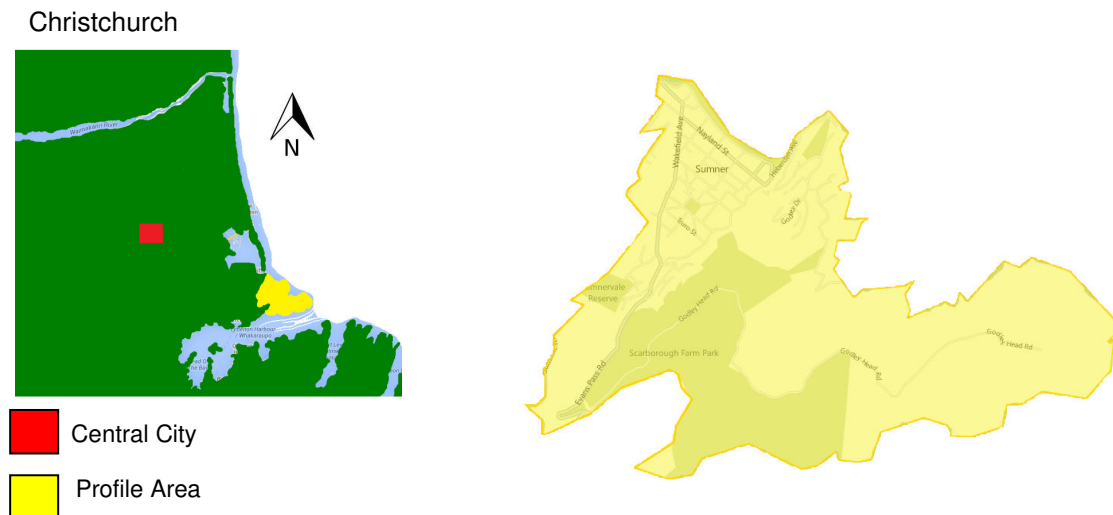


Community profile - November 2014

Sumner / Taylors Mistake

(Census area unit: Sumner)



Sumner is a seaside suburb located to the South-East of Christchurch, approximately 11 kilometres from the Central Business District (CBD). The wider Sumner area is bounded by Taylors Mistake to the East, Summit Road to the South, Moncks Bay and Redcliffs to the West, and the Pacific Ocean to the North.

The suburbs of Sumner, Clifton and Taylors Mistake are generally seen as higher socio-economic areas and comprise mainly residential dwellings on the flat and the hillsides. In the 2013 census of population and dwellings, 14.1 per cent of residents identified as being in the over 65 age bracket.

There is a wide mix of housing stock spanning different construction periods, designs and materials, many of which have undergone redevelopment in recent years. Large-scale residential dwellings and gentrification are prominent recent characteristics. There are a total of 30 Christchurch City Council housing units in Sumner.

The area offers lifestyle, entertainment and leisure opportunities close to beaches popular for swimming, surfing and other outdoor activities. Sumner's commercial centre services the local community, day visitors from the wider Christchurch area, and tourists.

Sumner has three primary schools: Sumner School, Our Lady Star of the Sea (Integrated Catholic) and Redcliffs School. The latter is temporarily located at Van Asch Deaf Education Centre. All schools have generous areas of landscaped grounds.

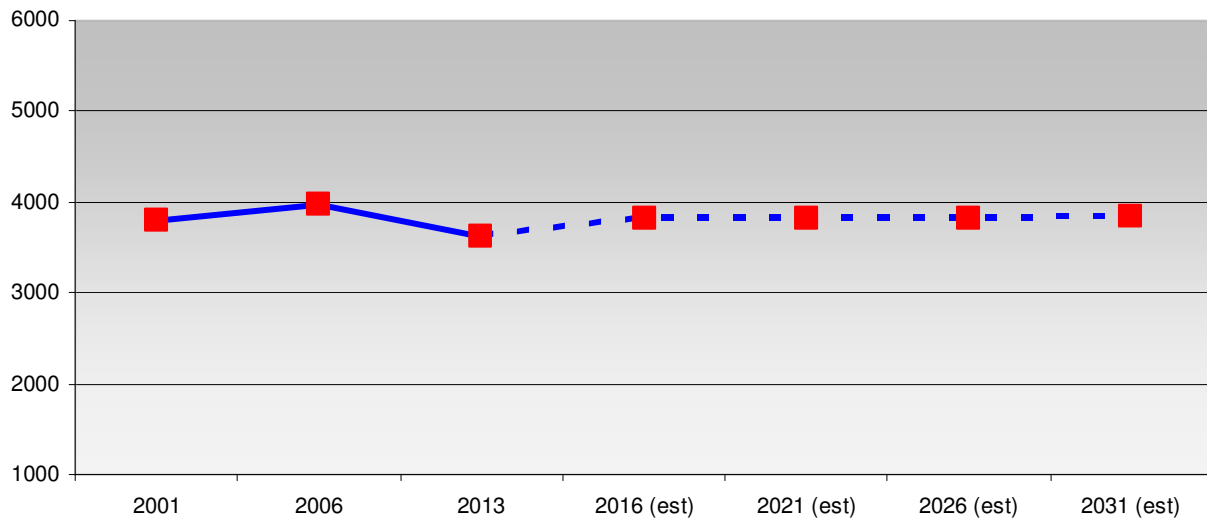
There are two Health Centres / Medical Rooms in Sumner, one with two general practitioners and the other a sole practitioner. There is one rest home accommodating 33 residents.

