

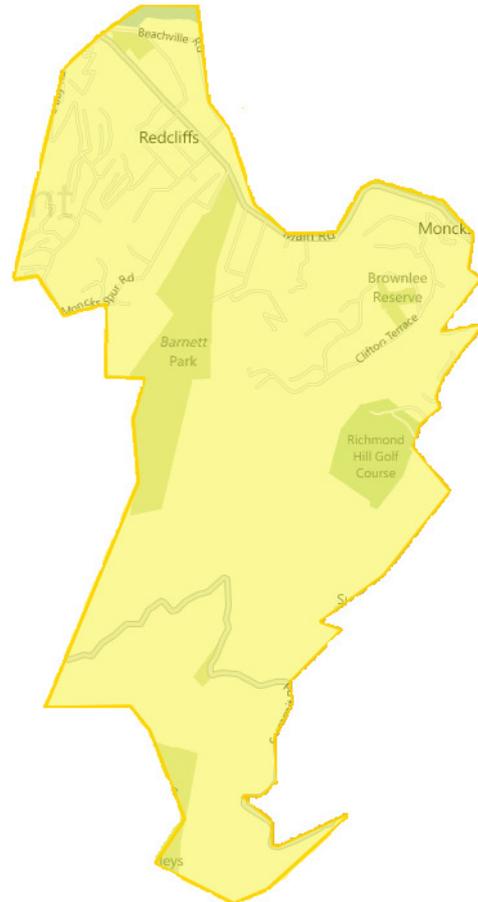
Community profile

Redcliffs

Census area unit: Moncks Bay



Christchurch City



The wider hill and estuary suburb of Redcliffs (including Moncks Bay, Moncks Spur, and Balmoral Hill) is located approximately eight kilometres from the central business district (CBD). In its broader locality context, and for the purposes of this report, it is bounded by Clifton and Sumner to the east, Mt Pleasant and McCormacks Bay to the west, Summit Road to the south, and the estuary of the Avon and Heathcote Rivers / Ihutai to the north.

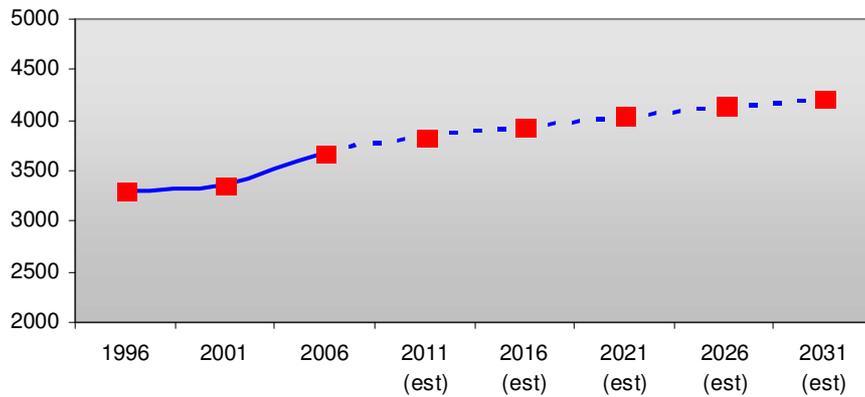
Generally seen as a higher socio-economic residential suburb, the wider Redcliffs area comprises mainly residential properties both on the hillsides and flat land. There is a wide mix of housing stock spanning different construction periods, designs and materials. Newer, large-scale residential dwellings and gentrification are prominent recent characteristics.

A narrow strip of commercial activity operates along Main Road and adjoining side roads. There is one full primary school (Redcliffs School, decile 10) located within the Redcliffs community. The major access roads are Main Road and McCormacks Bay Road.

