



Vision in Action:

Is the Chester East Neighbourhood a living example of the draft Central City Plan?

A research report compiled by post-graduate students from the Department of Geography, University of Canterbury, in conjunction with the Chester St East Residents' Association.

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Abbreviations and Acronyms

CCC	Christchurch City Council
CCDU	Christchurch Central Development Unit
CEN	Chester East Neighbourhood
CERA	Canterbury Earthquake Recovery Authority
dCCP	Draft Central City Plan
ECan	Environment Canterbury regional council
L4C	Living 4C zone

Acknowledgments

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Setting the Scene

The Christchurch earthquakes

On February 22, 2011, a magnitude 6.3 earthquake struck Christchurch, resulting in the loss of 185 lives (New Zealand Police, 2012). The earthquake was part of a sequence which began on September 4, 2010, and, at the time of writing, had resulted in over 10,000 aftershocks. Compounding the loss of life was the destruction of the central city business district, the destruction of residential property and the loss of key infrastructure. These losses, in conjunction with a decline in tourist numbers saw an almost immediate detrimental economic and social impact. As attention turned from immediate recovery efforts to longer-term reconstruction of the city, the Christchurch City Council (CCC) was tasked with the creation of a draft Central City Plan (dCCP), which was duly presented to the Minister for Earthquake recovery Gerry Brownlee in December 2011. The plan was recently presented to the Christchurch Central Development Unit (CCDU) for the creation of an implementation strategy.

The Chester East neighbourhood

Christchurch's central city is bounded by the four avenues of Moorhouse, Fitzgerald, Bealey and Deans/Harper. The Chester East Neighbourhood (referred to in this document as CEN) is situated in the north eastern corner of this area (see Figure 1 below). A unique inner-city residential quarter, CEN stands to be significantly affected by the eventual implementation of the proposed plan.

“A unique inner-city residential area, Chester East neighbourhood stands to be significantly affected by the eventual implementation of the draft Central City Plan.”

While damage in the Chester Street area does not compare to the destruction of the hardest-hit areas of the city, the community has many lost key facilities and amenities such as local shops, leisure and community services as well as some residential housing. The closure of the central city has also impacted the area significantly. The neighbourhood is still functioning as the rebuild process begins.

The research investigates the following questions:

- What defined the Chester Street East neighbourhood before the earthquake?
- How does this differ to what exists now?
- How does the Chester Street East neighbourhood fit in with the draft Central City Plan? Does it already exhibit any of the highlighted features of the new city of Christchurch as outlined in the draft Central City Plan?
- From the council's perspective, what lessons can be learned from Chester Street East that could be applicable in creating and maintaining the idea of 'inner-city' living in Christchurch?
- Drawing on research outcomes, what processes should be established to best create efficient and effective outcomes for the Christchurch City Council and the Chester Street East Residents' Association?

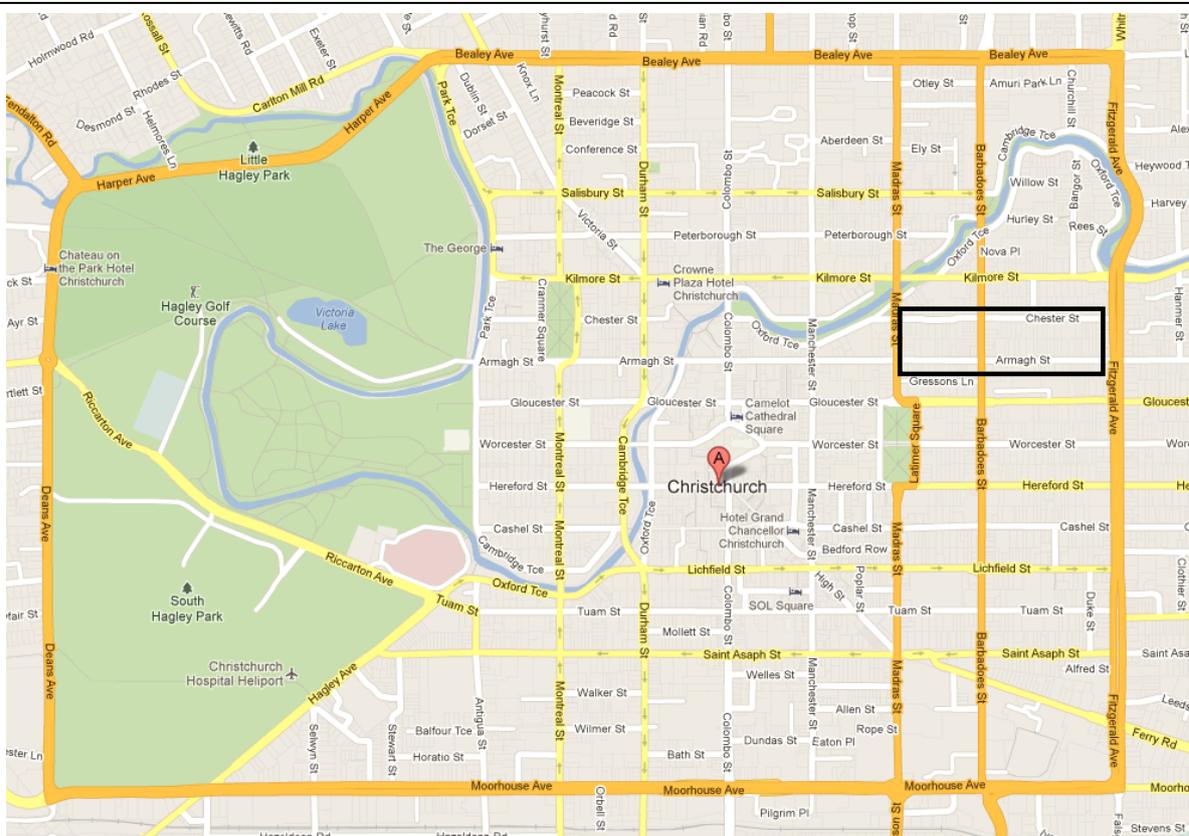


Figure 1 - Map of the Chester East Neighbourhood (outlined in black) in relation to the Central City.

Document Outline

This report draws on analysis of survey data gathered from the CEN residents and on an examination of applicable policy documents (including proposed and current, operational city plans), as well as perspectives informed by dialogue with relevant community members and council staff. The findings highlight the need for ideas of positive ways forward to be determined through a constructive and collaborative process with local government decision-makers where possible.

The survey results give a snapshot of the social and built character of the CEN. They demonstrate how the area has changed as a result of the earthquakes, both in regards to its assets and amenities, and its social structure. They also highlight the key features of the area that initially attracted people to move into the neighbourhood.

An effective collaborative approach is required that allows for the transition and sharing of knowledge between key stakeholder groups. This research provides an insight into the social framework of the Chester East community, seeking to understand key community strengths, and hopes for the future.

One of the key findings of this research is the inevitability of change in the neighbourhood. It is a process that has already begun, and will continue to envelop the community as the rebuild begins. Thus, the question becomes; how

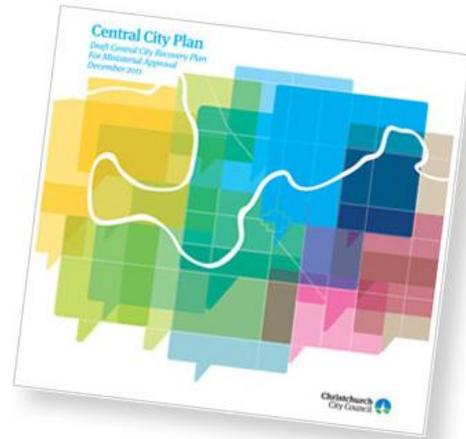
can we create an approach which best addresses this change, so that it may be embraced in a way which establishes effective outcomes for those involved?