The wider Sumner/Taylors Mistake area has limited entry points with reliance on access via Main Road and Evans Pass.

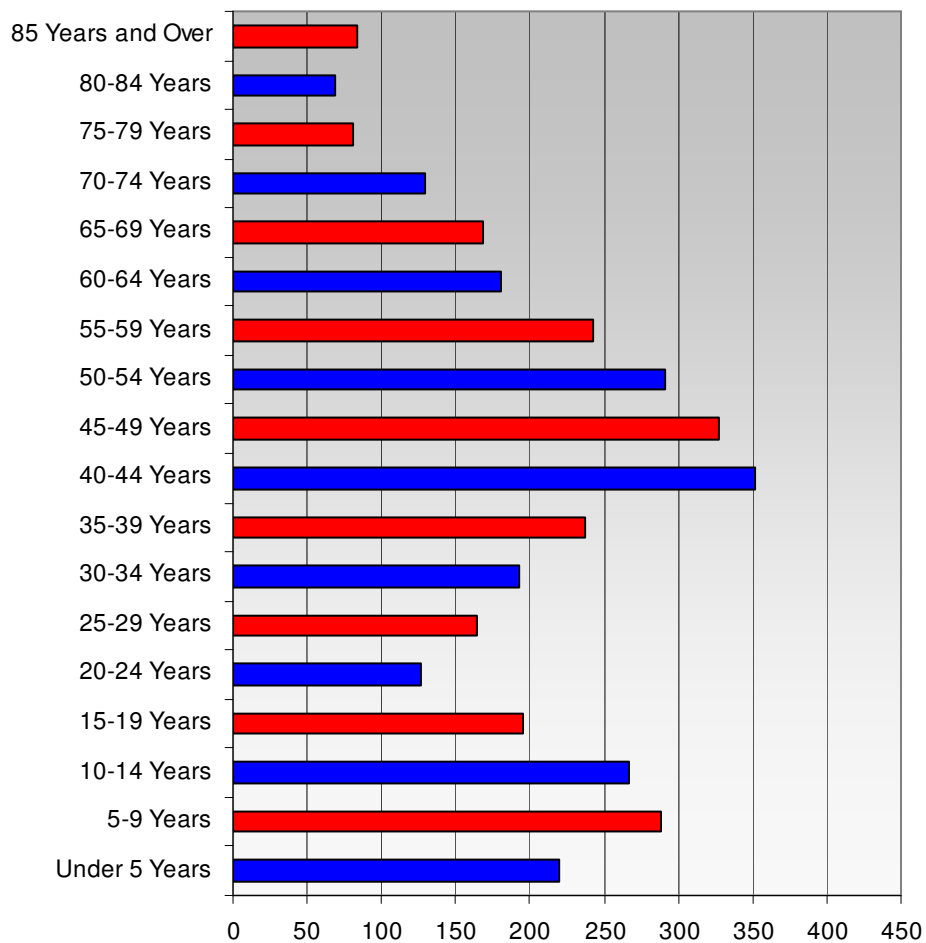


Key demographics

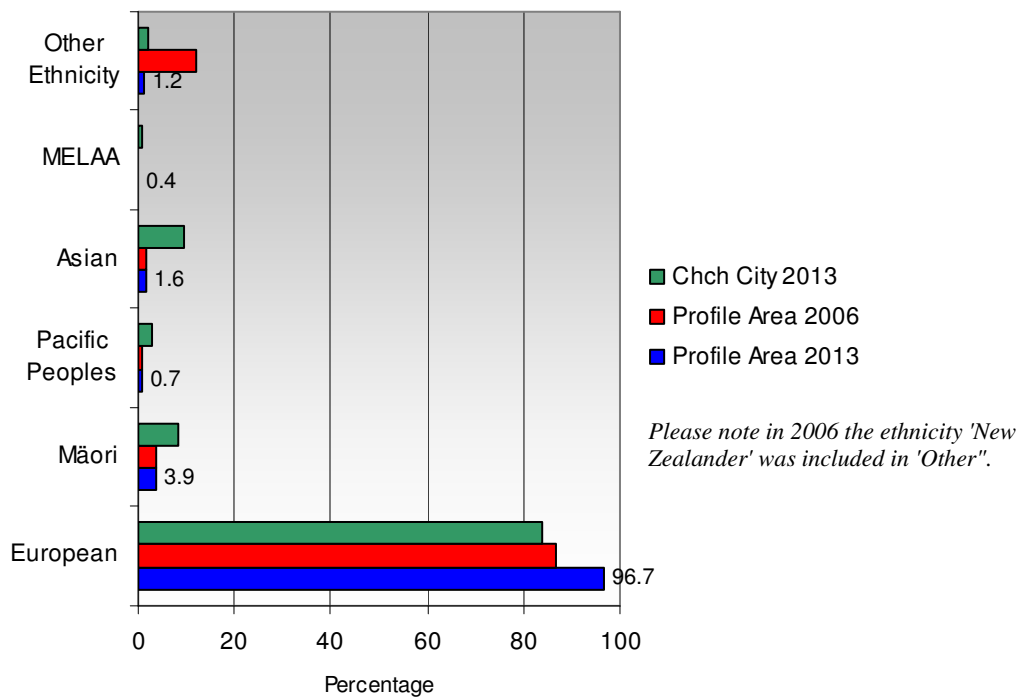
Usually resident population count
(Data from Statistics NZ)