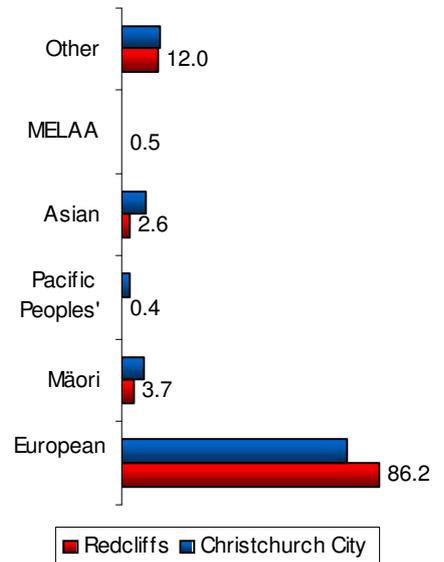
The 22 February 2011 earthquake caused large rock falls, and landslides were reported at Lyttleton, in the eastern suburbs of Sumner and Redcliffs, and along the Summit Road east of Dyers Pass; some of these landslides extensively damaged or destroyed houses, and resulted in a number of confirmed fatalities.

Key demographics

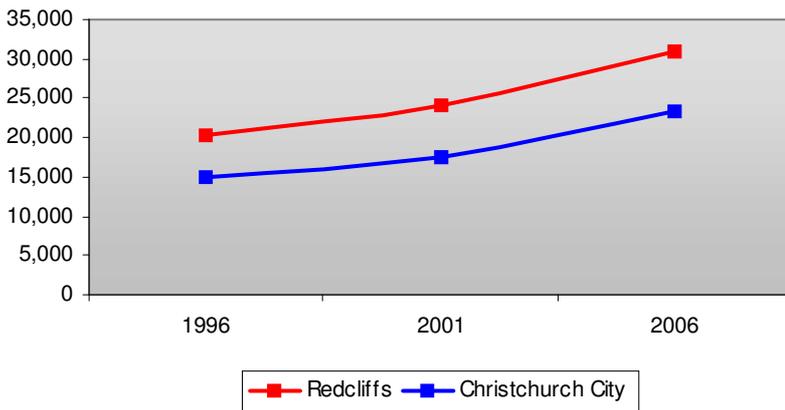
Usually resident population count
Data from Statistics NZ



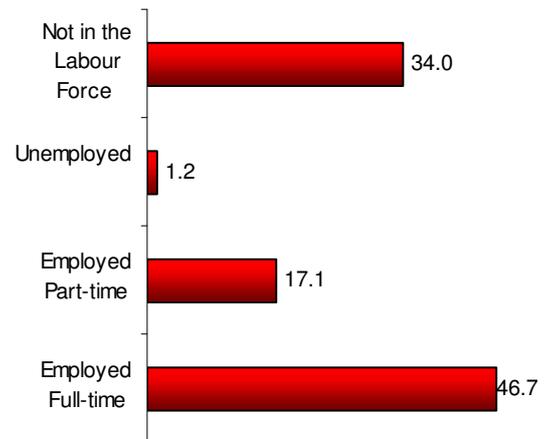
Ethnic groups in the area (%)
Data from 2006 Census, Statistics NZ



Median personal income compared to Christchurch City
(Data from Statistics NZ)



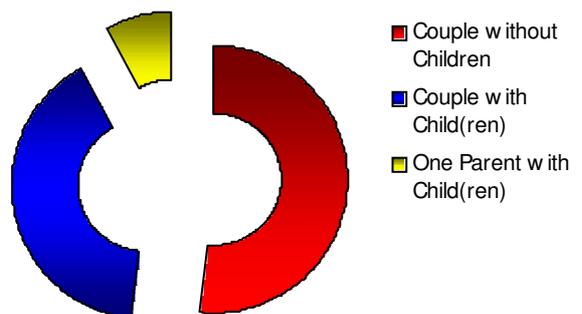
Employment status (%)
Data from 2006 Census, Statistics NZ



