

Community profile - November 2014

St Albans

(Census area units: Including St Albans West, St Albans East, Rutland, Edgware)



The St Albans profile area is two kilometres north of the Christchurch Central Business District. It covers St Albans West, St Albans East, Rutland and Edgware. It is a largely residential area characterised by densely populated housing, featuring a range of mostly freestanding refurbished late 19th century villas, Californian bungalows, modern houses, units and townhouses, and tree lined avenues. It is one of the older suburbs of Christchurch and is well served by the shopping centres of Merivale, Edgware Village and Cranford Street.

Recreational reserves and facilities include Abberley Park, St Albans Park, Rutland Reserve, Malvern Park and Packe Street Gardens, which are complemented by well used sports venues such as Rugby, Westminster and English Parks. St Albans has one state and one private primary school. Although there is no secondary school, parts of the area are in the Christchurch Girls' and Christchurch Boys' High School zones. Mairehau High, St Andrews and St Margaret's schools are just outside the profile area.

There are two Christchurch City Council-managed community facilities and several sport and community facilities for public hire. Christchurch City Council owns 152 social housing units in seven locations in St Albans, complemented by Housing New Zealand properties that add to the diversity of residents.

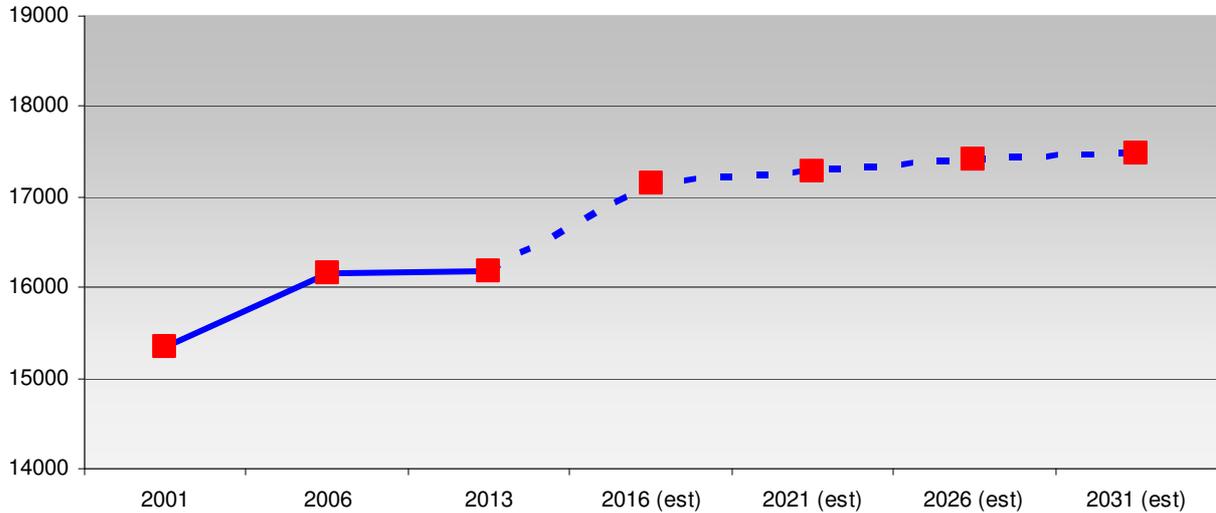
The suburb has three medical / doctor surgeries, a 24 hour after hours surgery, a private hospital and retirement villages.

Occupied dwellings number 6975. The population in the 2013 Census was 16,188 compared to 16,164 in 2006. Of the population, 15.1 per cent are under 15 years old and 11.9 per cent are over 65 years. Both groups are below the city average except for the Rutland area where 21.6 per cent of the population is under 15 years of age.