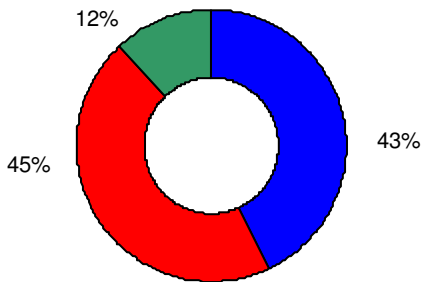
Age for usually resident population (number of people)
(Data from 2013 Census, Statistics NZ)
Profile Area



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

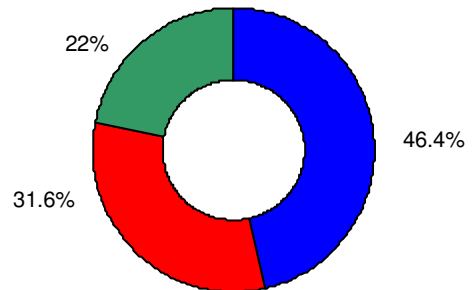


Family type (%)
(Data from 2013 Census, Statistics NZ)



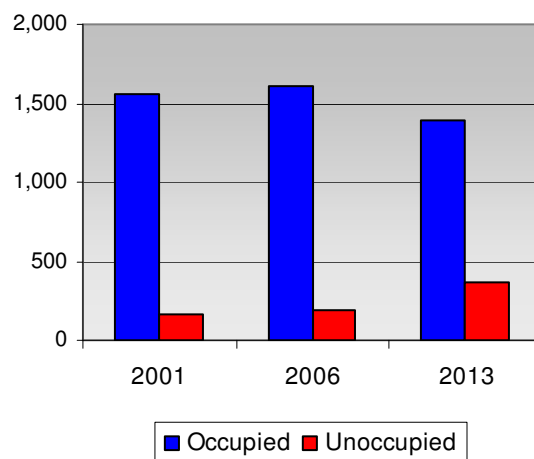
■ Couple without children ■ Couple with child(ren)
■ One parent with child(ren)

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

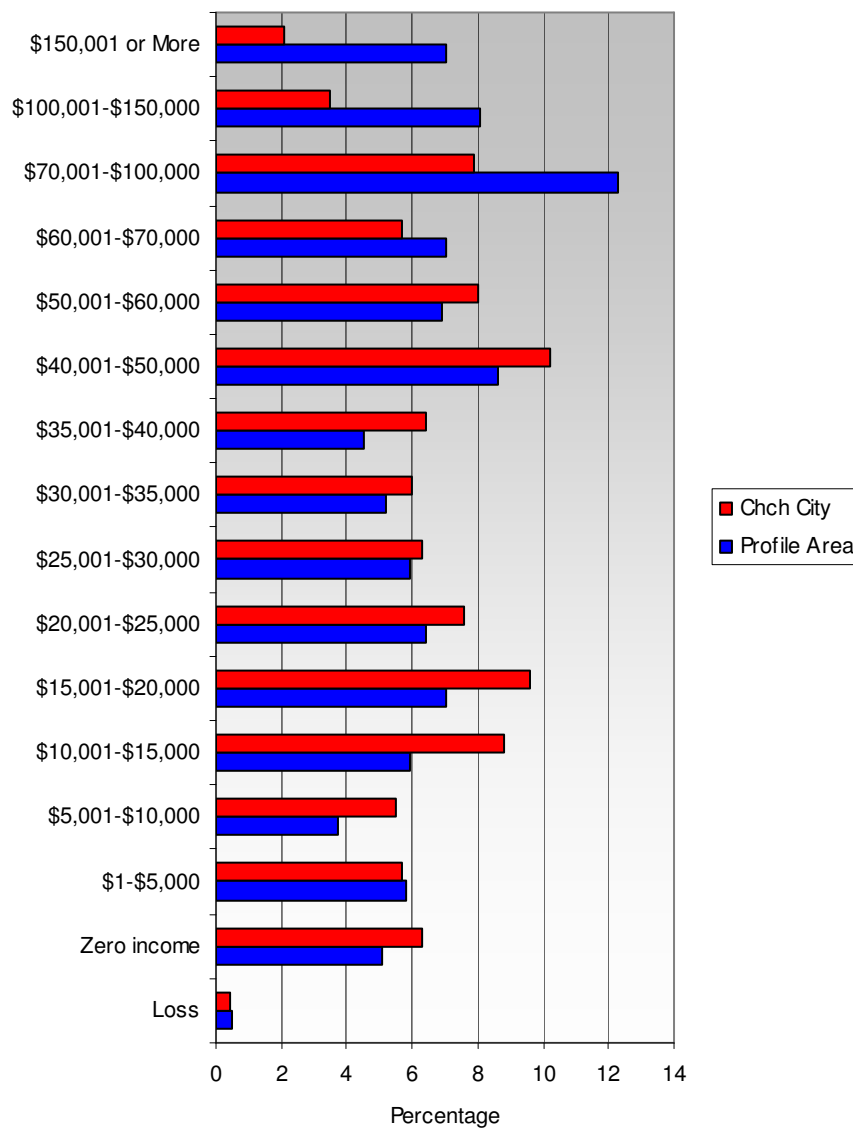


■ Dwelling owned or partly owned
■ Dwelling not owned and not held in a family trust
■ Dwelling held in a family trust