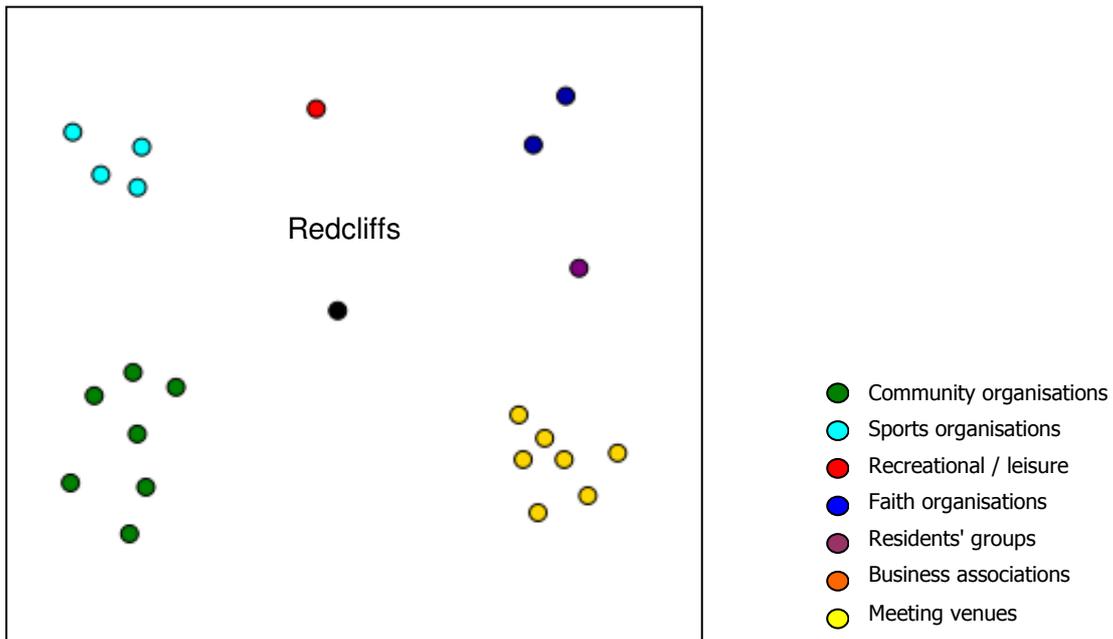
Home ownership (%)
Data from 2006 Census, Statistics NZ



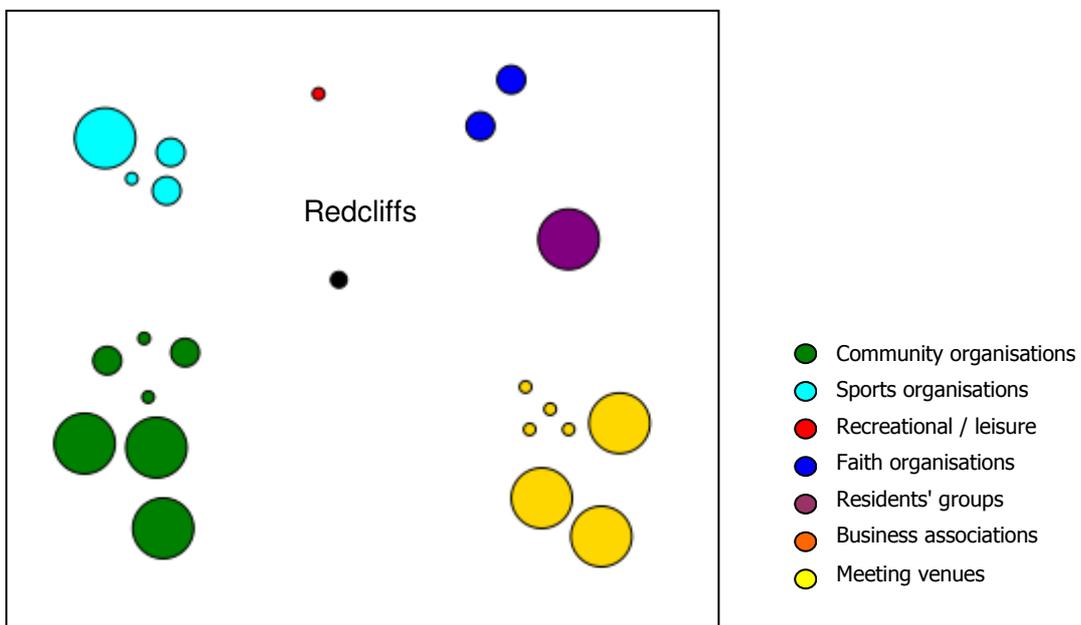
Family type (%)
Data from 2006 Census, Statistics NZ



