

There is archaeological evidence that Maori were in the Christchurch area 1000 years ago. These first inhabitants were moa-hunting tribes. They were followed by the Waitaha, who migrated from the east coast of the North Island in the 16th century, 500 years ago. This migration was joined by the Ngati Mamoe and Ngai Tahu people, and continued until about 1830.

The first Europeans landed in Canterbury in 1815. This was 45 years after Captain James Cook sighted what he named Banks "Island" (peninsula), from his ship the Endeavour.

In the late 1840's the City of Christchurch was planned, from England, to be a model Anglican (church) settlement. The English links are still evident in the design of older buildings and gardens. Christchurch became a city by Royal Charter on July 31, 1856, making it officially the oldest established city in New Zealand. The original municipal district was bounded by the "four avenues"; Bealey Avenue, Moorhouse Avenue, Fitzgerald Avenue and Rolleston Avenue. It was laid out in a north/south, east/west grid pattern^v.

Our Community Today

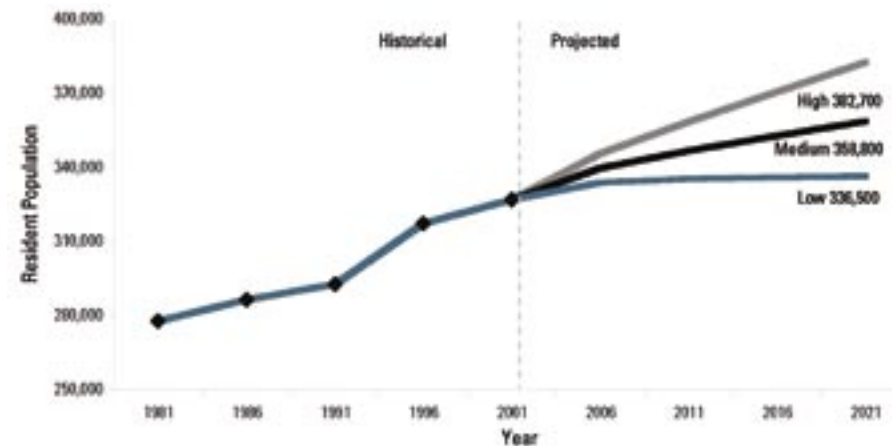
- Christchurch is the largest city in the South Island, with a population of 332,100 people. It is the second largest city in New Zealandⁱ.
- Christchurch's population increased by nearly 10% between 1991 and 2001, and is projected to grow by another 8% by 2021 (to 358,000). The main reason for the City's population growth is external migration. Population growth is projected to occur at 8% per annum between 2001 and 2006, and then at a slower annual rate of 0.3% between 2016 and 2021ⁱⁱ.

ⁱ Statistics New Zealand, Census of Population and Dwellings, 2001.

ⁱⁱ Statistics New Zealand, Sub-National Population Projections, 2001 base, November 2002.

^v <http://www.christchurch.org.nz/About/>

Christchurch Historical and Projected Population (2001 Base)

