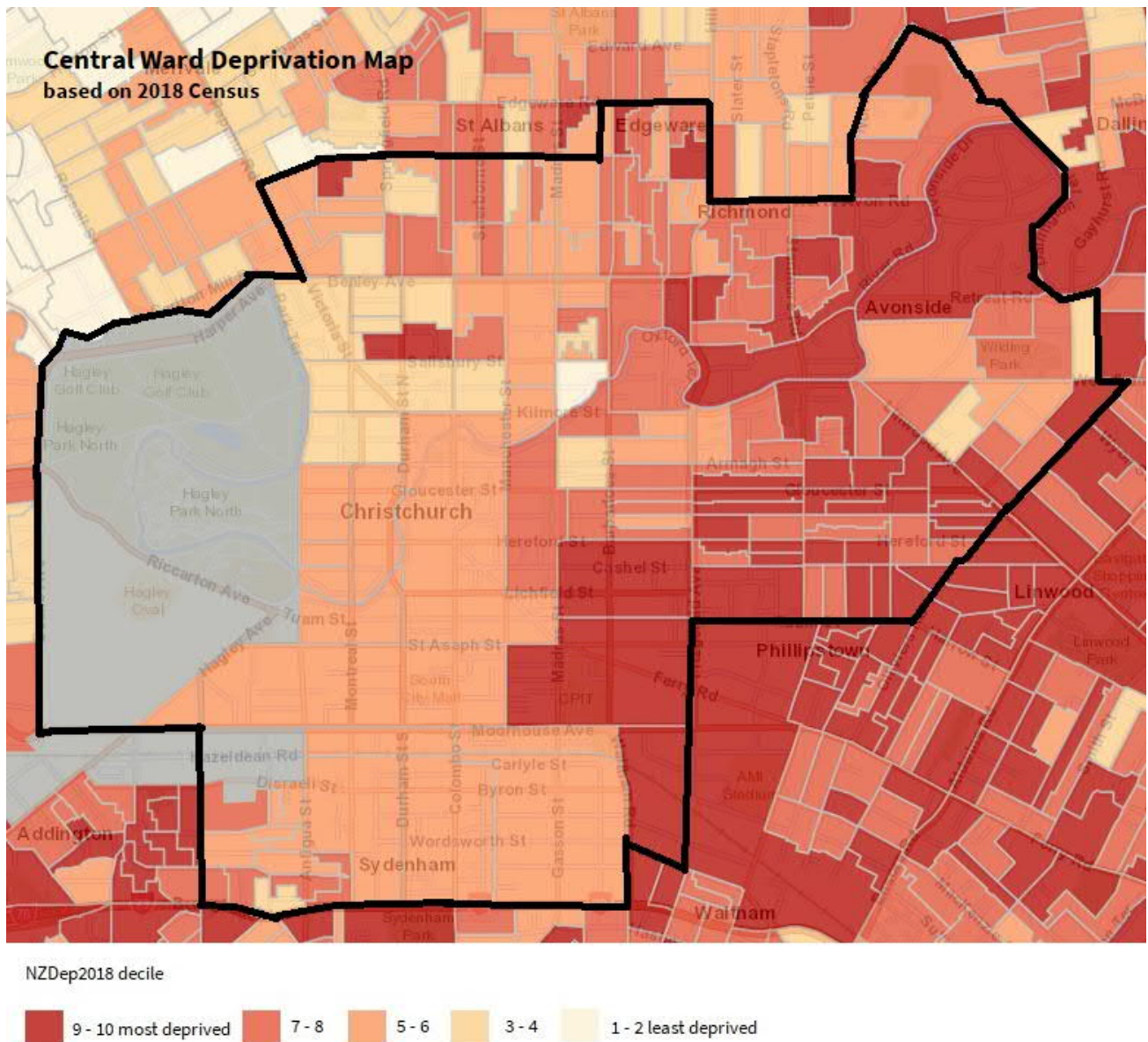
- Application in funding formulas
- Research in especially health and other social services. For example, in the health sector, many researchers use the indexes to describe the relationship between socioeconomic deprivation and health outcomes
- Community groups and community-based service providers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





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.