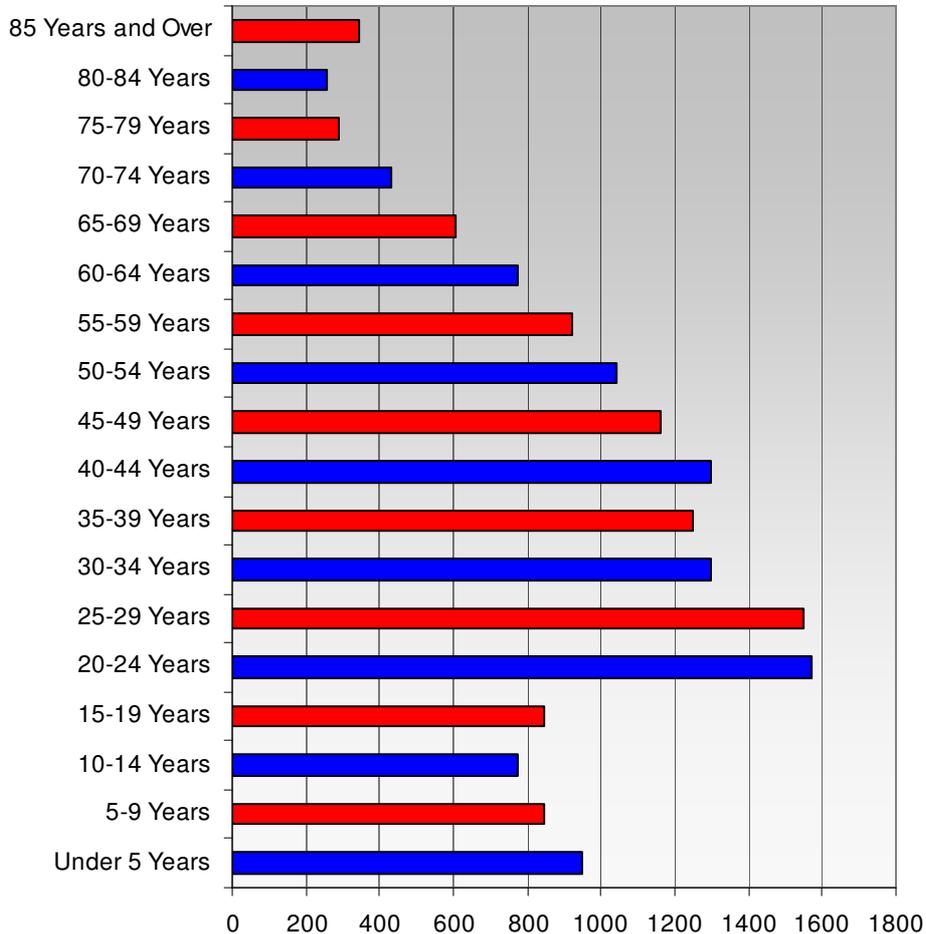
Key demographics

Usually resident population count
(Data from Statistics NZ)



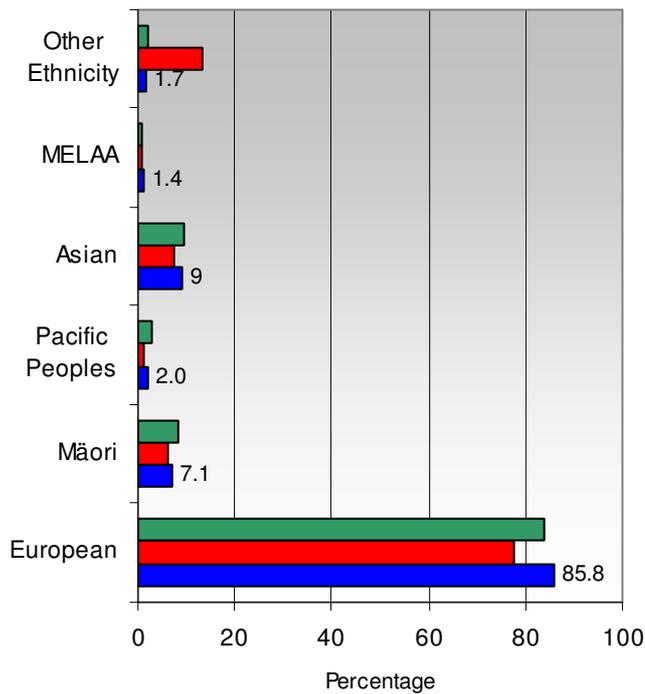
Age for usually resident population (number of people)
(Data from 2013 Census, Statistics NZ)

Profile Area



Ethnicity for usually resident population (%)

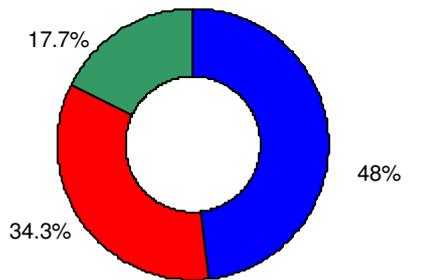
(Data from 2013 Census, Statistics NZ)



Please note in 2006 the ethnicity 'New Zealander' was included in 'Other'.

Family type (%)

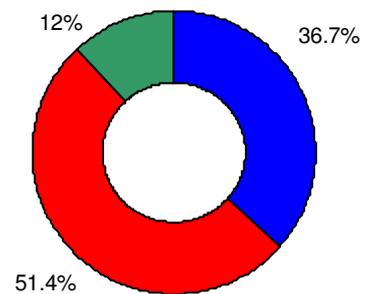
(Data from 2013 Census, Statistics NZ)



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

Home ownership (%)

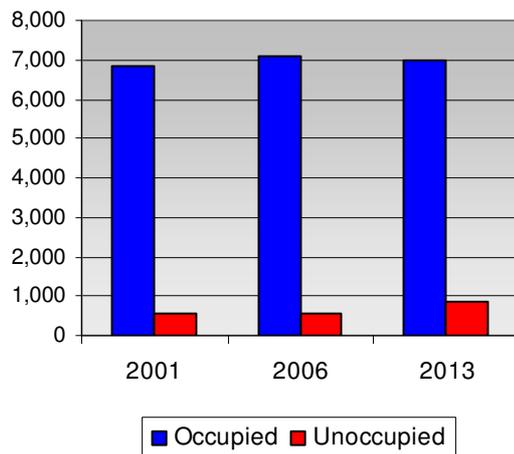
(Data from 2013 Census, Statistics NZ)