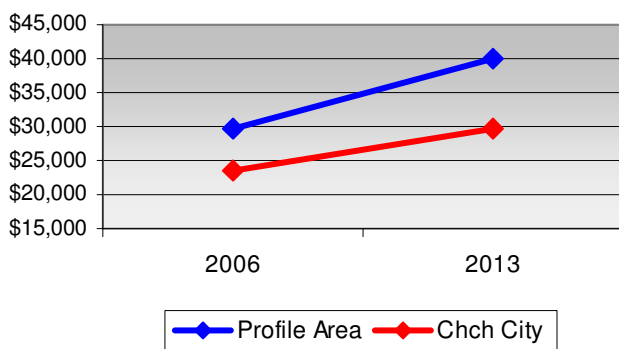
Occupied and Unoccupied Dwellings
(Data from Statistics NZ)



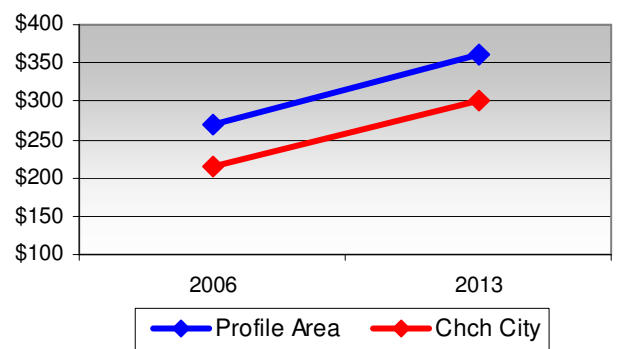
Personal income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



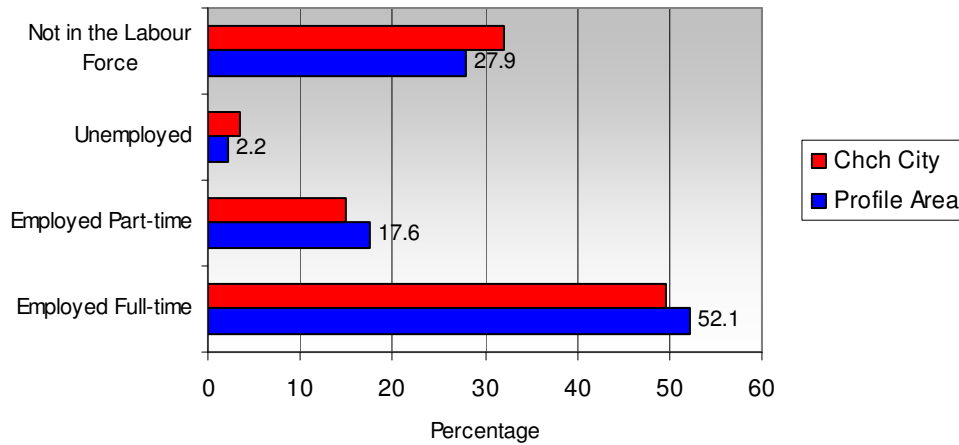
Median Personal Income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



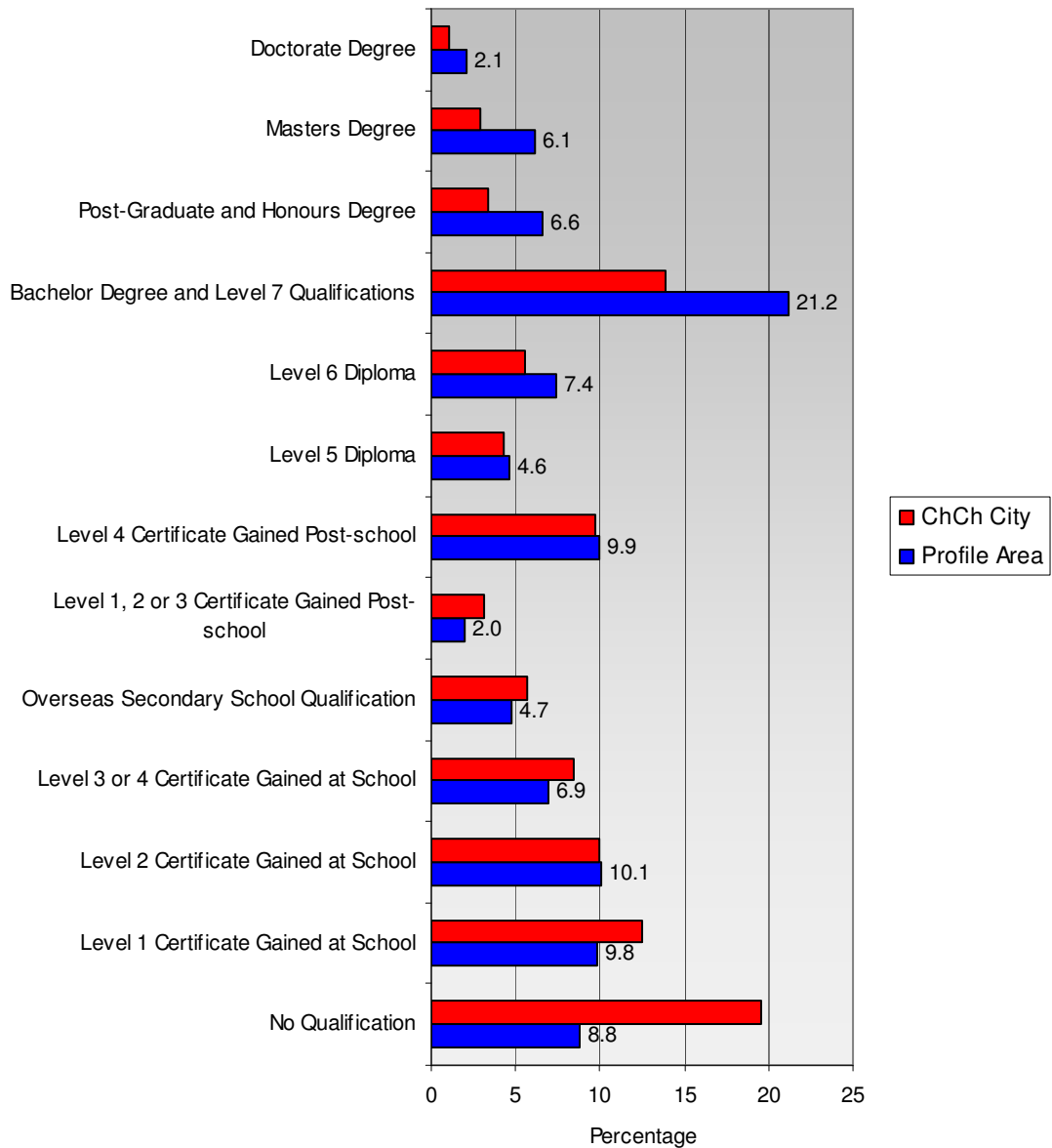
Median Weekly Rent for rented households, in private occupied dwellings
(Data from 2013 Census, Statistics NZ)