“The survey results give a snapshot of the social and built character of the CEN. They demonstrate how the area has changed as a result of the earthquakes, both in regards to its assets and amenities, and its social structure. They also highlight the key features of the area that initially attracted people to move into the neighbourhood.”

The draft Central City Plan

The dCCP was prepared over an eight month period in 2011 by the Christchurch City Council (CCC), working in partnership with the Canterbury Earthquake Recovery Authority (CERA), Environment Canterbury (ECan) and Te Rūnanga o Ngāi Tahu. A community public consultation process called 'Share an Idea' was also conducted, which gathered over 100,000 ideas for the rebuilt city from Christchurch residents. The process also won an international award for public engagement (Christchurch City Council, 2011). The dCCP provides the framework to guide the redevelopment of the Central City, including more than 70 projects and initiatives which are to be implemented during the next 10 to 20 years (Christchurch City Council, 2011).

The dCCP was submitted to the Minister for Earthquake Recovery in December 2011 for his consideration. In April 2012, the Government set up under CERA the Christchurch Central Development Unit (CCDU), which was tasked with creating an implementation strategy for the dCCP. Early in May 2012, environmental planning and design consultancy Boffa Miskell won a tendered contract to partner with the CCDU to create, in 100 days, a blueprint for the rebuild of central Christchurch. At the time of writing, this process was underway and is expected to be completed next month.



The plan sets out a vision for the central city, outlining hopes for a vibrant rebuilt Christchurch where city residential living, business and retail activities mix to create a dynamic and diverse inner city.

The vision of the new Christchurch city is based upon five themes:

- Green City
- Distinctive City
- City Life
- Transport Choice
- Market City

“Our role is to lead the rebuild of Christchurch central and to deliver the vision in the Central City Plan prepared by the Christchurch City Council for a distinctive, vibrant and green 21st century city”

— CCDU, 2012

The plan proposes for Chester East Neighbourhood:

- A new Central City Business 1 zone on the site of the former Wards Brewery at the corners of Kilmore Street, Fitzgerald Avenue, and Chester Street East.
- To restrict new land uses in the Central City Business 1 zone at the corners of Kilmore Street, Fitzgerald Avenue and Chester Street East until an outline development plan for this site has been prepared and approved.
- The retention and reuse of historic buildings on this site.
- A Central City Business 1 zone at the intersection of Kilmore and Barbadoes Streets (see Appendix 1).
- Conversion of Barbadoes, Kilmore and Madras to two-way streets.
- The raising of building height restrictions for majority of the neighbourhood to 14 metres (except for SAm30)- (see Appendix 1).

Chester East Neighbourhood

The CEN is an inner city residential area bounded by Kilmore Street, Fitzgerald Avenue, Armagh Street and Madras Street (see Figure 2). It is a vibrant and mixed community with residents of the area ranging from beneficiaries to high income

earners. There is a mix of household structures and ages, and long and shorter term residents. There is relatively strong community cohesion in the area with an active residents group. The Chester East area has been zoned predominately as Living 4C (L4C). The area is characterised as having special residential character, amenity and coherence. The current operative Central City plan indicates that the CEN is an area zoned for medium to high density with the maximum height of buildings at 8 metres – the lowest in the central city area (see Appendix 2). The classification of the neighbourhood as L4C means that only activities which contain some permanent residential accommodation should be developed in the community. The area to the west of Madras Street, east of Barbados Street and immediately south of Chester Street East is indicated as a Special Amenity Zone (SAm30) due to the heritage houses (Appendix 3).

The residential area was zoned 'green' in the aftermath of the February earthquake. However, with the recent re-categorisation of green zones the CEN has been classified as TC2 and TC3 (Figure 3). The zoning of TC2 indicates sites where there is potential for minor to moderate land damage from liquefaction in the event of significant earthquakes in future. TC3 areas are classified as areas where there is potential for moderate to significant land damage from liquefaction in future earthquakes of significant magnitude.

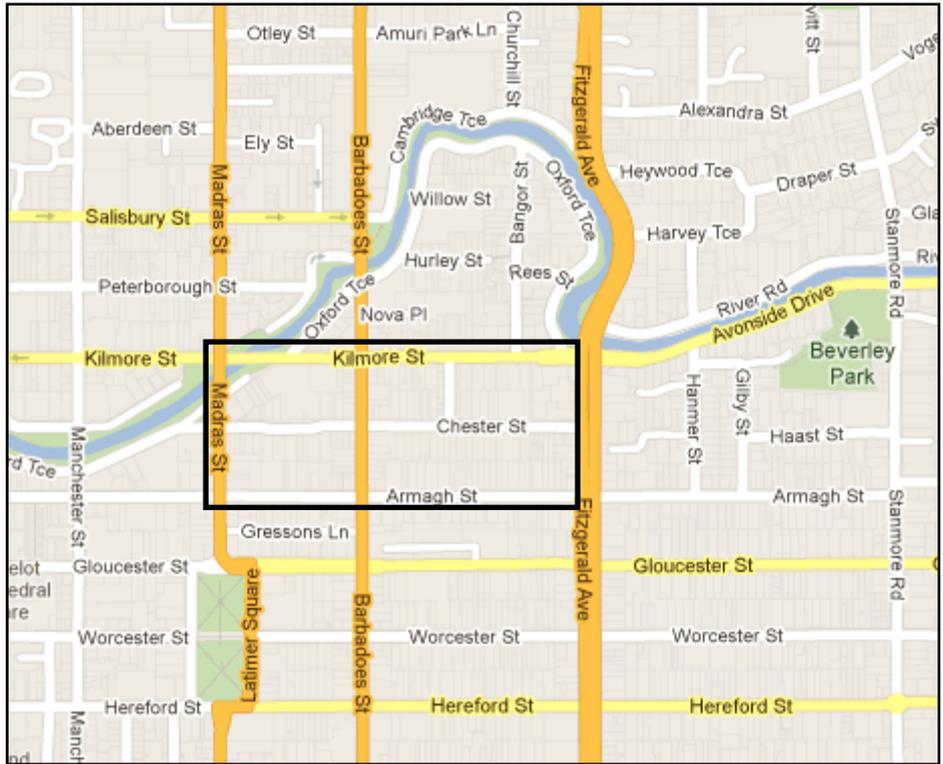


Figure 2 – Map of the Chester East Neighbourhood bordered by Kilmore Street, Fitzgerald Avenue, Armagh Street and Madras Street (neighbourhood outlined in black) (Google Maps).