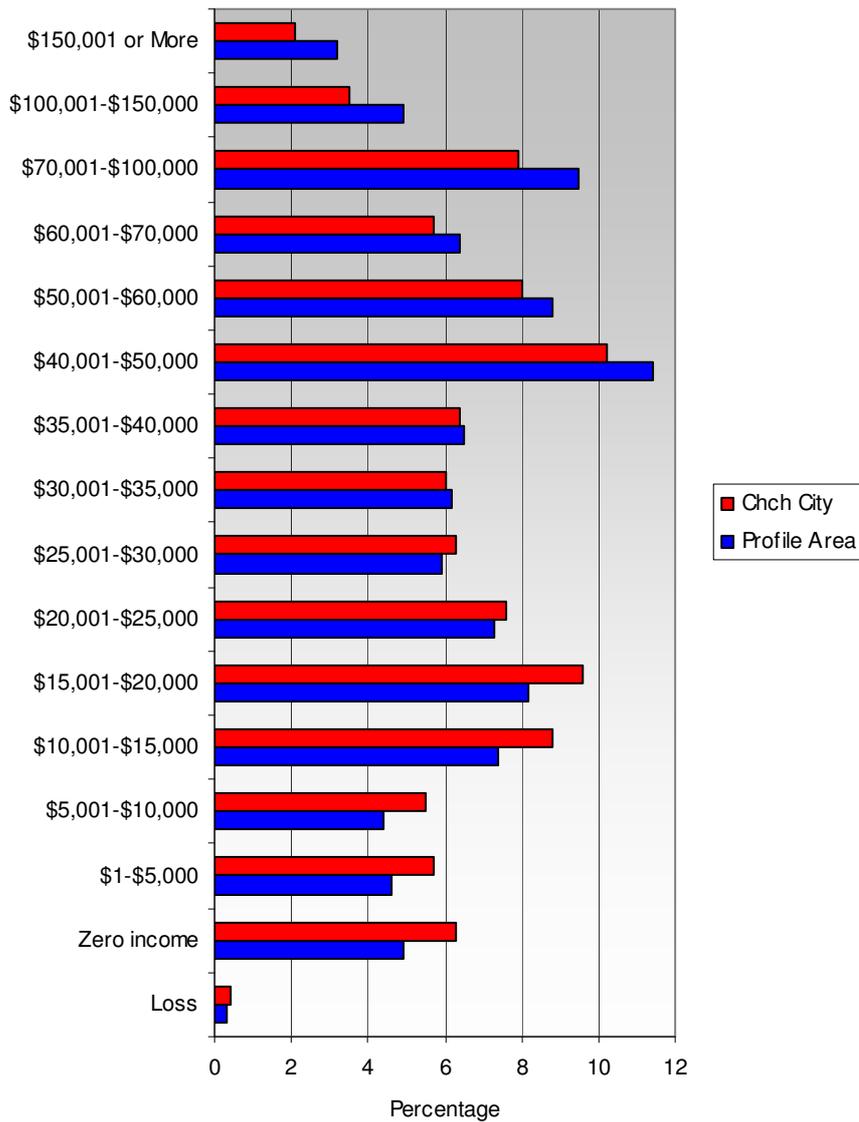
- Dwelling owned or partly owned
- Dwelling not owned and not held in a family trust
- Dwelling held in a family trust

Occupied and Unoccupied Dwellings

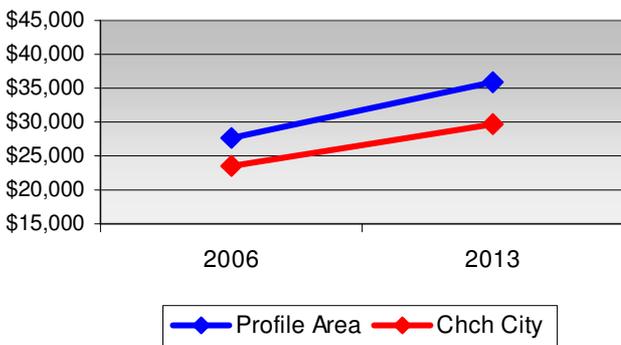
(Data from Statistics NZ)



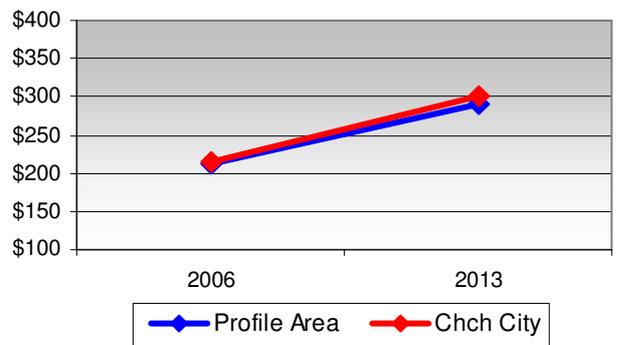
Personal income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