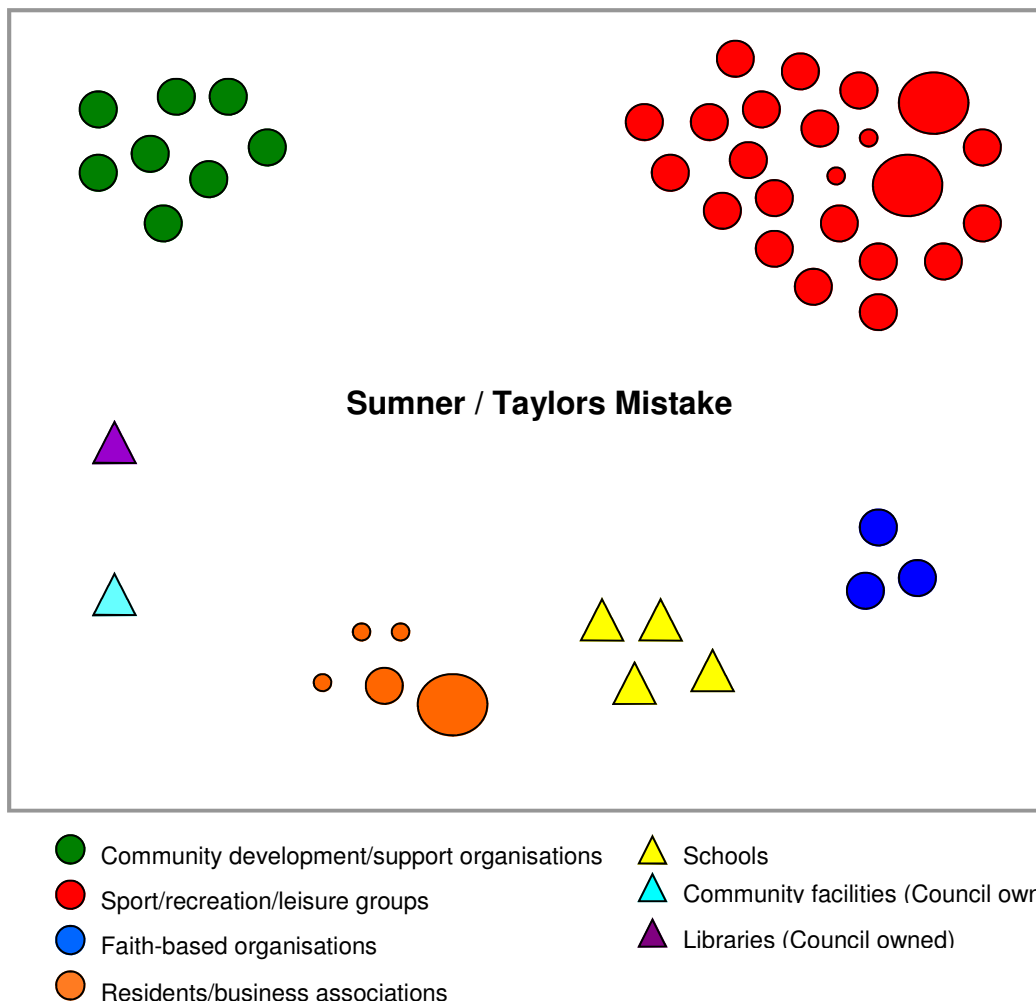
Work and Labour Force status (%)
(Data from 2013 Census, Statistics NZ)