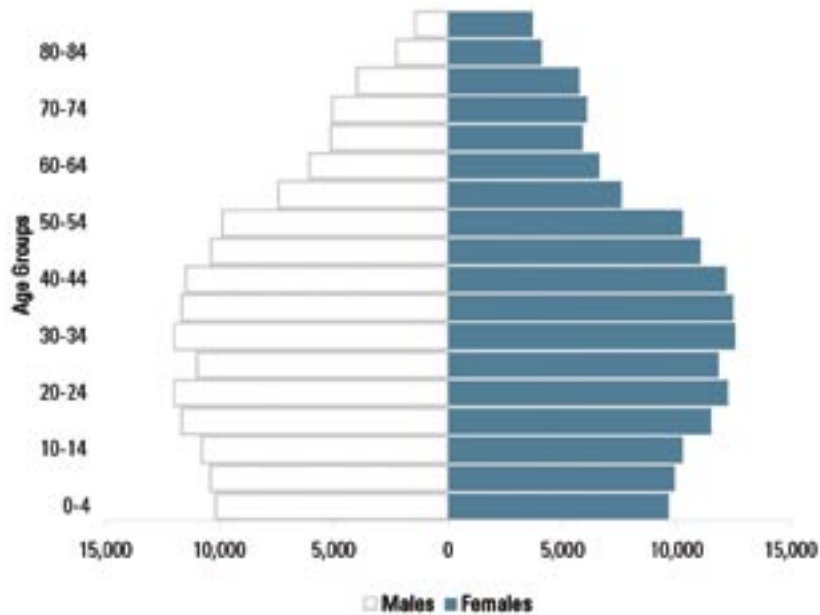


Source: Statistics New Zealand

- Christchurch City's population is less ethnically diverse than the New Zealand population. It is dominated by Europeans at 87%. Maori make up 7% of the population, Asians 5%, Pacific Islanders 2%, and other ethnicities 3%. (Note that people can identify with more than one ethnicity).
- The City has an ageing population, which is consistent with national trends. Christchurch's median age was 35.5 years in 2001, compared to 34.8 for all of New Zealandⁱ. By 2021, Christchurch's median age is expected to be 41.6 yearsⁱⁱ.

our community today

Age and Gender 2001

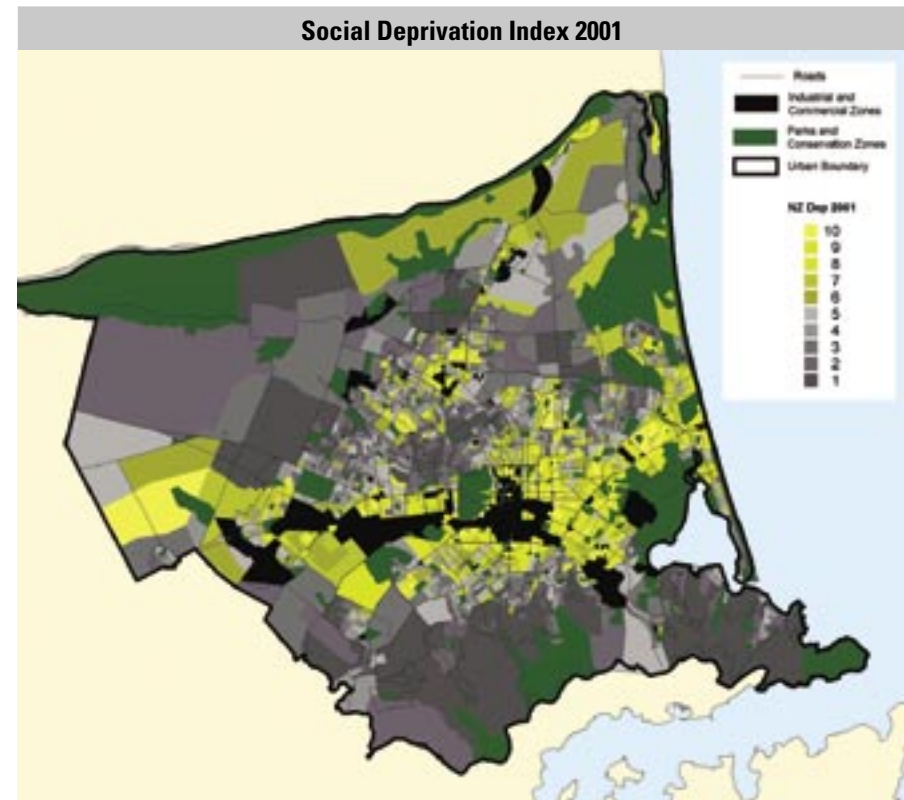


Source: Statistics New Zealand

- Christchurch has a larger proportion of older people and a smaller proportion of younger people than the national average. By 2016 the elderly (65 years and over) will outnumber children (under 15 years) in Christchurch.
- In 2001, 29% of Christchurch residents aged 15 years and over had some form of tertiary qualification, compared to 28% nationally. The proportion without a tertiary qualification was slightly lower than the national average (23% compared with 24%)ⁱ.

- Christchurch has less poverty than New Zealand as a whole. 12% of Christchurch residents live in areas of high deprivation, compared to 20% nationallyⁱⁱⁱ. 21% of people live in the least deprived areas of Christchurch.