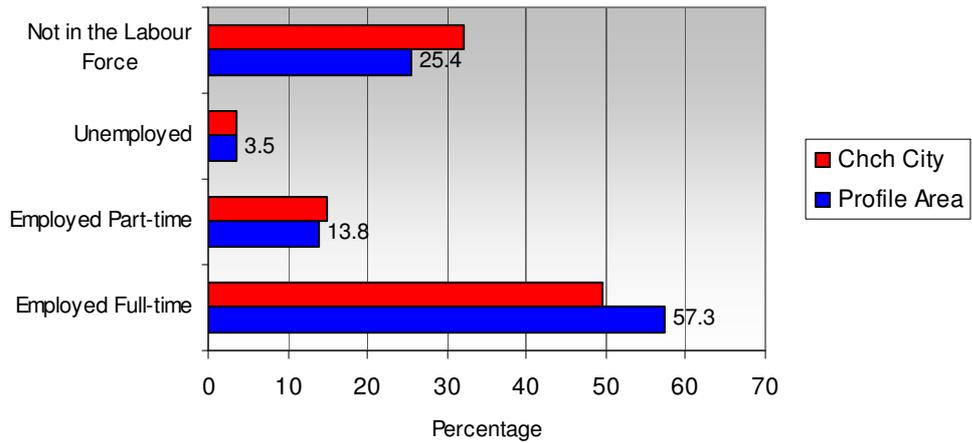
Median Personal Income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



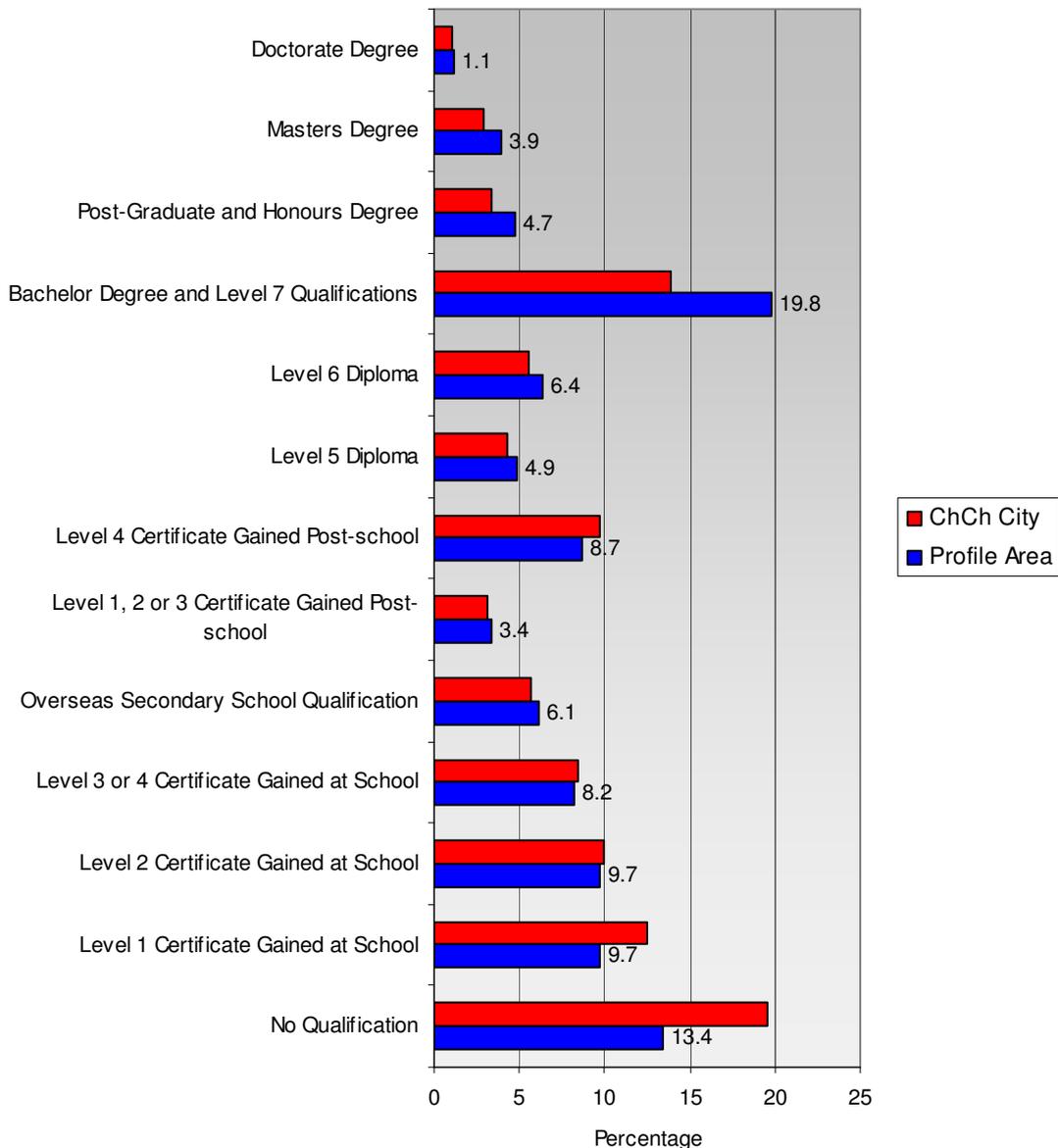
Median Weekly Rent for rented households, in private occupied dwellings
(Data from 2013 Census, Statistics NZ)