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



Community infrastructure mapping



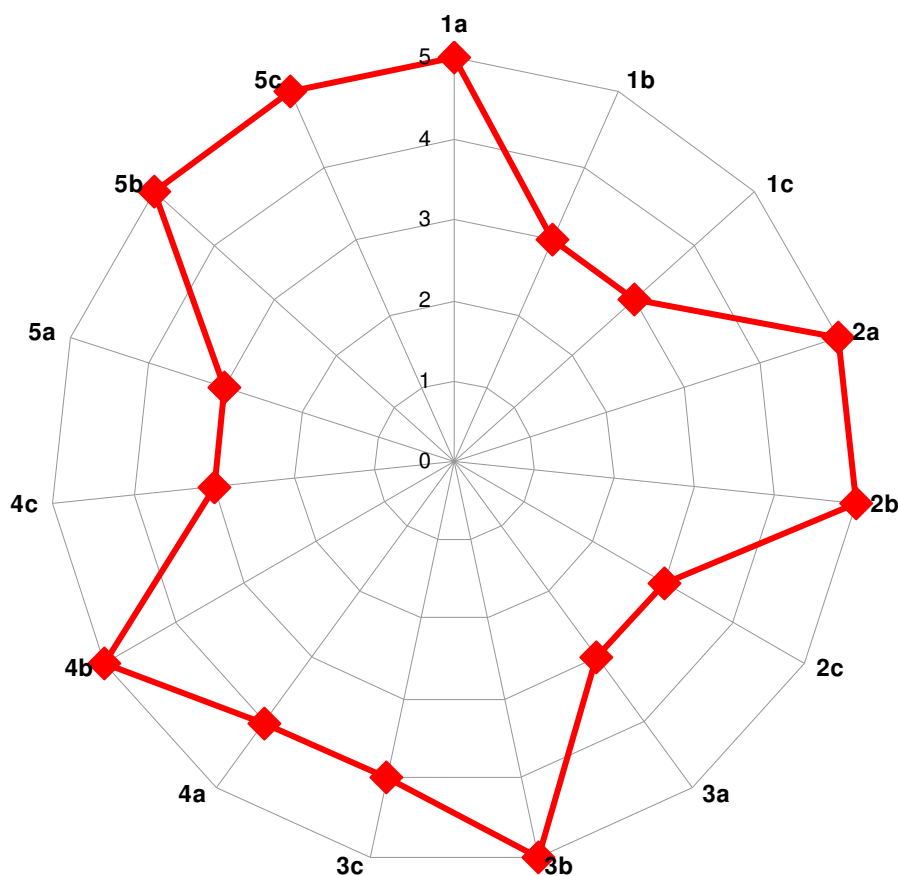
The above ratings have been based on reach, diversity, and participation. For example, bigger circles tend to be groups that provide a wider range of services, or have large numbers of participants. They also tend to be groups that are well networked within the community.

The Sumner/Taylors Mistake area identifies eight active social and community development organisations and groups, 23 sport/recreation/leisure groups and three church groups. Of the five residents' groups in the area one is rated as highly active and three as active. One residents' group is in recess.

There were two Council-owned facilities in Sumner prior to the 22 February 2011 earthquake. Both the Sumner Community Centre and the Council-operated library have been demolished. The Council mobile library now makes scheduled stops in Sumner village.

With the loss of meeting spaces, community groups, churches, and sports clubs have worked together to provide support and access to a number of groups seeking accommodation. Local youth programmes have operated from various venues around the bays area including regular use of one of the Sumner Primary Schools. One displaced youth organisation returned to its original site in early 2013 after the rock fall danger was deemed to be limited.

Community resilience mapping



Scale: 1 = Low 5 = High

15 measures of resilience

Community Support Organisations

	(rating)
1a # of organisations	(5)
1b strength of organisations	(3)
1c community development principles	(3)

Volunteering

	(rating)
2a investment in volunteers	(5)
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	(5)
3c access to networking groups/forums	(4)

Participation

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

Preparedness

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

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 22 February and 13 June 2011 earthquakes had a significant impact on the Sumner and Taylors Mistake communities with cliff collapses and rock-falls extensively damaging or destroying houses and community infrastructure. The community came together quickly to assist those in need and a community hub and information centre established in the old Sumner School hall.

The local residents then re-organised to become one of the leading community development organisations in the area. Organisations continue to work together to maintain services and programmes. Efforts by residents and business groups have ensured the Sumner community has a number of annual events that bring people together. The Sumner Street Party and Great Sumner Picnic are examples of these.

The Sumner community has organised talks by post-disaster experts and facilitated workshops for local people. This has strengthened the Sumner and Port Hills community. Volunteering increased following the 2010 and 2011 earthquakes but maintaining energy and reducing volunteer burn out is a concern.

Research indicates that there has been a psychological impact on residents as a result of the stress of the continued Christchurch earthquakes and the loss of many community members forced to move out of their homes because of section 124 notices, red zoning and geotechnical risks.

Relocation of residents to alternative accommodation inside and outside the area has also been stressful, particularly for older adults forced to leave familiar surroundings and move away from neighbours. The full extent of this is yet to be fully understood. The continued development of this community's capacity, connectedness and sustainability will contribute greatly to its well being.

Built environment

The 22 February 2011 and 13 June 2011 earthquakes caused significant damage to land, property and utility services such as power, water, wastewater, sewerage and had a substantial impact on the roading network throughout Sumner. Large numbers of roads closed in the first few weeks post-earthquake due to rock fall and risk of rock fall, or were badly damaged by subsidence. Evans Pass, one of the main transport and exit routes from Sumner, remained closed until November 2012 with considerable work undertaken to mitigate risk from road subsidence and rock-fall. The section of road between the top of Evans Pass and Lyttelton remains closed and it is not known when it will re-open.