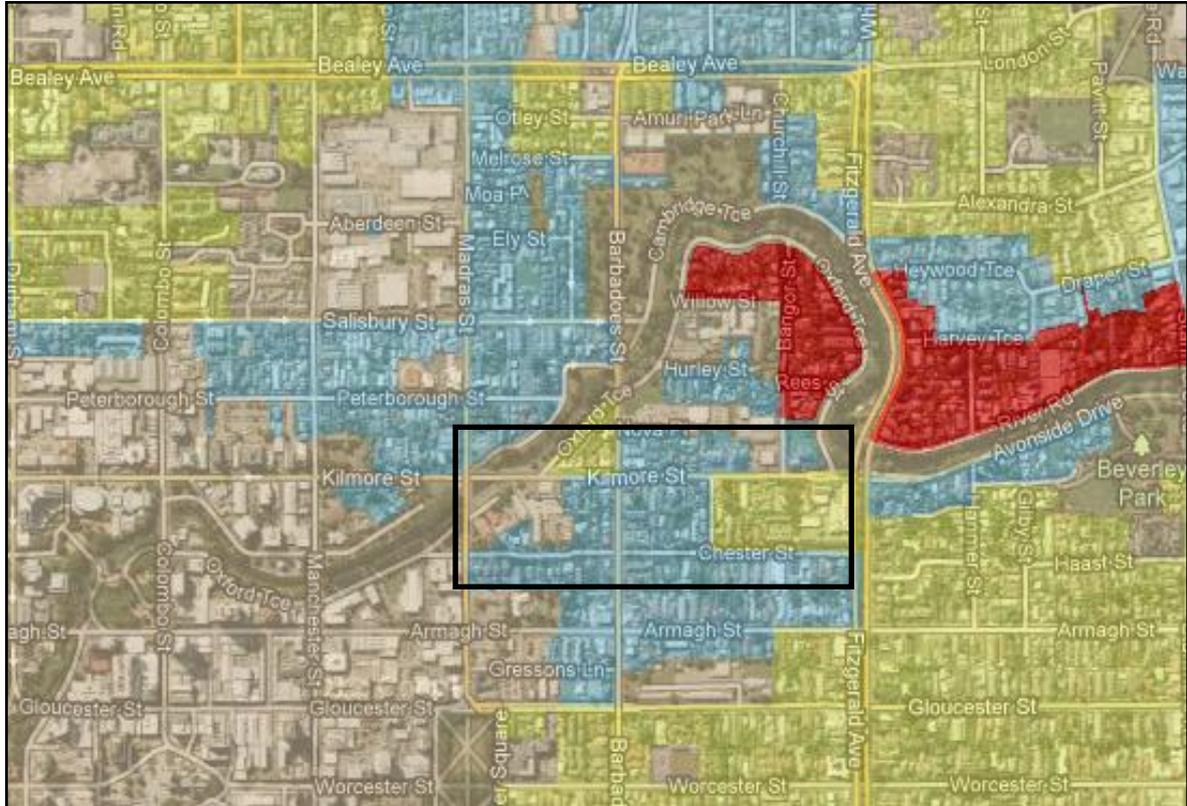


Figure 3 – TC3 (blue) and TC2 (yellow) zoning for the Chester East Neighbourhood (neighbourhood outlined in black) (CERA, 2012).

Chester Easter Neighbourhood – a snapshot of demographics

The 2006 census data provides information on the CEN which is compared to the central city in Table 1. The percentage of neighbourhood residents who are under the age of 20 is relatively similar to those in the central city. CEN has fewer residents over the age of 64 than the central city overall. Median income in CEN is significantly higher than in the rest of the central city, and owner-occupation rates are higher. A significant proportion of households in the Chester East area do not own a car.



Figure 4 - View down the Avon River

Table 1 – Comparison of the 2006 census data between the Chester East Neighbourhood and the Central City

	No. of residents	Under 20 (%)	20-64 (%)	Over 64 (%)	Average median age	Average median h-hold income	No car (%)	Owner-occupied
Central City	7656	15.59%	74.55%	9.82%	30.67	\$23,600	17.59 %	17.66%
Chester East Neighbourhood	585	15.61%	79.81%	3.91%	29.75	\$44,625	26.03 %	24.42%

The neighbourhood survey and information collection

The survey (Appendix 4) was delivered to houses in the CEN via door-knocking (Figure 5). The surveying took place over three weekends in April and May, with repeat visits to homes where the resident was not home during the first visit. Residents were offered the option of a survey for each adult (>18 years) in the household, though most households opted to fill in only one. Surveys were picked up within a few hours, or were sent to the university via prepaid envelopes. If residents were not home during either visit, surveys were delivered to letterboxes with an explanatory cover note and a prepaid envelope.

Of the approximately 240 residences in the area, there was a response rate of 65 questionnaires, or 27 percent. It should be noted that a number of residences were unoccupied due to earthquake damage, so the overall response rate of people currently residing in the area is reasonable. While many of the questions related only to the respondent, other information gathered was answered on behalf of the household, giving a snapshot of the demographics of the area. The researchers noticed a marked difference in response rates between inner, quieter streets of the block (Chester and Dawson Streets) and the peripheral streets like Armagh Street, both in terms of the number of people who were home, and the numbers that were interested in taking the survey. This will have some

implications of how representative survey results are interpreted to be.

To add a broader planning perspective, an interview was arranged with Lizzy Pearson from the CCC to enable better understanding of a Council's perspective.

Analysis of quantitative and qualitative data occurred once all the surveys were received. The surveys were separated into those who had lived in the CEN before the February earthquake and those who had moved into the community after. Statistical and thematic analysis was used.



Figure 5 – Surveying was undertaken via door-knocking

Key Findings

The dCCP has identified five driving themes which the vision of the rebuilt Christchurch is based around. These are:

- Green City
- Distinctive City
- Transport City
- City Life
- Market City

The following section aims to interpret the results of the project, with respect to the five city themes. It will look at what aspects of the neighbourhood already fit the dCCP, and enhancements or hopes that the surveyed residents have for the future. Many Chester East residents felt that they were marginalised and forgotten in the initial aftermath of the February earthquake. Their neighbourhood was within the earthquake cordon, and many survey respondents mentioned that they had no help with clearing liquefaction and were subject to a strict curfew following February's quake.

In the dCCP the Chester Street area has been identified as a neighbourhood hub. It is thought that comparisons between neighbourhood characteristics and the dCCP provides opportunities for collaboration between key stakeholders in the community.

Green City

The dCCP envisions the rebuilt Christchurch as a vibrant 'green' city. Key features include healthy, sustainable and active living along networked green streets. The natural environment is emphasised as a crucial asset to be highlighted and integrated into the city.

What residents value:

- Avon River and banks
- Latimer Square
- Tree-lined streets

Survey respondents emphasised frequently their appreciation and enjoyment of the beauty of nature in the area, in particular the tree-lined streets, and their changing appearance over the year highlighting the shifting seasons. Native birds are seen in the neighbourhood, which is unusual for an inner city area. The closeness to Hagley Park and the Botanic Gardens were cited often as a reason for moving to the area.

The Avon River, with its associated walking and cycling paths, was one of the most commonly cited reasons for deciding to move into the area (Figure 6). Furthermore, the Avon River was cited by over a third of respondents as an important neighbourhood feature that remained after the earthquakes. Many residents expressed hopes that the Avon and its banks would be enhanced as part of the rebuild, fitting well with the vision set out in the dCCP.



Figure 6 – Avon river bank close to the Chester East Neighbourhood

As Christchurch looks to its rebuild, the survey asked residents to indicate extra assets or amenities they feel would enhance the neighbourhood. A recurring hope was for the planting of street-trees on those streets which currently have few trees, and more green spaces – in particular the creation of a community park.

Distinctive City

Unique identity, character and mixed-land use are critical attributes identified as part of a ‘distinctive’ city in the dCCP.

What residents value:

- **Mixed vibrant community**
- **Local amenities**
- **Heritage character**

Many residents commented that the CEN is unique as a residential area close to the central city. Major features that attracted people to the neighbourhood include the heritage buildings and historical built character of the area (Figure 7). 29% of surveyed residents moved to the area as the atmosphere of the CEN was “nice and quiet”. Several also noted that it was a “mixed, vibrant community” which felt like a suburb but was linked to the central city. A resident commented “The neighbourhood has an eclectic group of people, with high income earners and beneficiaries living together.”

“It’s a diverse place. The neighbourhood has an eclectic group of people, with high income earners and beneficiaries living together”

— Resident



Figure 7 – Heritage building on Chester Street East.

Since moving to the area residents had discovered neighbourhood-specific amenities which added to the character and distinctiveness of the CEN. These included Pomeroy’s Brewery, Piko Wholefoods Organic Store, The Herb Centre and Retropolitan. The area has a sense of inner city vibrancy, many noted, and although several of these local amenities have been lost (Figure 8), residents have clear opinions on how the neighbourhood can remain distinctive after the earthquakes.