Social infrastructure mapping

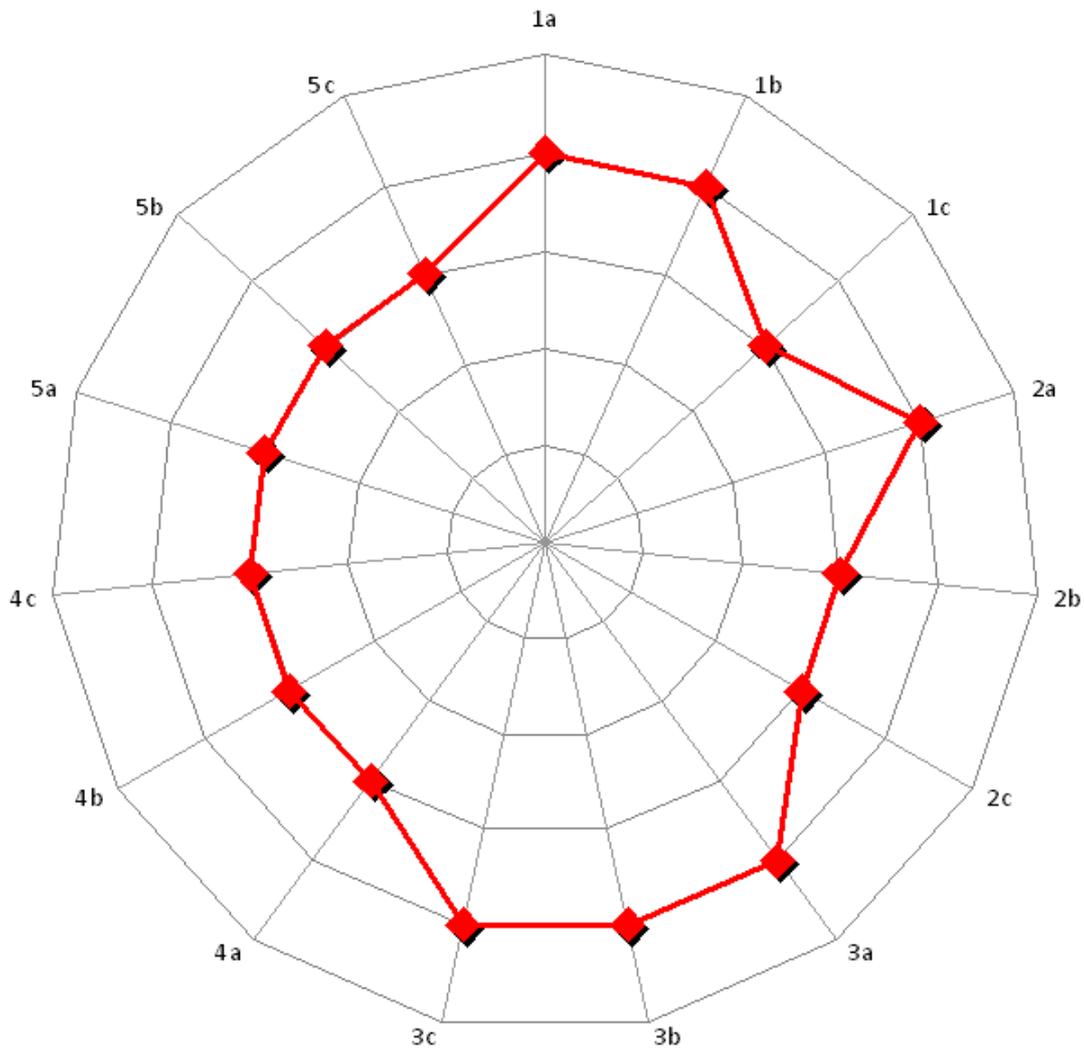


Within the greater Redcliffs area there are 22 organisations, consisting of seven community organisations, four sports groups, one recreational and leisure group, two faith-based organisations, one residents' group, and seven community meeting venues.



The greater the size of the circle, the greater the impact and reach the organisation has within the community. Eight organisations within the Redcliffs community are considered to have a great amount of reach and impact, with the greatest proportion being community organisations. A number of community groups have medium impact across the sector.

Social capital mapping



Community development organisations		rating
1a	Number of organisations	(4)
1b	Strength of organisations	(4)
1c	Community development principles	(3)

Volunteering		rating
2a	Investment in volunteers	(4)
2b	Number of volunteer hours from Fundforce	(3)
2c	Number of volunteer hours from Census	(3)

Connectedness		rating
3a	Number of neighbourhood support groups	(4)
3b	Number of residents' associations	(4)
3c	Access to networking groups/forums	(4)

Participation		rating
4a	Community events	(3)
4b	Fundforce participation rates	(3)
4c	Club membership numbers	(3)

Resilience		rating
5a	Preparedness/response plan in place	(3)
5b	Identified groups to lead local response	(3)
5c	Capability of groups to lead local response	(3)

Post-earthquake land map

Department of Building and Housing technical classifications as at 28/10/11



Land condition in Redcliffs

GNS Science¹ reports that the February 2011 earthquake was located at 43.60°S, 172.71°E (within five kilometres of Lyttleton), at a depth of five kilometres. Large rock falls and landslides were reported at Lyttleton, in the eastern suburbs of Sumner and Redcliffs, and along the Summit Road east of Dyers Pass; some of these landslides extensively damaged or destroyed houses, and resulted in at least four or possibly five fatalities.

An initial helicopter reconnaissance flight over the landslide damaged area was undertaken on the afternoon of 23 February 2011. Key findings indicated that large tension cracks extending beyond the cliff edge (up to 60 metres) between Moncks Bay and Sumner and, to a lesser extent, on the east side of Scarborough, posed a significant hazard to residents.

A portion of the residential properties in Redcliffs have now been zoned 'green,' with the remaining land zoned 'white', which means further assessment is required.