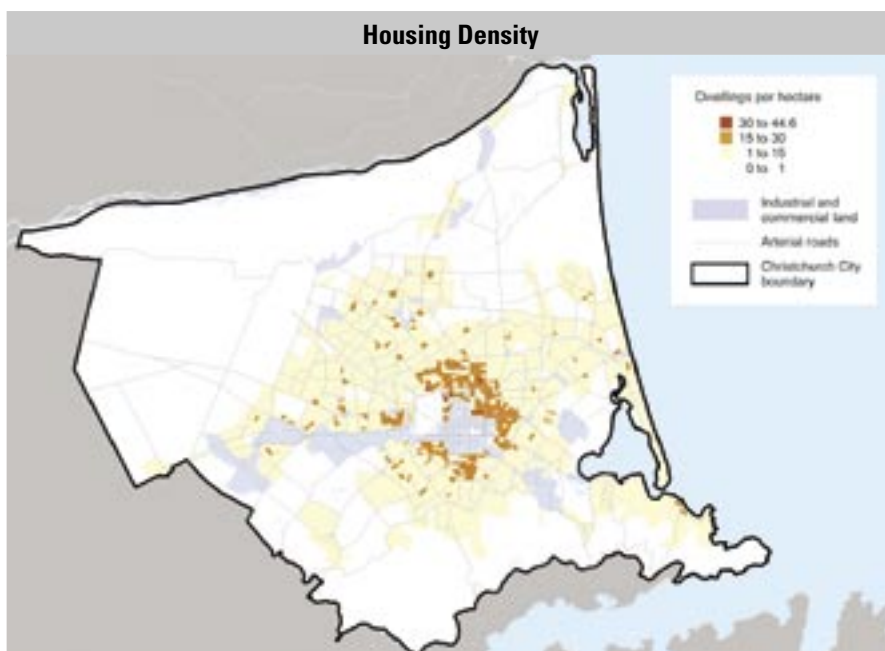
Social Deprivation Index 2001



Source: Health Services Research Centre, Victoria University

ⁱⁱⁱ New Zealand Index of Deprivation was developed by the Health Services Research Centre, Victoria University. Areas of high deprivation are decile 9 and 10 areas, while areas of low deprivation are decile 1 and 2 areas. (10% of the population is in each decile area).

- 97% of the City's population is concentrated within the urban area, which covers about one third of the land area of Christchurch.
- The City's population density increased from 20.3 to 20.9 people per hectare between 1996 and 2001. Areas close to the Central City or around some of the suburban commercial centres (such as Riccarton) tend to have higher densities.



Source: Statistics New Zealand

- The average number of people living in each household is getting progressively smaller. In 1981 it was 2.9 people per household, decreasing to 2.6 in 2001. It is projected to drop to 2.4 people by 2021^{iv}. This reflects a nationwide decrease in household size.
- One-person households make up an increasing share of total households. In the ten years to 2001 the proportion of one-person households grew from 23% to 26% of all households. During this time there was a national increase from 20% to 23%.



Buskers in the Square

^{iv} Statistics New Zealand, Sub National Household Projections (1996 base).

our environment today^{vi}

Christchurch was an extensive wetland area and a good source of mahinga kai (food and other resources) for Maori. The early Europeans' impression of the original settlement site was of "heavy wet land" and "rank swamp grasses"^{viii}

Much of the City's natural habitat was modified by the European settlers. They drained the wetlands and cleared bush, scrub and tussock. Riccarton Bush (Putaringamotu) is all that remains of the wetland podocarp forest in Christchurch. The changes made by the settlers reduced the number of natural sites available for indigenous fish, bird and invertebrates. This caused a significant decline (and in some cases extinction) in plant and animal species.

Our Environment Today

- The City of Christchurch covers an area of 45,240 hectares. Of this, 16,929 hectares (37%) are in urban use and 28,318 (63%) in rural use.
- The City's boundaries are the Waimakariri River to the north, the Pacific Ocean to the east and the Port Hills to the south.
- Christchurch is within the Canterbury Region. The region extends from the Clarence River in the north to the Waitaki River in the south. The Main Divide (Southern Alps) forms the western boundary and the region extends 12 nautical miles into the Pacific Ocean to the east.
- Significant geographical features of the City include the Avon-Heathcote estuary, the Port Hills, the coastline and dry plains to the north-west.

- The average annual rainfall of the City is 650mm and the average sunshine hours are 2,100 per annum. The average daily temperature during summer is 21°C and winter 10°C.
- Within Christchurch's urban area, 72% of the land is zoned for housing, 13% for industrial and commercial activity, and the remainder for a variety of uses such as schools and open spaces.