Figure 8 – Brick building on the corner of Chester Street East and Fitzgerald Avenue.

These include retaining the character of the built environment, especially with the introduction of new developments. Many residents were passionate about retaining the historic charm of the area, while several residents wanted the residential zones to be protected to prevent commercial intrusion. Many expressed a strong desire for the low-rise building character of the neighbourhood to be protected, and expressed dismay at some of the what they referred to as “ugly, tilt-slab” property developments seen in the area. While many residents mentioned support for the mixed-use approach, some commented that it was important that mixed-use occurred between blocks, rather than within blocks to minimise noise disruption and light pollution for residents living near potential business or hospitality premises.

Transport Choice

A city offering 'transport choice' is emphasised in the dCCP, a concept which encompasses a number of facets. The vision is for a city offering a wide variety of practical and safe transport options, including walking, cycling, driving and public transport. It is also proposed in the dCCP to replace many of the one-way corridors with two-way streets, and to slow down traffic in the central city. A ring road is envisioned to divert through-traffic around the outside of the central city area.

What residents value:

- **Ability to walk and cycle**
- **Lower traffic volume on Chester Street East**

Almost a third of residents cited the ability to bike and walk around the area as a key attraction for moving to the CEN. People also highly value the closeness of work to their place of residence, and the ability to shop at local stores including a butchery and organic food store.

CEN residents who have lived there since before the earthquakes have an active transport profile. Car ownership is relatively low with 0.59 cars per person compared with 0.7 nationally (Ministry for the Environment, 2007). Furthermore, 16% of respondents use a car only once a week or less, with 4% of households not owning a car at all (Figure 9). Almost half of respondents use a bike for transportation at least weekly. In addition,

four out of five residents make at least two or three walking trips per week.

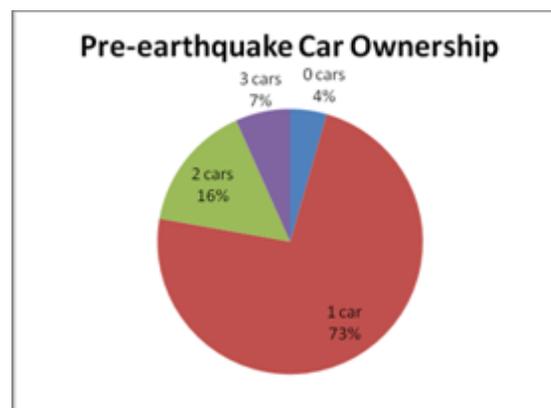


Figure 9 – Car ownership of residents who lived in the Chester East Neighbourhood pre-earthquake.

Residents in the CEN highly value the slower traffic speeds and low traffic volume. However, it is considered that this is likely to be associated with the neighbourhood's inner streets like Chester Street East and Dawson Street, rather than the peripheral one-way streets which have a higher traffic speeds and volume.

There have been marked changes in respondents' transport behaviour since the earthquakes. Almost one third said they drive more often since the quake, as it has become more difficult to walk or bike around the central city area. A fifth stated that they walk less often and bike more now (Figure 10). The increase in driving was a result of damaged roads being dangerous to walk along, local amenities having been destroyed and places of work or education shifting to the suburbs beyond walking or cycling distance.

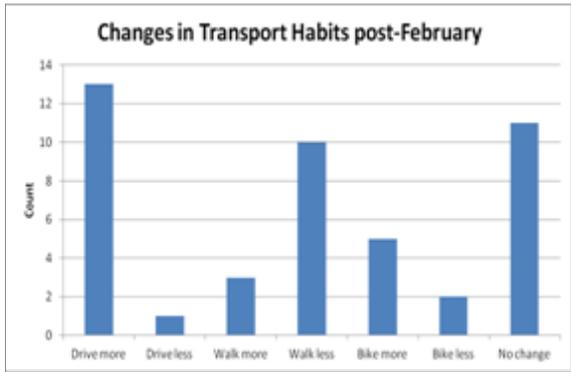


Figure 10 – Changes in transport habits since the February earthquake

Residents hope to see the following transport improvements in the area: additions and improvements to cycle facilities and paths, especially along the river bank (Figure 11).

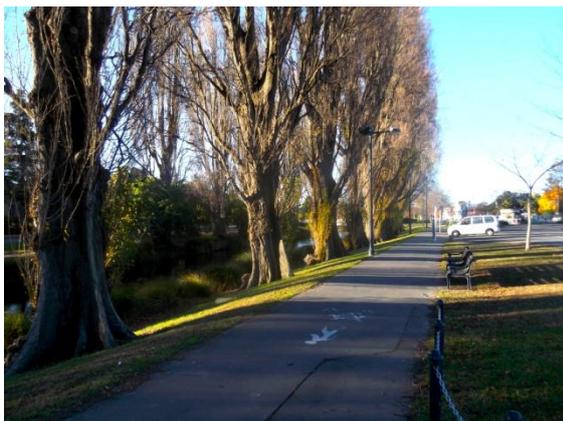


Figure 11 – Cycle ways and pedestrian footpaths along the Avon River close to the Chester East Neighbourhood

City Life

Diverse living choices, public spaces, increased cultural interactions and a community hub are all indicated as features of the new central city under the dCCP, related to the theme 'city life'.

What residents value:

- Local amenities
- Proximity of city centre
- Suitability of housing

The Chester East area had a comparatively stable neighbourhood before the February earthquake with the average length of time people had lived in the area being just under a decade. Almost a quarter of pre-earthquake residents have lived in the area for over 15 years. A wide range of household sizes exists, though single-occupant houses are particularly prevalent (Figure 12).

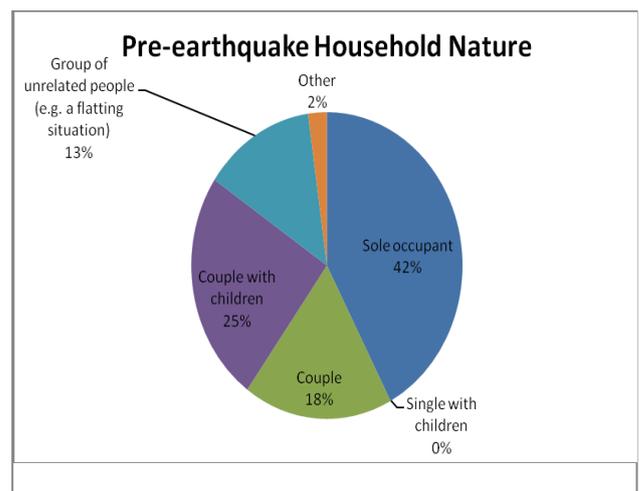


Figure 12 – Household nature of residents who lived in the neighbourhood before February 2011.

Perhaps surprisingly, one quarter of households living in the area since before the earthquakes are families with children, in particular those with children under 10. There are also a very small percentage of residents aged 70+ years (Figure 13).

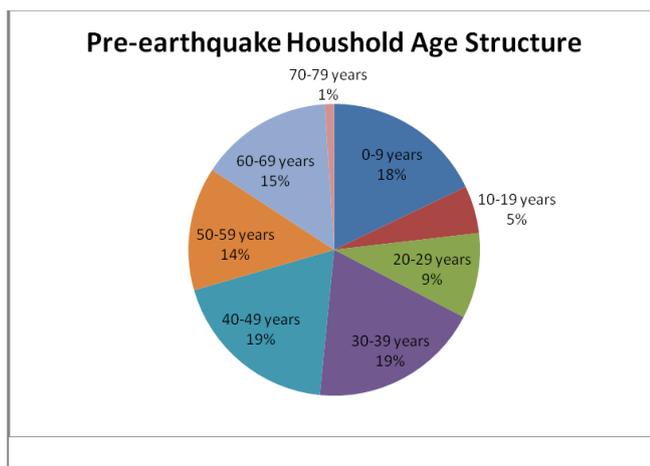


Figure 13 – Structure of age in households for residents who lived in the neighbourhood before February 2011.