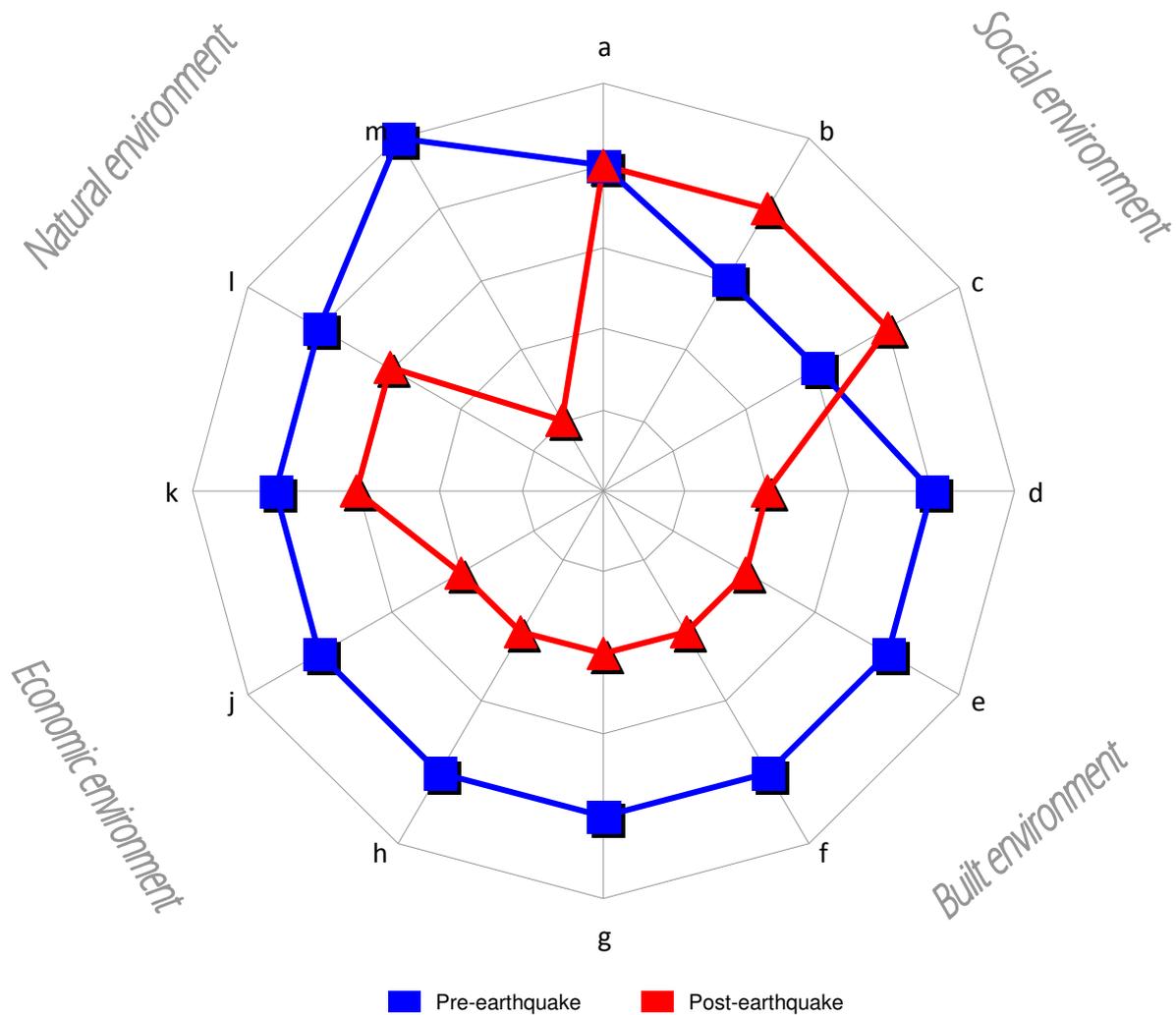
Following the land announcements on 28 October 2011, the new Department of Building and Health (DBH) Technical Classifications have classified some residential properties as yellow and blue. The remaining land has the DBH classification of 'brown', which covers non-residential areas and land that still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

Yellow - Minor to moderate land damage from liquefaction is possible in future significant earthquakes. Repair / rebuild process can begin.

Blue - Moderate to significant land damage from liquefaction is possible in future significant earthquakes. Repair / rebuild process can begin on buildings that do not require foundation repair or rebuild. Site-specific investigation is required for those that do.

¹ <http://static2.stuff.co.nz/files/geonet-images>: Hancox, G ; Perrin, N - GNS Science March 2011-

Pre- and post-earthquake analysis



	Pre-earthquake	Post-earthquake
Social environment		
a. Community organisations	4	4
b. Community connectedness	3	4
c. Community participation	3	4
Built environment		
d. Housing stock	4	2
e. Rooding infrastructure	4	2
f. Commercial/Community infrastructure	4	2
Economic environment		
g. Local business/services	4	2
h. Access to local services	4	2
j. Local economy	4	2
Natural environment		
k. Air quality	4	3
l. Parks and spaces	4	3
m. Accessibility to natural environment	5	1