Weight restrictions remain on some roads and parts of Heberdeen Avenue remain closed due to risk of rock-fall. SCIRT (Stronger Christchurch Infrastructure Rebuild Team) continues work in the Sumner area including repairs to retaining walls, waste water, and roads.

Many houses on the low ridges and headlands in the area were very badly damaged. Following the 22 February 2011 earthquake Civil Defence evacuated some houses and prevented reoccupation because of the life risk posed by potential rockfall.

After the earthquake on 22 February 2011 1,235 buildings were assessed as 'green (habitable)', 87 as 'yellow' and 139 as 'red' in the wider Sumner area. The 13 June 2011 earthquakes exacerbated existing damage. Under the CERA land zoning process, 192 properties in the hill areas of Sumner have been zoned red. Section 124 (S124) notices are in place on 314 properties in the wider Sumner area because of geotechnical hazards including rock-fall, cliff collapse and landslip or because of structural hazard. Section 124 notices indicate a very real, localised danger to residents living in these homes based on the advice of geotechnical experts. There has also been considerable loss of Council Social Housing units in this area with the 18 units in Captain Thomas Courts in Truro Street totally closed down. This complex formed the majority of Council's housing stock in Sumner.

Both the Christchurch City Council owned Sumner Community Centre and Sumner Library have been demolished. Funding for a new combined Library and Community Facility has been approved and the rebuild is in its planning stages. The Sumner Community Centre and Library site has been temporarily developed under the 'greening the rubble' concept as a village green including bike pump track, skate ramp area and book exchange. A number of other well utilised community facilities were damaged or otherwise

compromised, or are sited within rock fall risk areas, placing considerable strain on the availability of community meeting and programme spaces. Use of the Sumner School's old hall as a community space has mitigated some issues. Two groups are currently leasing space in the Sumner Police Station. Other local community facilities have offered space to displaced groups.

In July 2013 the Christchurch City Council agreed to provide \$9.9 million in funding for the Coastal Pathway in its three year plan. Fulton Hogan donated \$250,000 worth of work to form a section of the Coastal Pathway when it rebuilt the causeway across McCormacks Bay.

Shipping containers providing rockfall protection along Shag Rock Reserve on the main road into Sumner were shifted closer to the cliff side creating more road space for cyclists and cars. An elevated walkway was built on the seaward side of the road to improve pedestrian safety.

A number of key facilities are set to be rebuilt over the next couple of years.

- The new Sumner Tennis and Squash Clubrooms will have space for hire to community organisations and for events.
- Sumner Surf Lifesaving Club, which was demolished in July 2013, is set to be rebuilt and open for the 2014/15 summer.
- The redeveloped Scarborough Paddling Pool rebuild is due to open for summer 2014.

Preliminary community consultation has begun for the rebuild of the Sumner Community Centre and Library, and there is a possibility it could include the Returned Servicemen's Association building demolished after the earthquakes.

Economic environment

The gentrification of the wider Sumner area has seen the suburb develop as a unique, high socio-economic residential suburb with retail, hospitality, accommodation, service and recreation-orientated businesses, and a small cinema complex. This almost self-contained centre services the surrounding communities, tourists and day visitors from the wider Christchurch area as well as retaining the sought after recreational outdoor activity attractions.

Sumner has a small supermarket, and until the recent opening of the newly rebuilt Countdown supermarket at Ferrymead, the nearest large supermarket was in Woolston Village. Rebuilding of New World supermarket in Redcliffs is underway and the nearby Ferrymead Countdown is set for reopening in early 2014. The closest major shopping centre is Eastgate in Linwood, some 11.3 kilometres away.

The Sumner Village Centre Master Plan was adopted by the Council in August 2013. It presents a future vision and goals for the redevelopment of Sumner Village Centre in response to the damage caused to the centre in the 2010 and 2011 earthquakes. The Plan's purpose is to guide decisions on private investment and public expenditure, particularly those relating to land development and transport infrastructure, helping Sumner become stronger and more resilient.

A number of Sumner businesses displaced from buildings demolished as a result of the earthquakes have closed or left the area. The rebuild of a Council facility is being seen as an opportunity to bring the heart back into the commercial centre of the village. The development of the Sumner Master Plan, a joint exercise involving Council and the community, provides guidelines for rebuilding in the Sumner business area.

The median price of homes in Redcliffs/Sumner fell in the three years immediately following the earthquakes but have risen beyond 2010 prices in 2014. (<http://www.enz.org/house-prices-christchurch.html>)

Natural environment

The 4 September 2010 earthquake had minimal impact on the wider Sumner area, however, the 22 February 2011 and 13 June 2011 earthquakes had a significant impact on the geographical and physical infrastructure of the area, causing large rock falls, and cliff collapses with large tension cracks extending beyond the cliff edge (up to 60 metres) between Monks Bay-Sumner and, to a lesser extent, on the east side of Scarborough, which poses a significant hazard to residents. Sumner is one of the areas most affected by rock falls, debris falls and slides. Rapanui (Shag Rock), an iconic landscape feature of the Sumner/ Redcliffs area, was significantly reduced in size by the earthquake and local residents now refer to it as 'Shag Pile'.

The risk of further rock falls is highest where there is loose rock on the slopes that failed, especially where there is cracking along the edge of the cliff face. Shipping containers placed along Main Road and Wakefield Avenue provide ongoing rock fall protection.