Of the survey respondents living in the area since before the earthquakes, people identifying as New Zealand Europeans make up the majority of the population (82%) with 2% identifying as Asian, and 16% as ‘Other’. No respondents identified themselves as Māori or Pasifika. Home ownership rates are high among those who lived in the area since before the earthquake, with over three quarters of respondents owning their own home. The neighbourhood has a significant spread of income levels with a considerable number of high-income households, as shown in Figure 14.

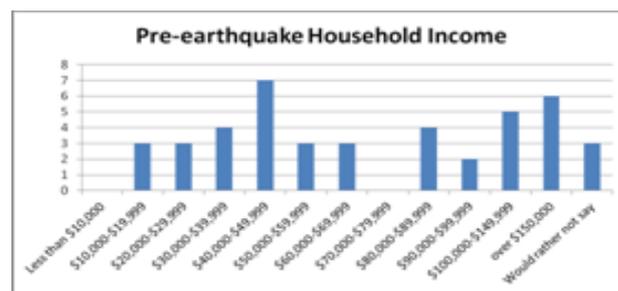


Figure 14 – Income spread for residents who lived in the neighbourhood before February 2011.

80% of respondents were attracted to the area by its proximity to the city centre. One third of residents were attracted to the CEN due to suitable housing and affordability of the neighbourhood. Other key reasons for moving into the area relevant to the “city life” theme are the Central Library and former local gym Crichton Cobbers. Many respondents noted that Centennial Pool was an attraction for moving into the neighbourhood, with almost a third mentioning it as a valued amenity that they had discovered after moving here.

The Central City, Avon River, Latimer Square and Centennial Pool are the amenities which most frequently visited by residents prior to the earthquakes. Cafes such as Beat Street were highlighted as important community amenities which still exist after the earthquake. Features of the neighbourhood which surveyed residents noted as wanting to see kept or rebuilt included Centennial Pool (62%), Crichton Cobbers (24%) and hospitality venues (24%). There was concern among respondents that the local amenities destroyed in the earthquakes, which they considered key to their inner-city lifestyle, would not be replaced.

Market City

The concept of a 'market' city is linked to business and employment growth, with boutique, specialist and higher quality shops.

What residents value:

- Central library
- Retail options

Participants are keen to see more specialty shops and retail in the CEN. When asked to indicate their agreement with the statement that the neighbourhood would benefit from a greater variety of retail options, 60% either agreed or strongly agreed (Figure 15).

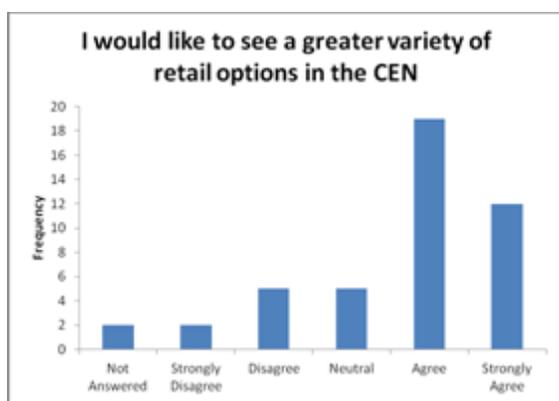


Figure 15 – Opinions of residents on the statement 'I would like to see a greater variety of retail options in the CEN'.

Features of the neighbourhood which participants want to see kept or rebuilt include hospitality venues such as cafes and takeaway stores. An increase in the number of dairies was also a common hope among survey respondents.

Post-Earthquake Residents

A third of survey respondents have moved into the CEN after the February 2011 earthquake. The opinions expressed by the more recent residents differed in several notable ways from those of respondents residing in the area before the earthquakes. 75% of respondents who moved into the area since the quakes are New Zealand European. The household structure of those moving in after the earthquakes was relatively different to pre-February (Figure 16). A significant percentage of newer residents live with a group of unrelated people (30%), are single with children (15%), or living as a couple (30%). However, the percentage of residents moving in as sole occupants (20%), or a couple with children (5%) was significantly lower than that among pre-earthquake residents.

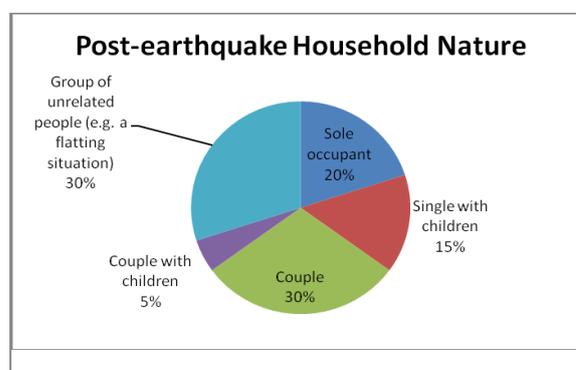


Figure 16 – The household nature of residents who moved into the neighbourhood after February 2011.

One of the more significant demographic differences between pre-earthquake and post-earthquake residents is the high proportion of recent residents who rent their homes (80% of post-earthquake residents). There is still a spread of incomes after the earthquake; however a higher proportion of new residents have a lower household income (Figure 17).

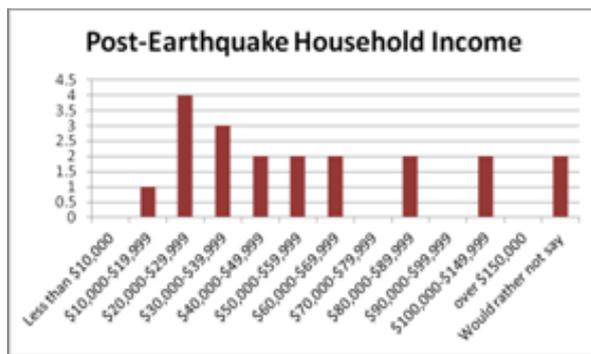


Figure 17 – Income spread for residents who moved into the neighbourhood after February 2011.

Residents who moved into the CEN post-earthquake have different transport habits in comparison to pre-February residents. All post-earthquake households owned cars, with a greater percentage of households owning three cars (15%) (Figure 18). This is likely to be related to the difference in household structures, and the greater number of unrelated people living together.

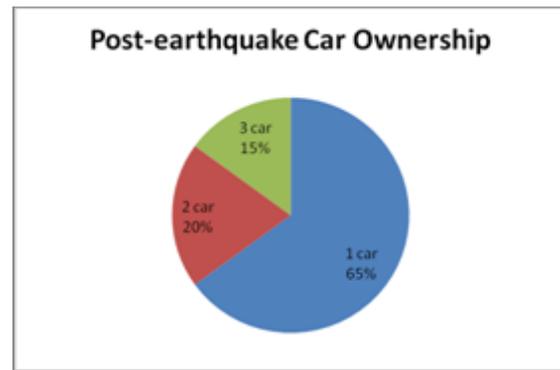


Figure 18 – Car ownership of residents who moved into the Chester East Neighbourhood after February 2011.

The reasons cited for moving into the area by post-February 2011 residents also differed in key ways to those of pre-earthquake residents. Post-earthquake residents were mainly attracted to the area due to its proximity to work, the local amenities (shops and cafes) and the walkability of the area. There were numerous comments about having had little choice in where to move (due to the lack of available housing), and the lower cost of housing in comparison to some other areas.