Impact of earthquakes

Post-4 September 2010 and 22 February 2011

Natural environment

Redcliffs is an outer coastal suburb of Christchurch. The old sea cliff has been modified by quarrying in several areas, including the major rock quarries located at Redcliffs and Sumner (Brown and Weeber, 1992), where basalt was quarried to construct the causeway across McCormacks Bay.² The topography of Redcliffs is a mix of steep hillsides, flat land, and also estuary shoreline features which are popular for boating, fishing and other recreational activities. The dominant cliffs of Redcliffs (typically 15-30 metres high) are characterised by rocky, hilly geography with many natural caves, and are typical of the volcanic origins of the Banks Peninsula area.

The February 2011 earthquake has had a significant impact on the geographical and physical infrastructure of the area. An initial helicopter reconnaissance flight by GNS Science reported that the key findings on earthquake-induced landslide damage in the earthquake-affected area were³:

- Large tension cracks extending beyond the cliff edge (up to 60 metres) between Monks Bay and Sumner and, to a lesser extent, on the east side of Scarborough, pose a significant hazard to residents.
- Redcliffs is one of the areas most affected by landslides (predominantly rock falls, debris falls, debris slides).
- The cliff tops and low ridge crests at Sumner, Redcliffs, and Mt Pleasant appear to have been more strongly shaken, probably due to topographic amplification and focussing effects.
- Rapanui (Shag Rock), an iconic landscape feature of the Sumner/ Redcliffs area, has been significantly affected by the earthquake. Local residents now refer to the icon as 'Shag Pile'.

Dangerous boulders have been secured or removed to allow access to critical transport routes. Containers have been placed along Main Road and Wakefield Avenue to provide protection against rock fall, rockslide and boulders. Rock slopes further north of Redcliffs School are still too dangerous to assess at this stage. A change to the estuary due to liquefaction, pollution and tilting of the seabed has impacted on the natural ecology of the area. Geotechnical monitoring is on-going.

Economic environment

Redcliffs has generally been noted as a higher socio-economic area, with some 55% of the workforce listed as professional or managers. The 22 February 2011 earthquake has had a significant impact on property sales in the area, and Real Estate Institute⁴ sales data comparison for the September 2010 to March 2011 period, compared with the same period in 2009/10, indicates a substantive drop in property sales, and a change in the median property price for property sales completed in the post-earthquake period.

Discussion with Work and Income indicated that unemployment numbers spiked in the hill suburbs of Christchurch in the months following the February 2011 earthquake, with a high percentage of self-employed, business owners and employees seeking income support.

Prior to the earthquakes the area was generally well serviced with a variety of shops offering food, a pharmacy, a stand alone New World supermarket and a number of restaurants and takeaway facilities. Generally, most other commercial enterprises have been designated 'green' and are operating in some capacity.

Social environment

The extent of the damage caused in Redcliffs and Monks Bay due to the February 2011 earthquake has had significant impact on the local community. With a considerably high number of homes assessed as 'yellow' or 'red', a number of families had to relocate in and around the area, with some moving to other parts of the city. There is a high number of older adults living in Redcliffs and the community has been supportive. The closure of the supermarket posed challenges, especially for older adults. There was disruption to secondary schooling, with all those close to Redcliffs having to relocate. This caused considerable disruption in the routines of young people and their families. There is, however, fantastic community spirit which has helped in connecting people.

The two local churches became hives of activity after the February 2011 earthquake. With most of the community spaces and activity venues having been damaged or made inaccessible, activities and programmes have moved to the local churches and the bowling club.

An information centre, open during the week and run on a voluntary basis, was set up shortly after the February 2011 earthquake. This was a great source of information and a base for initiatives for the community, and continues to be well utilised. The local residents' association also has an active interest in the wider redevelopment of the area and has set up a sub-group to progress this. The level of volunteering increased significantly after the February 2011 earthquake. Sports clubs in the area are considering future options with support from regional sports organisations, Christchurch City Council and Sport Canterbury as required. Some clubs are experiencing reduced membership with people leaving the area, but remain operational. Tennis courts have been significantly damaged and are closed for the season.