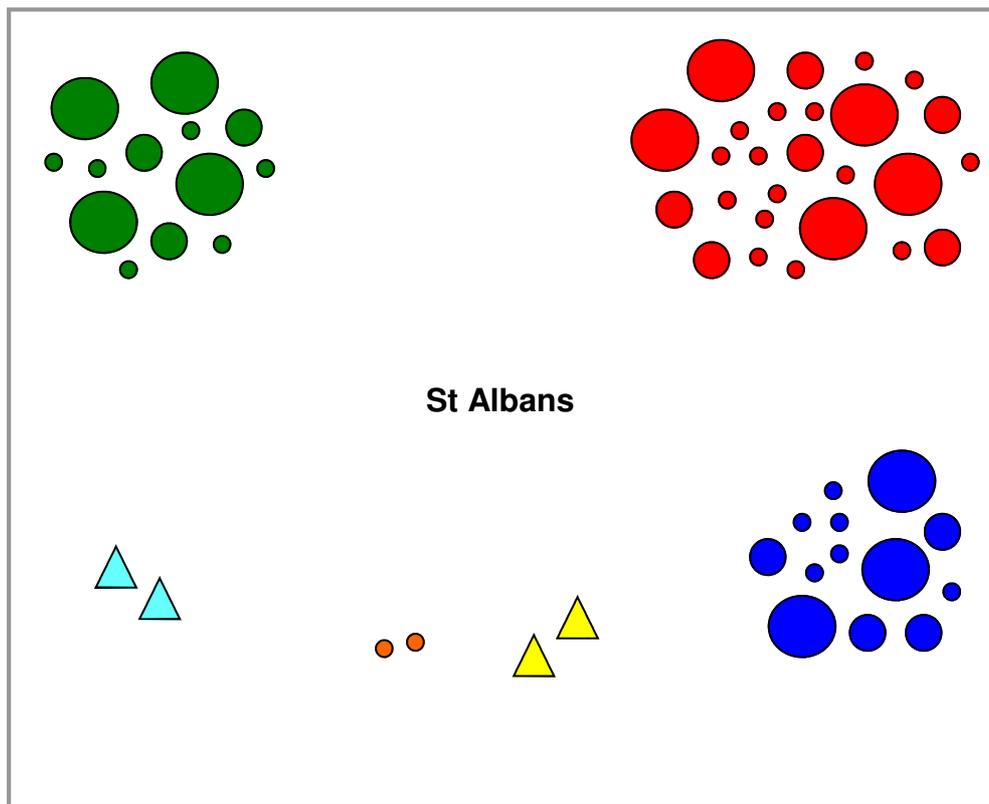
Work and Labour Force status (%)
(Data from 2013 Census, Statistics NZ)



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



Community infrastructure mapping



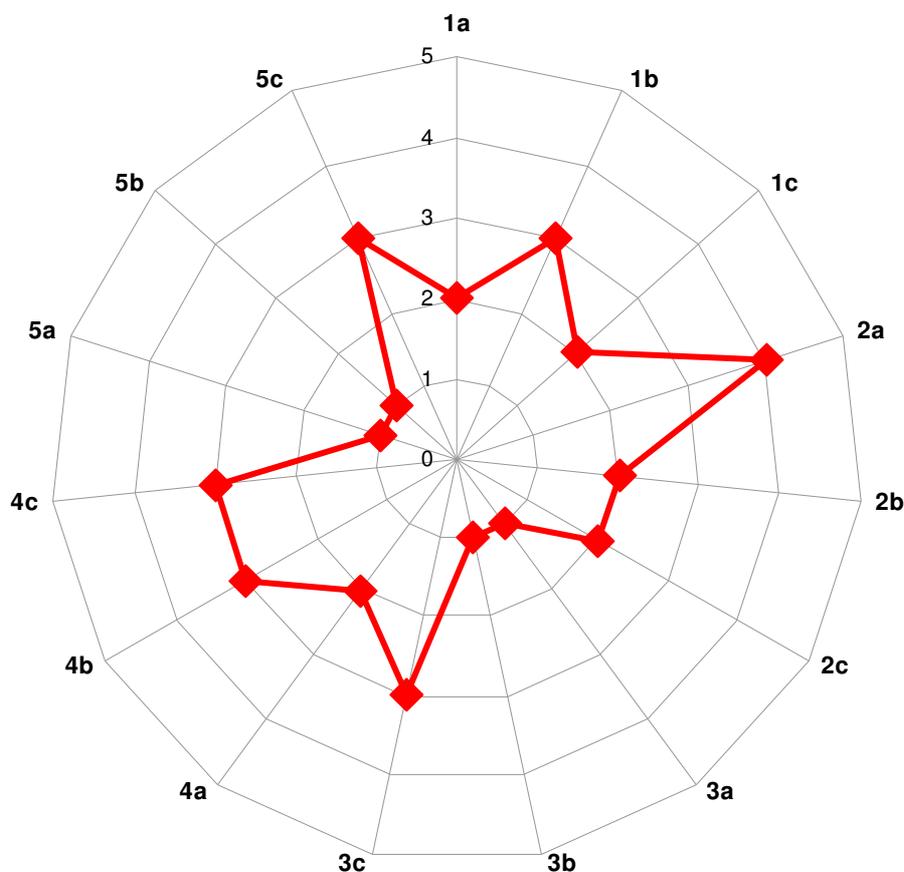
- | | | | |
|---|---|---|--------------------------------------|
|  | Community development/support organisations |  | Schools |
|  | Sport/recreation/leisure groups |  | Community facilities (Council owned) |
|  | Faith-based organisations |  | Libraries (Council owned) |
|  | Residents/business associations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

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 56 organisations identified in St Albans spread across six of the seven sectors and comprising 13 community organisations, including a community library, 28 sport organisations, 13 faith-based organisations, one residents' group and one business association. The two Council-managed facilities are the Abberley Park Hall and the Lions Transitional Facility on Colombo Street.