Residents who moved into the area want more food outlets, parks and shopping as well as agreeing with pre-earthquake residents in wanting Centennial Pool to be rebuilt. Other features that they want to see kept or rebuilt include Crichton Cobbers Gym and an increase in green space. They also agreed that a park in the neighbourhood, as well as increased mixed-use, would enhance the neighbourhood. Less than a third of post-earthquake residents were aware of the implications of the draft Central City Plan.

Implications and Conclusions

The research process highlights a strong sense of community, an engaged neighbourhood group, and strong place attachment (particularly among those who have resided in the area for a long time). It is obvious that many residents are heavily invested in the idea of inner-city living, and in living in the Chester East neighbourhood in particular. The introduction of a new central city plan has the potential to significantly alter their community and their way of life.

The issue therefore becomes establishing and enabling a constructive consultative relationship between community representatives and local authorities. The researchers noted the difficulty in engaging representatives from particular local authorities during the research process – a problem not caused by inefficacy, but rather the research process falling inside the pressured 100 day implementation period.

Nevertheless, the establishment of better communication and collaboration will help groups to understand a greater variety of perspectives, and allows for more engaged decision making. The public consultation process of the ‘Share an Idea’ campaign was extensive, but active engagement with communities directly affected by the

draft Central City Plan was less forthcoming. This perhaps partly reflects the extreme time pressure under which the draft Central City Plan was created. The resulting plan and the creation of the CCDU marks a direct attempt to start the rebuild phase for the central city. As this process begins, and projects are implemented, it is *crucial* that sharing of information occurs at a number of levels. Research such as this highlights the viewpoints of residents who will be most directly affected by the changes which will occur as the plan is implemented. The lived experience of their neighbourhood gives inner-city residents a grounded and practical understanding of what ‘works’ in the residential context of inner city Christchurch. These perspectives are useful in informing planning and decision-making in how the rebuild could successfully create attractive, vibrant inner city living.

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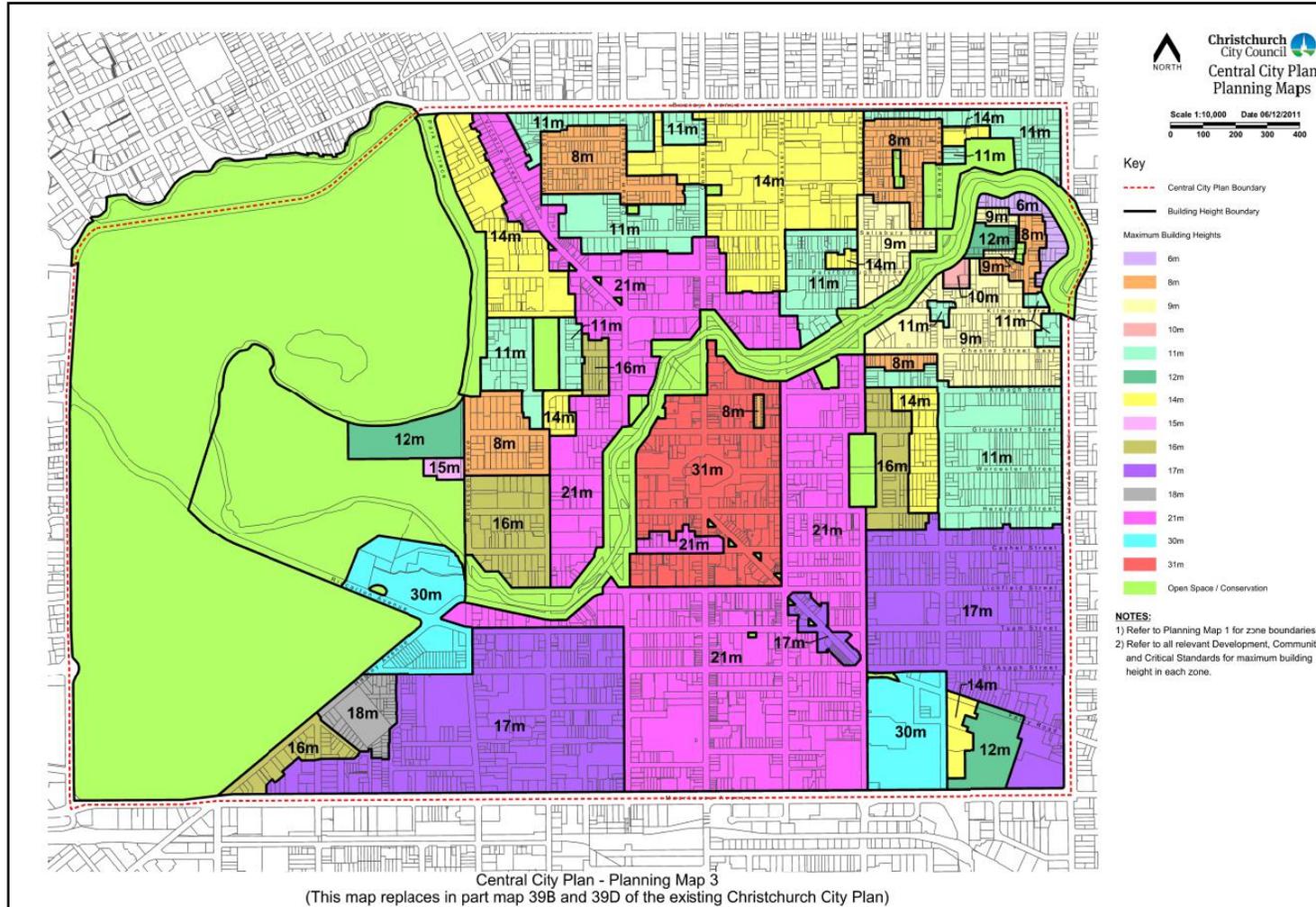
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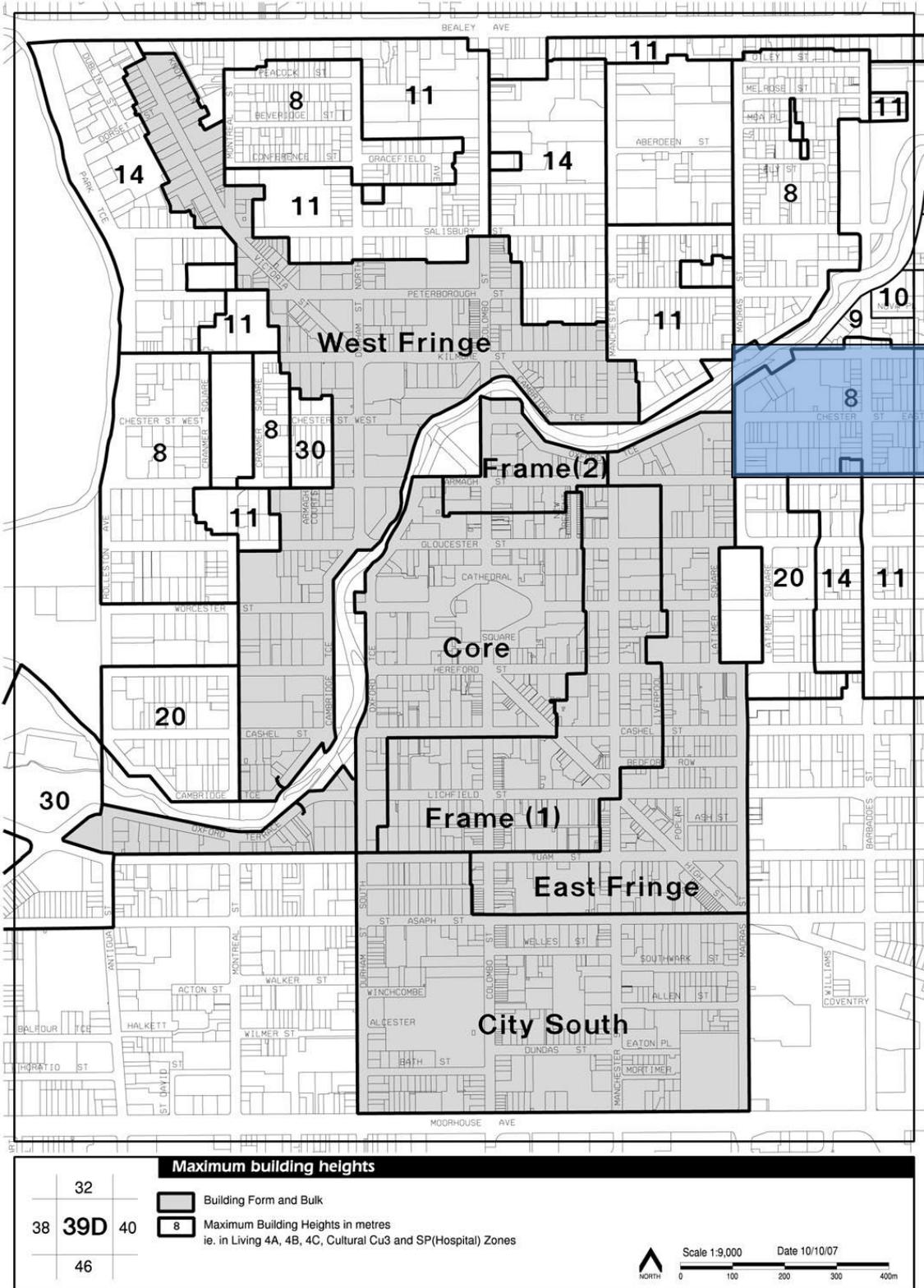
Appendix 1