² <http://static2.stuff.co.nz/files/geonet-images>: Hancox, G ; Perrin, N - GNS Science March 2011

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⁴ Real Institute of New Zealand; Market Trends www.reinz.co.nz

Built environment

Redcliffs is seen as a higher socio-economic residential suburb. One of its most notable recreation spaces is Barnett Park, one of Christchurch City Council's earliest recreation projects. The major access roads are Main Road and McCormacks Bay Road. Traffic volumes are high at weekends and holiday periods, due to the large number of people travelling to and from the Sumner area.

The February 2011 earthquake caused significant damage to land, property and utility services such as power, water and wastewater. Liquefaction occurred on properties and roads, causing damage and subsequent dust issues. Work continues on restoring roading and other infrastructure. Approximately 200 houses in the wider Port Hills area were evacuated for public safety and operational reasons. At present, 637 buildings have been assessed as 'green', 73 as 'yellow' and 57 as 'red' in the Redcliffs/Moncks Bay area.

The main sewer pipe from Sumner, Redcliffs and Mt Pleasant and across the Heathcote River by Ferrymead Bridge was broken in multiple locations by the February 2011 earthquake. Major works were undertaken in Woolston and Ferrymead through April and May 2011 to restore this line. While repairs were in progress, residents were urged to use portable toilets where available to take the pressure off discharge into the estuary.

Water mains were affected by the February 2011 earthquake and most of the Sumner, Redcliffs and Mt Pleasant areas lost water services for at least a week. The earthquake caused multiple breaks to the main water line to Sumner, and rock fall impeded progress in repairing water services in a number of locations throughout the area. By 15 March 2011, 94 per cent of properties in Redcliffs were connected to water services. Of those properties which remained without water for some time following the earthquakes in Christchurch, most were in the city's hill suburbs, east Christchurch, Sumner and Redcliffs.

The February 2011 earthquake substantially impacted the roading network throughout Sumner, Redcliffs and Mt Pleasant, with a large number of roads closed by rock fall and risk of rock fall in the first few weeks post-earthquake. Others were very badly damaged by subsidence and liquefaction. The Ferrymead Bridge was badly damaged and was initially unusable. Although temporary repairs opened the bridge to use by cars and light vehicles, restrictions to bridge use, which remained in place for several months, prevented use by buses and trucks. Considerable repair work has been undertaken on the roads throughout Sumner, Redcliffs and Mt Pleasant, and work is continuing. Some roads remain closed, while others are reduced to one lane.

Sports fields and playgrounds are operational. Tennis courts have been significantly damaged and are closed for the season.

Future opportunities and risks

Opportunities

- Capacity building of community groups.
- Increased community spirit.
- Community connectedness through social activities and events.
- Community-led development plan.
- Organisations can listen to what their communities are saying and use that when planning programmes and activities.
- Locally based youth activities and programmes.
- Opportunity for mergers and partnerships among sport clubs.
- Enhanced coastal pathway for walking and cycling.
- Opportunities to source funding for desired improvements to area.

Risks

- Loneliness experienced by those whose neighbours have had to move out of their homes and the area.
- Feelings of vulnerability amongst older adults.
- There are fewer volunteers involved in some aspects of the community work. This may not be sustainable long-term.
- Volunteers may ask for payment for work being done.
- Fragmentation of community works if organisations do not collaborate more closely. New initiatives could be taken on by existing organisations.
- Expectation may be raised on the part of community as to what local authorities and other agencies are able to provide/contribute to a community-led development plan.
- Rock fall threat may cause long-term stress on individuals and families.
- Young people may not be able to take part in recreational and other activities away from home due to anxiety by parents caused by rock fall threat.
- Inability to source funding required for area enhancement. Demands on volunteers may result in capacity issues for some groups.