Groups of high impact and reach are spread relatively evenly across the sectors of the social infrastructure.

Community resilience mapping



Scale: 1 = Low 5 = High

15 Measures of resilience

Community Support Organisations (rating)

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

Volunteering (rating)

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

Connectedness (rating)

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

Participation (rating)

- 4a** community events (2)
- 4b** Fundforce participation rates (3)
- 4c** club membership #s (3)

Preparedness (rating)

- 5a** # of Neighbourhood Support groups (1)
- 5b** # households in Neighbourhood Support (1)
- 5c** capability of groups to lead local response (3)

Note: **2b, 4b** - These ratings only take into account figures from community projects funded by Council.
2c - These figures are based on 2006 Census data as this information is not yet available for 2013.
3a, 5a, 5b - These ratings are based on groups and households registered with Christchurch Gets Ready as at November 2013.

Community environment

Social environment

St Albans has a strong and articulate community voice in its St Albans Residents' Association (SARA) and local community-based organisations and businesses. The area has a long history of activism in social justice and environmental advocacy. It is well served by its local community newsletter (St Albans News), distributed to over 7000 households, and a community website offering community and earthquake-related information to locals.

Flax roots involvement in local issues continues with community input into the Edgware Master plan, the redevelopment and beautification of the area, the Northern Arterial motor way extension to Cranford street and the re-establishment of local facilities.

The St Albans Residents' Association continues with the development of its 20 point, 10 year plan for the redevelopment of the area. It is anticipated that this strategy will draw on and endorse existing work within the community, call on local volunteers to champion a particular goal, and regularly report on progress to the wider community. St Albans Residents' Association has established a Council Liaison position to further strengthen and develop a more meaningful relationship between Christchurch City Council and the Association.

The St Albans Community Centre which was demolished due to damage suffered in the 22 February 2011 earthquake has been replaced by a temporary facility set up in partnership with the International Lions Club and Christchurch City Council. In addition to the temporary Christchurch City Council and Lions facility, St Albans is well served compared with other suburbs throughout Christchurch. Meeting venues include the Scottish Society Hall, where a number of community activities occur, Abberley Park Hall, the local St Albans Primary School, Edgware Bowling Club, Mainland Football, the Rehua Marae, Beulah Christian Fellowship and St Albans Baptist Church.

The reach and depth of the Neighbourhood Trust in McFaddens Road is an important factor in the area's community life. The Trust uses a community development model and is accessed city-wide and locally. The Neighbourhood Trust seeks to engage and work cooperatively with and for the wider community.

Built environment

St Albans is an area with high numbers of social houses. About 75 per cent of Housing New Zealand properties suffered damage in the earthquakes. Much of this housing stock has now been repaired and is occupied. Housing New Zealand has also started building new mixed tenure housing units at 399 Barbadoes Street. This is seen as a prototype, as Housing New Zealand moves away from the social housing clusters of the past.

Three quarters of the residential dwellings in St Albans are classified Technical Category 3 (TC3) and it is acknowledged there remains community uncertainty and stress as a result. In spite of this, the rebuild and repair of many homes and the suburban shops that were demolished after the 2010 and 2011 earthquakes is finished.

Considerable progress has been made and commercial shops on the corner of Barbadoes Street and Edgware Road; Westminster and Cranford Streets; and Colombo Street and Bealey Avenue have been rebuilt and tenanted. The restaurant cluster on the corner of Westminster and Cranford Streets and the scheduled reopening of Kidd's Bakery and Café in January 2014 add to the revitalisation of the area.

The Edgware Village shops have been repaired with the supermarket, bakery, and fruit and vegetable shop reopened. Bailies Bar and Restaurant, has relocated from Warners Hotel in the city centre to Edgware Village, offering a welcome focal point.

Economic environment

According to the Real Estate Institute of New Zealand 53 dwellings were sold in its Northern Inner area, which includes Dallington, Shirley and Richmond areas. The median price rose from \$289,000 for the year ending September 2012 to \$375,000 for 2013. This is greater than the 13 per cent increase reported by Quotable Value for house values in 2013. Half year market statistics from June to November 2013 for St Albans show a median price of \$425,000, while Edgeware shows a median price of \$277,500. When combined, this compares with the median price for the wider northern area.

Census figures show a marginal increase in the Median Weekly Rent for rented households, in private occupied dwellings. However, the Ministry of Business, Innovation and Employment reports based on tenancy bond receipts, rents for a three bedroom house in the St Albans East/Edgeware area rose by 10.3 per cent to about \$430, and in West St Albans to about \$500 a week.

The current rental prices may be affected by factors specific to the area, such as a decrease in the supply of new rentals, demand from residents exiting the red zone, and demand for temporary accommodation for residents with house repairs and construction workers arriving from other areas.

Within St Albans, 36 per cent of the income earners earn over \$50,000 a year, 57.3 per cent have full time employment and median incomes are above that for Christchurch as a whole.

At the same time as the Edgeware Village was re-established, the Master Plan for Edgeware Village began in April 2012. The Master Plan is part of the Council's Suburban Centres Programme, which provides coordinated support for the recovery and rebuild of commercial centres that were badly damaged in the Canterbury earthquakes.