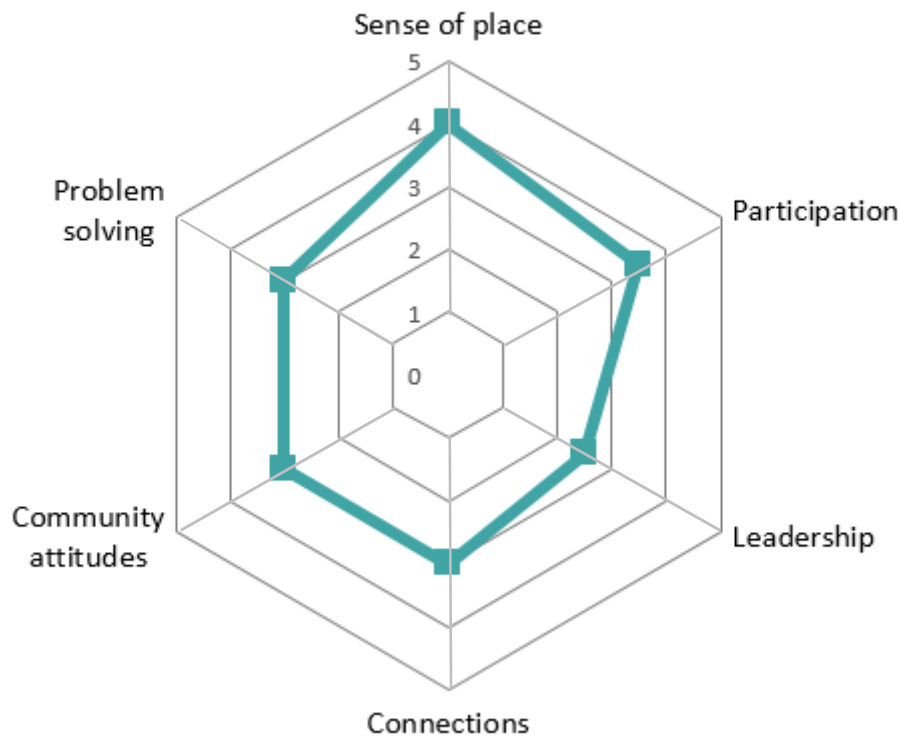
Hagley Park is home to a number of sports groups and organisations with many of the regional sports clubs calling it home. There are also a number of recreation and leisure activities on offer across the Central Ward that cater to locals, tourist and residents from across the wider city.

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 and the Canterbury Earthquake National Memorial. There are a number still underway; Metro Sports Facility, Te Pae Christchurch Convention Centre 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 Linwood Village Tiny Shops also provide a bumping space for the local community to connect and engage in social support.

Rerenga Awa Canterbury Youth Workers Collective have been supported to coordinate the bringing together of Central Ward youth workers. This network is encouraging a more collaborative approach to supporting young people across the Central Ward. Through conversation it was identified there are limited activities for young people in the Central Ward. In late 2020 the Waikura/Linwood-Central-Heathcote Community Board supported Youth and Cultural Development (YCD) to host the first of their FRESH youth events. This will continue to be an ongoing series of youth events that bring young people together in the Central Ward.

The Christchurch Youth Council also play a key role in encouraging youth voice and youth engagement however, it is acknowledged that more could be done to support active youth civic participation.

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 place-making 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.

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 with 270 new houses completed in 2019 and 130 in 2020. 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.

The lack of green space and tree coverage in the Inner City East / Linwood West Neighbourhood has led to the development of the Greening the East Plan. A Joint Working Party of community members and the Waikura Linwood-Central-Heathcote Community Board, were tasked with improving the situation and changing this scenario for the community. Together they developed the Greening the East Plan. This Plan seeks to develop tangible solutions to the problems faced by the community and take opportunities to increase green space and tree coverage in the neighbourhood. The Plan contains: a vision, guiding outcomes and an action list. It proposes an integrated approach to Greening the East, and is the basis for submission to the Christchurch City Council Long Term Plan, to seek funding for implementation.

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 Sydenham QUARTER brings together Retail, Offices, Industry, Restaurants, Bars and Arts to support each other for the betterment of Sydenham.

The Richmond Residents and Business Association support both residents and businesses and are currently undertaking an asset mapping project to get a better understanding of businesses in the Richmond Village area.

The Linwood Village has gone through a significant amount of change since the Christchurch Earthquakes where it was severely damaged and businesses impacted. A number of the shops continue to stay vacant with work underway to look at the revitalisation of the village and a Council led street-scaping project. Early conversations are underway to strengthen connections between businesses in Linwood Village, with the hope that a longer term association is established.

Current Community Issues

Issue	Progress to date / outcomes
High Density Housing	<p>Central Ward residents are challenged by 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>Neighbourhood and residents groups are proactive in advocating for their communities over this issue however, progress is slow.</p>
Unhosted Air BnB's	<p>Un-hosted Air BnB's are a challenge for Central Ward residents.</p> <p>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>

National Policy Statement on Urban Development	<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>The NPS-UD is causing 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.</p>
Greening the East	<p>The Greening the East plan has been developed. It is a project to of the Waikura Linwood-Central-Heathcote Community Board and the plan requires budget allocation through the long term plan process.</p>
Abandoned Earthquake Damaged Houses	<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>
Street Begging	<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</p>

	<p>however, a solution to the problem is yet to be found.</p>
Community Safety	<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>Again collaborative conversations between Council, key agencies and community groups are underway.</p>
Linwood Village Revitalisation	<p>The Revitalisation of Linwood Village is important to ensure the village, business community and neighbourhood begin to thrive.</p> <p>The village has numerous safety concerns, anti-social behaviours and empty shops.</p> <p>A multi-agency and community safety stakeholder conversation is underway to develop collaborative responses to safety issues as they arise.</p> <p>The Council are leading a street-scaping project to enhance the village feel.</p> <p>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.</p>
COVID-19	<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.
Commercial Intrusion	<p>Some parts of the Central Ward are concerned about large commercial developments in their residential communities.</p> <p>Residents and neighbourhood associations work actively to advocate for the voice of their communities.</p> <p>This is a challenging space for residents, is frustrating, time consuming and costly.</p>
Breaches to District Plan	<p>This continues to be an issue for Central Ward residents with developments breaching district plan rules.</p> <p>Resident and neighbourhood groups work actively in this space to advocate for their community.</p>