Geotechnical monitoring of ground cracks and potential rock fall and landslides has continued. Geotechnical crews have removed or secured dangerous boulders to allow access to critical transport routes; although further damaging slope failures could occur in some areas during on-going aftershocks or other significant weather-related events. In November 2013 Christchurch City Council released the findings of the first of a series of reports looking at Port Hills slope stability mass movement post-earthquakes.

Prepared by the Institute of Geological and Nuclear Sciences Ltd (GNS Science) for The Council, *'The Canterbury Earthquakes 2010/11 Port Hills Slope Stability'* Stage One Report details investigations of 36 areas in the Port Hills where mass land movement has occurred. The report makes recommendations for further investigations and hazard reduction.

The affected areas have been categorised into preliminary Class I, II and III areas. There are a small number of properties in 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. There are also a small 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.

The information in this GNS Science Stage One Report, and future reports in the series, will help guide decisions on land use and infrastructure planning and development, along with management and mitigation options.

Sea Level Rise and Flooding

Sumner is included in a flood management area where flood risk and floor level assessments are now part of the resource consenting process for new developments. These updated floor levels were set for identified areas in 2013 and will protect homes from the risk of future flooding. Actual floor levels for each property will be set as part of the building consent process. The Sumner Village Master Plan states "The District Plan's requirements for minimum floor levels in Sumner Village centre are higher than the minimum requirements of the New Zealand Building Code." (*Appendix Seven – Natural Hazards/Flooding*).

Severe weather conditions occurred in early 2014, and areas in Sumner flooded on 3 occasions. A series of flood meetings were held in affected areas across the city including Sumner.

Key issues identified

Issue	Progress to date / outcomes
<p>While the risk of loneliness experienced by those whose neighbours have had to move out of their homes and the area, and increased feelings of vulnerability amongst older adults has been identified as an issue within the Sumner Community, it is also recognised that opportunities for increased community connectedness through social activities and events can result in increased community spirit and resilience.</p> <p>Organisations have the opportunity to listen to what their communities are saying and use that when planning programmes and activities.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> The residents group has lead with a number of key initiatives that help support residents such as building its capacity through providing talks and workshops from post disaster experts from around the world for community and community organisations. Programmes continue for vulnerable residents, in particular the elderly. Council staff, continually to work with local organisations and community leaders offering advice on Community development principles and providing community funding in assisting organisations. The Sumner community hub provides advice and support for Sumner community. Volunteering is encouraged and a number of residents who have chosen to freely lend their time and administrative abilities. Volunteers are given the opportunity to gain skills while helping. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Council staff continue to support community organisations to provide support in the community.
<p>With high number of projects evolving post 22 February 2011 earthquake the historical low levels of volunteers involved in some aspects of community work may provide a risk to the long term sustainability of projects, with demands on volunteers resulting in capacity issues for some groups.</p> <p>Opportunities for capacity building of existing and new groups, with some new initiatives being undertaken by existing organisations, can reduce identified risks of low collaboration levels and fragmentation within the community.</p>	<p><u>November 2014</u></p> <ul style="list-style-type: none"> Council staff has worked with groups and organisations to improve capacity and development processes, and access community funding to support programmes including volunteer acknowledgement. Council staff continue to work with groups and organisations to improve capacity and development processes and access community funding to support programmes including volunteer acknowledgement. Community organisations from other earthquake affected areas have built closer working relationships with Sumner organisations and offer advice and help facilitate workshops with the community. Community support and development workers from Sumner, Redcliffs Mt Pleasant, Heathcote and Lyttleton called the Port Hills cluster group meet, discuss and support one another, and are currently engaged in a capability development project with the Ministry of Social development.

Issue	Progress to date / outcomes
<p>It has been identified that there is risk of the threat of rock fall contributing to long-term stress on individuals and families.</p> <p>There are continued concerns over other natural hazards such as tsunami and it has been recognised that there may be increased hazards from the Sumner Bar.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> • Council staff continue to work with geotechnical teams and CERA well-being staff to ensure residents are fully supported to access personal and family financial and psycho-social support. Community Boards, Resident Groups and Key Community Groups included in the process to ensure that residents have access to local contacts for support • Coastal Pathway consultation documented issues rose around the changes in the Sumner Bar and perceived increased life risk. • Geotechnical and Nuclear sciences (GNS) released the first (Stage One) of a series of reports: the Canterbury earthquakes 2010/11 Port Hills slope stability: mass movement. The report assesses hazards, and considers if these hazards pose a risk to peoples, homes or critical infrastructure. • Council staff, continue to work with geotechnical teams and CERA staff to ensure residents affected by zoning decisions have up to date information and are aware of support services by referral or working with Earthquake coordinators and other relevant organisations. <p><u>November 2014</u></p> <ul style="list-style-type: none"> • Council Civil Defence staff are coordinating long term planning for future disasters / crises.
<p>Redevelopment and recovery planning provides an opportunity for the community to play a role in leading area development plans including an enhanced Coastal Pathway for walking and cycling.</p>	<p><u>November 2013</u></p> <ul style="list-style-type: none"> • Council has adopted the Coastal Pathway and has funded \$9.9 million towards its build. • Fulton Hogan has installed \$250,000 worth of works towards Coastal pathway along the McCormacks Bay causeway. <p><u>November 2014</u></p> <ul style="list-style-type: none"> • The rebuild process for the combined Sumner Library and Community Facility has begun.