More than 80 people took part in the Christchurch City Council-led workshops and community drop-in sessions on the recovery of the commercial area. Business owners, property owners and the local community came to identify and discuss the community's values, needs, aspirations and priorities for the redevelopment of Edgeware Village.

The Shirley/Papanui Community Board endorsed the Edgeware Village Master Plan and the Council adopted the Plan in December 2013.

Work will also start on the Council-led actions in the Master Plan. Funding has been secured for streetscape and movement improvements in the Village, which will be done in 2015-2016 once the detailed design is complete. There will be further engagement with the local community and affected businesses then, particularly about on-street parking in the Village and the design for the proposed major cycleway.

Over 2014, Council staff will progress other Master Plan actions for the beautification projects in the Village and will continue the case management service for business and property owners working on the repair and rebuild of earthquake-damaged sites.

The 2006 Census showed there were 1315 businesses in the area employing 3740 people. In 2013, Census statistics for Rutland, St Albans East and Edgeware show there were 1269 businesses employing 4050 people.

Natural environment

Damage to local roads in neighbouring suburbs has disrupted access to the natural environment. River ways, footpaths and roads are still being repaired.

The Stronger Christchurch Infrastructure Rebuild Team (SCIRT) has finished most of the repairs and reconstruction work on the wastewater network in the wider St Albans area while maintaining service during the works. Work has been done in six sub-catchments across St Albans, including replacing the wastewater network, line replacements, emergency response work and the rehabilitation of trunk sewers. Ongoing work includes repairs to the storm water and road networks once the wastewater network is repaired.

Examples include emergency response work on Edgeware Road, wastewater repairs on Durham Street North, Champion Street, Madras and Rutland Street, and Innes, Knowles, and McFaddens Roads. SCIRT has built two new pump stations on Weston and McFaddens Roads.

Many residents were also affected by the flooding in June 2013. For some home owners, this was the largest of many floods since the 2010 and 2011 earthquakes due to damaged land and damaged infrastructure. In some areas land has dropped over 50cm.

The Christchurch City Council has so far removed more than 5000 tonnes of silt from Dudley Creek and is working with the Christchurch Earthquake Recovery Authority to remove six bridges along Dudley Creek to allow storm water to flow without blockages.

Although technically just north of St Albans, a residents' group of home owners and residents of Carrick Street have been gathering support to have flooding issues prioritised. This group now lists property owners from the Flockton Cluster area, and the Dudley Creek Catchment.

Land condition

Following the land announcements on 28 October 2011, the new Department of Building and Health (DBH) technical classifications have named some residential properties as yellow and blue. The remaining land has the DBH classification of 'brown', which covers non-residential areas and land that needs further assessment.

Land Categories

Technical category one (TC1) - Future land damage from liquefaction is unlikely.

Technical category two (TC2) - Minor to moderate land damage from liquefaction is possible in future significant earthquakes.

Technical category three (TC3) - Moderate to significant land damage from liquefaction is possible in future significant earthquakes.

Red Zone - Land repair would be prolonged and uneconomic.

St Albans is categorised as blue and yellow. This reflects the large amount of liquefaction from the 4 September 2010 and 22 February 2011 earthquakes. This zoning allows residents to be clearer about rebuilding and repairs in the future.

Key issues identified

Issue	Progress to date / outcomes
<p><u>November 2012</u> There is a need to develop a process for community organisations in the St Albans area to work more cooperatively.</p>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> The re-establishment of regular St Albans Liaison Network meetings has been mooted. <p><u>November 2013</u></p> <ul style="list-style-type: none"> Council staff have canvassed local community organisations re a regular liaison meeting, and feed back indicated that there was no urgency for its development. This will again be canvassed in 2014. There is still an opportunity for groups to attend the Papanui liaison and Shirley liaison meetings, which are well attended by community and Central Government organisations. Christchurch City Council staff have met with the Residents Associations' Council liaison representative and will continue to work with the Association in 2014. The St Albans Residents' Association will seek feed back from other community organisations on the needs of community development and to get an overview of how it is viewed by other sector practitioners. Christchurch City Council continues to work individually with groups in the area. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Christchurch City Council continues to work individually with groups in the area.
<p><u>November 2012</u> As the Edgeware Village returns to business, there are opportunities to augment this success with more art in public spaces.</p>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Student Volunteer Army has developed a Labyrinth at the Edgeware Village Green. Edgeware Master Plan. Discussion with Christchurch City Council Arts Advisor. <p><u>November 2013/14</u></p> <ul style="list-style-type: none"> Currently drilling has temporarily halted ongoing development of the Labyrinth at the Edgeware Village Green. Installation panels will be installed on the former Pro Med site at the corner of Edgeware Rd and Trafalgar Street. Photo montages will depict businesses, people and buildings historically associated with Edgeware Village and the St Albans community. The work is funded by the Christchurch City Council's Transitional City Programme which is aligned with the Edgeware Master Plan.