Map of the central city in the proposed central city plan with building heights and zoning identified.



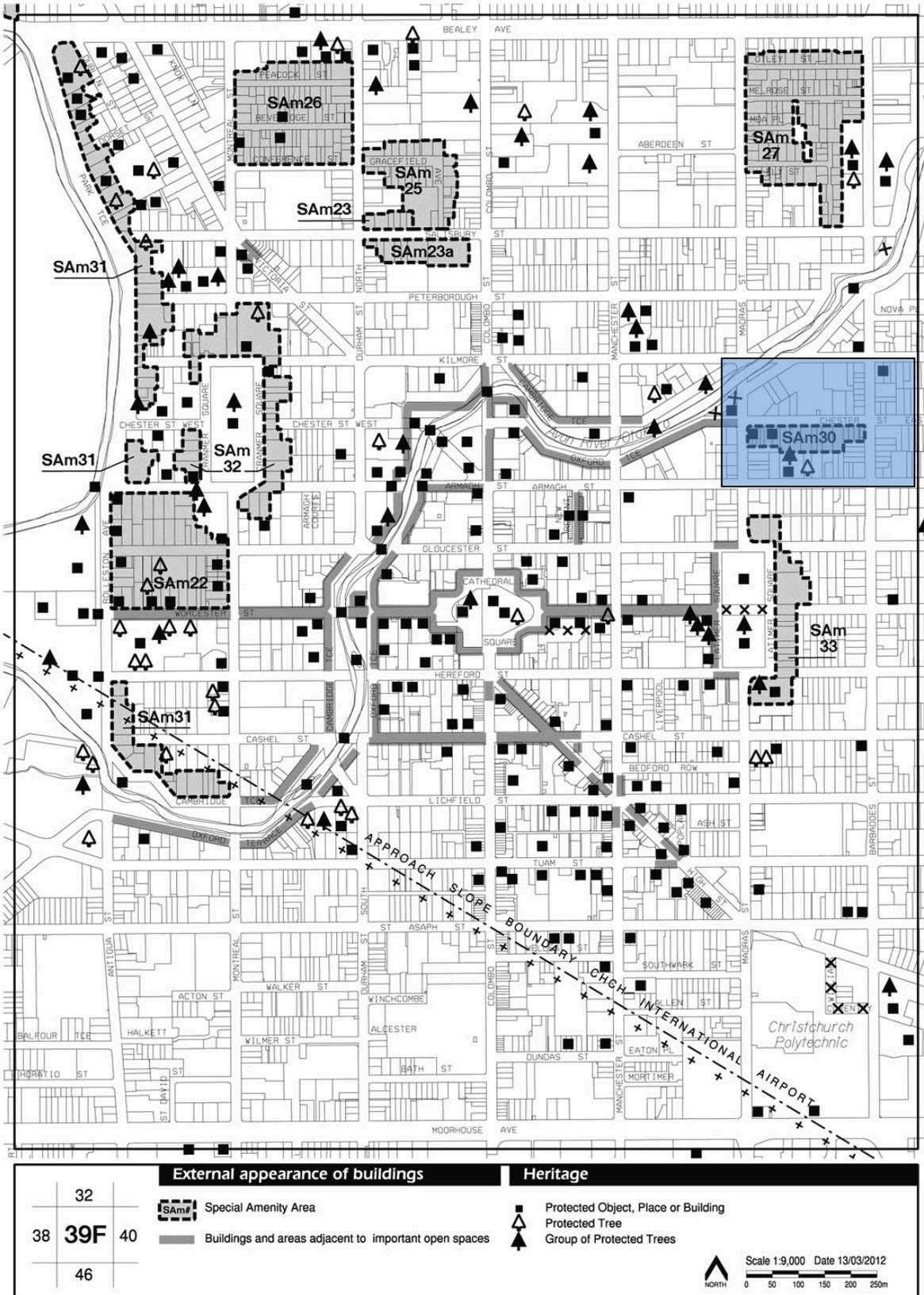
Appendix 2

Building heights in the central city from the operative central city plan, the Chester East Neighbourhood highlighted in blue.



Appendix 3

The Chester East Special Amenity Zone (Sam 30). The Chester East Neighbourhood is highlighted in blue.



Appendix 4

Survey which was letter-box dropped by the students to the CEN residents.

Section A: You and Your Community

1. How long have you lived at your current address?

Years _____ Months _____

2. Was your previous place of residence also in central Christchurch (i.e. inside the four avenues of Bealey Avenue, Fitzgerald Avenue, Moorhouse Avenue and Deans Avenue?). Please circle:

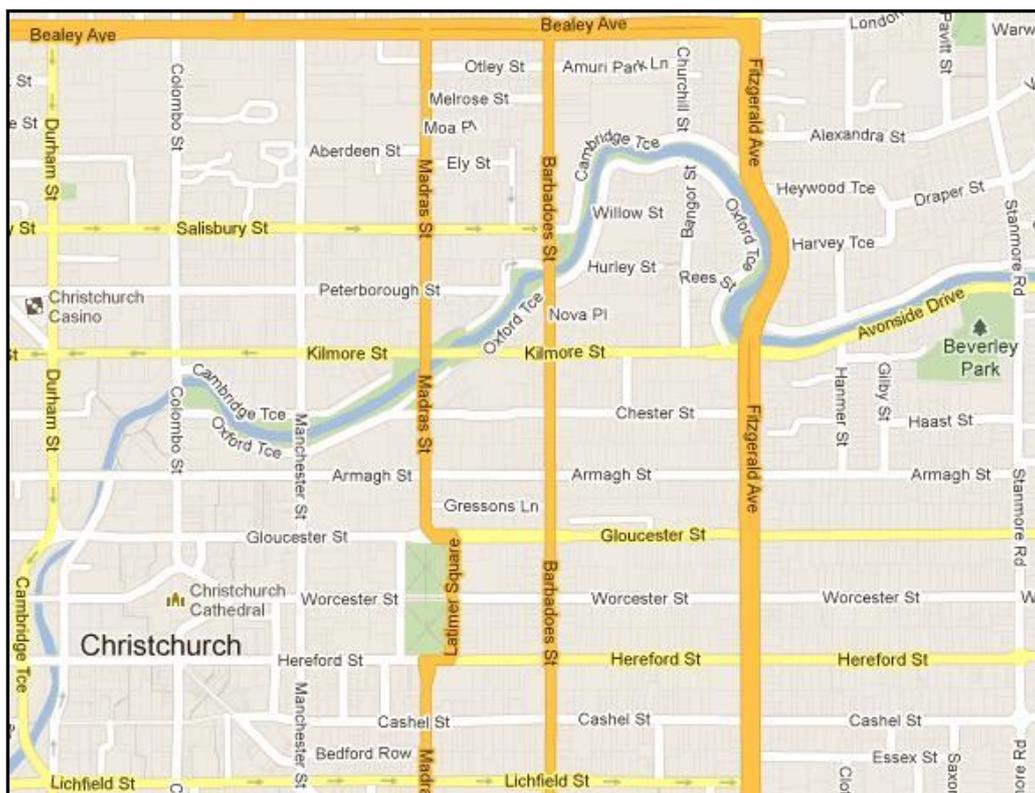
YES

NO

- 2a. If yes, for how long did you live there? (Years _____ Months _____), and which street did you live on?

Street:

3. When you think of your surrounding area, what area do you think of as 'your neighbourhood'? Please mark the boundaries of this area on the map below.



4. Thinking back to when you first decided to move to the Chester East area, what attracted you to this particular neighbourhood? (list as many reasons as you can think of)

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

5. Are there any extra qualities, amenities or facilities in this neighbourhood that you have discovered since moving here that you value?

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

6. What major changes *resulting from the earthquakes* can you think of that have impacted your experience of living in the Chester East neighbourhood. (These could be positive or negative. For example, increased interaction between neighbours, or closure of pool resulting in less attractions in the area)

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

Section B: Inner-City Living

7. Have you lived in a central city area before moving to your current residence (in Christchurch, New Zealand or overseas)?

YES

NO

If you answered "no" to question 7 please move to Section C

If yes, please indicate where you lived, and for how long.

City:

Length of Time:

City:

Length of Time:

8. Thinking back to when you moved into **other** inner city areas, what attracted you to living there? (list as many factors as you can think of)

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

Section C: Chester East Neighbourhood Amenities and Activities

9. Below is a list of facilities that existed in or close to the Chester St East area **before the earthquakes**. Please list how often you visited or used the facility (using scale provided), and how important you believe it is/was to the neighbourhood.

<i>Facility/Amenity</i>	<i>How often did you use or visit these amenities?</i> 1= Never 2= A few times a year 3= A few times a month 4= Once a week 5= More than once a week	<i>In your opinion, how important is/was its contribution to the local community?</i> 1= Not important/not known 2= Slightly Important 3= Fairly Important 4= Quite Important 5= Very Important
Arcobaleno Montessori Pre-School		
Avon River and river bank		
Avon Loop Community Centre		
Beat Street Café		
Bohemian Café		
Beverly Park		
Centennial Recreation Centre		
Christchurch East School		
City Centre		
Crichton Cobber's Recreation Centre		
Dairy (Barbadoes Street)		
The Herb Centre		
The Herbal Dispensary		
Latimer Square		
Retropolitan		
Oasis Restaurant and Bar		
Oxford Terrace Baptist Church		
Piko Wholefoods		
Pomeroy's		
Walnut Tree Park		
Other (please list)		

10. Are there any extra assets/facilities/amenities that you would like to see in the community?

Section D: Chester East Neighbourhood and the Canterbury Earthquakes

11. What features of your local neighbourhood still exist after the earthquakes that are important to you?

12. What features of your neighbourhood do you want to keep or see rebuilt?

13. What else can you think of that would enhance your neighbourhood? What would you like to see happen in your neighbourhood as part of the Christchurch rebuild?

14. Are you aware of the Draft Central City Plan and/or its implications for your neighbourhood? If so, what do you know?

15. Do you think that the Chester Street neighbourhood is different from other neighbourhoods or communities in Christchurch? Why/why not?

Section E

Please use the scales below to indicate your agreement with the statements listed (please circle):

Chester Street is an inner city oasis.

Strongly Disagree Disagree Neutral Agree Strongly Agree

The earthquakes make me want to leave the Chester East neighbourhood.

Strongly Disagree Disagree Neutral Agree Strongly Agree

I would rather live in the suburbs.

Strongly Disagree Disagree Neutral Agree Strongly Agree

I know my neighbours better now than before the earthquakes.

Strongly Disagree Disagree Neutral Agree Strongly Agree

People in the area know their neighbours.

Strongly Disagree Disagree Neutral Agree Strongly Agree

I feel safe walking around my neighbourhood at night.

Strongly Disagree Disagree Neutral Agree Strongly Agree

Many of my friends live in the Chester East area.

Strongly Disagree Disagree Neutral Agree Strongly Agree

Most of my family lives in the Chester East area.

Strongly Disagree Disagree Neutral Agree Strongly Agree

I would like to see a greater variety of retail options in the Chester East area.

Strongly Disagree Disagree Neutral Agree Strongly Agree

The Chester East neighbourhood would benefit from some increase in residential density.

Strongly Disagree Disagree Neutral Agree Strongly Agree

Section F: Your Household

- I am (please tick): Male Female
- Please tick the appropriate box in regards to your age:
 0-9 10-19 20-29 30-39 40-49 50-59
 60-69 70+
- Please identify your ethnic background (tick as many as apply):

- | | | | | |
|--------------------------|--|---|---------------|------------------|
| <input type="checkbox"/> | | New | Zealand | European |
| <input type="checkbox"/> | | | | Māori |
| <input type="checkbox"/> | | | Pacific | Peoples |
| <input type="checkbox"/> | | | | Asian |
| <input type="checkbox"/> | | Middle | Eastern/Latin | American/African |
| <input type="checkbox"/> | | Other Ethnicity (please specify): _____ | | |

- Please describe the nature of your household:
 Sole Occupant
 Single with children
 Couple
 Couple with children
 Group of unrelated people (e.g. a flatting situation)
 Other (please describe): _____
- How many people of each age bracket live in your house?
 0-9
 10-19
 20-29
 30-39
 40-49
 50-59
 60-69
 70+

- What style of housing do you live in? (tick if more than one applies)
 House
 Townhouse
 Apartment
 Flat

Other (please describe): _____

- Do you rent or own the property at your current address: Rent Own
- How often would you use the following forms of transport in a typical week? (1 = never, 2 = once a week, 3= 2-3 times a week, 4 = almost daily, 5= more than once a day)

Bike

Public Transport

Car

Foot

Motorbike/motorised scooter

Other (please state): _____

- Have your transport habits changed since the earthquakes? If so, how?

- How many cars does your household have?: _____

- What is your combined household income before tax (please tick)?

Less than \$10,000

\$10,000-\$19,999

\$20,000-\$29,999

\$30,000-\$39,999

\$40,000-\$49,999

\$50,000-\$59,999

\$60,000-\$69,999

\$70,000-\$79,999

\$80,000-\$89,999

\$90,000-\$99,999

\$100,000-\$149,000

More than \$150,000

Would rather not answer this question

ANY OTHER COMMENTS

Please feel free to add any other comments you may wish to make about your community and the earthquake experience.

Thank you for taking the time to complete this survey.