Issue	Progress to date / outcomes
<p><u>November 2012</u> There is an opportunity to improve accessibility throughout the suburb for elderly, disabled, cyclists and pedestrians.</p>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> The disability representative from the local Residents Association is working on a programme with the Human Rights Commission to trial St Albans as a truly accessible suburb. <p><u>November 2013/14</u></p> <ul style="list-style-type: none"> The Edgeware Master Plan has considered these issues and funding has been secured for streetscape and movement improvements. Feed back from the disability representative of the local Residents' Association suggests that new buildings are wheelchair accessible and the pedestrian island has been upgraded to be accessible. Identification of areas needing improved access is ongoing.
<p><u>November 2012</u> There is no permanent home for any community development based organisation in St Albans; one that lets locals drop in to get information, support and services.</p>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Ongoing development required with a solution that supports the whole of the community. <p><u>November 2013</u></p> <ul style="list-style-type: none"> Discussions have taken place with the Residents' Association and the Christchurch City Council Shirley/Papanui Community Board about getting a permanent room in the Lions Transitional Facility on Colombo Street. <p><u>November 2014</u></p> <ul style="list-style-type: none"> The St Albans Residents Association assumed responsibility for the Lions Transitional Facility on Colombo Street in October 2014. This has provided the Association the potential to increase the number of current users provide a drop in aspect to the building and develop this Social Enterprise arm of its current operations.
<p><u>November 2012</u> Unknown numbers of home-owners in less obviously damaged locations may need more communication or support than they are getting.</p> <p><u>November 2013</u> Flooding within the area is a major concern to home-owners.</p>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Public information meetings for Technical Category 3 property householders held by the Canterbury Earthquake Recovery Authority in partnership with the Shirley/Papanui Community Board at various venues were attended by affected householders in September and October 2012. <p><u>November 2013</u></p> <ul style="list-style-type: none"> Following the flooding in June 2013, Land Drainage Recovery Program meetings were held in September 2013. The Council has so far removed more than 5000 tonnes of silt from Dudley Creek. Work continues on improving storm water flow.

Issue	Progress to date / outcomes
continued...	<p><u>November 2014</u></p> <ul style="list-style-type: none"> • Following flooding in March 2014, Christchurch City Council staff contacted around 150 households that are known to have been breached by floodwaters. Approximately 120 people attended. • In April 2014 Council staff organised meetings across the city and locally a meeting was held at Shirley Boys High School. • On 3 May 2014 Christchurch City Council staff surveyed the Flockton Street and surrounding streets affected by the flooding. The staff collected over one hundred submissions from individual households. Following the survey over 50 people attended focus groups held at the Christchurch Richmond Edgeware Bowling Club. • On 3 June 2014 a Flooding Taskforce Community meeting was held at the Edgeware Bowling Club which was attended by approximately 300 residents and Christchurch City Council Flooding Taskforce Engineers and other key agencies who presented information on the recent flooding events and the flood mitigation work to be carried out. • In July 2014 Christchurch City council staff commenced a pilot test of the 'house-tanking' flood defence measure outlined in the Mayoral Flood Taskforce report recommendations for flood mitigation. One of the flood defence measures designed to protect the most vulnerable houses is "house-tanking" the 'house-tanking' process involves the application of a waterproof membrane to the exterior of a house including but not limited to: Waterproof sealing of the house structure. • On the 14 August 2014 Christchurch City Council approved funding for further short term flood mitigation work in the hardest hit areas of the City including St Albans. The proposed work would include: <ul style="list-style-type: none"> - major waterway channel widening and deepening - temporary pumping solution in Flockton - reinstatement of stop-banks in some areas - reinstallation of backflow prevention mechanisms on drains - removal of sediment, vegetation and debris from waterways - bridge and culvert removals - raising the height of the sides of timbered drains and the Installation of the Tay Street Drain Pump Station, Kensington Avenue

Issue	Progress to date / outcomes
continued...	<ul style="list-style-type: none"> From the 16 September 2014 to 25 September 2014 Christchurch City Council staff held drop in sessions at Beulah Church in Springfield Road St Albans. Information was provided to residents on a range of issues including, pre-consultation on the Long Term Plan, The District Plan Review, and current information around flooding and building consents.
<p><u>November 2012</u> Social isolation and newcomers to the area.</p>	<p><u>November 2012</u></p> <ul style="list-style-type: none"> St Albans Baptist Church has a newcomer's welcome pack mainly for the east side of St Albans and Mairehau. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The Neighbourhood Trust continues its grass roots work with the residents of the area, identifying and visiting new residents and giving them welcome packs and access to their community programs. The wider area of St Albans and Mairehau is well served by two community organisation newsletters, The Mairehau and the St Albans News. Door knocking by Church volunteers is identifying issues such as isolation within the area and city wide. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Community organisations within the Profile area remain focused on the welcoming and engaging with new comers to the area through programmes, events, fairs, and community newsletters Community development organisations within the area have the ability to work in partnership with each other and with larger city based organisations to enable the identification of and the linking of new or vulnerable people to local support services within the community.
<p><u>November 2012</u> Proximity to improved central city, including recreational facilities will increase house prices over time. This is positive for existing home owners, but may be prohibitive for first home owners, those on a low income or renting.</p>	<p><u>November 2013/14</u></p> <ul style="list-style-type: none"> Latest Census, real estate statistics and Department of Building and Innovation statistics indicate an increase in house and rental costs. Home ownership for first home owners, those on a low income or renting may be viewed as a city wide or national challenge.