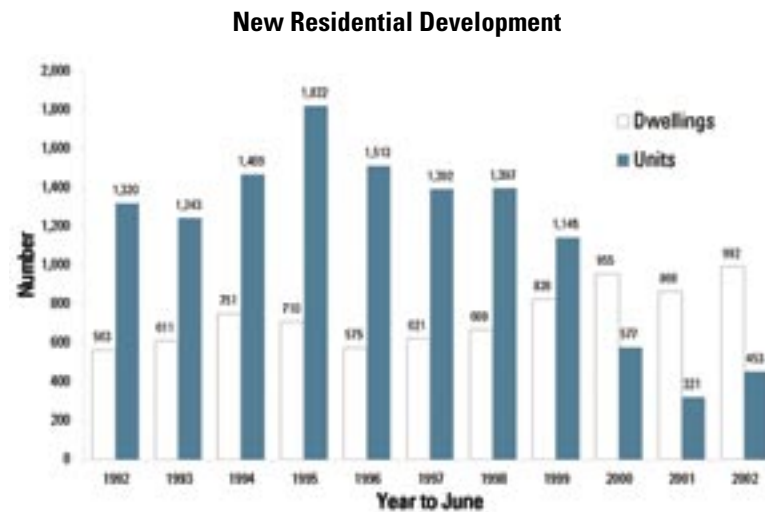
View over the Garden City of Christchurch

^{viii} Christchurch City Council, Draft Citywide Planting Strategy

^{vi} Information in this section is from the Christchurch City Council, Christchurch City Draft Environmental Trends Report, 2003: <http://www.ccc.govt.nz/reports/2003/environmentalTrendsReport/>

our environment today^{vi}

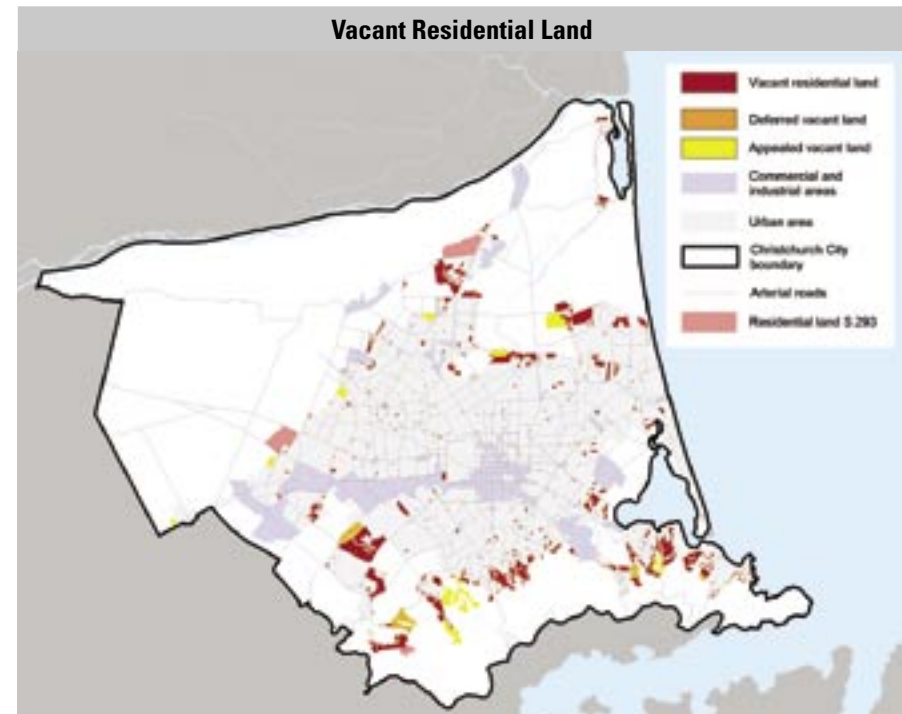
- The number of residential building consents has decreased to about 1,300 per year from around 2,000 in the late nineties and a peak of 2,500 in 1995.



Source: Christchurch City Council

- In 2000 the number of consents for dwellings overtook the number of consents for units^{vii}. This may reflect a trend away from infill housing (because there are fewer subdividable properties), and the increased supply of residential land due to amendments to the City Plan in 1999.

vii Unit development falls into three major categories: two or more units built on a new site, two or more units built on a site where a house may have been demolished (ie. redevelopment), and units added to a section with an existing house (ie. infill).



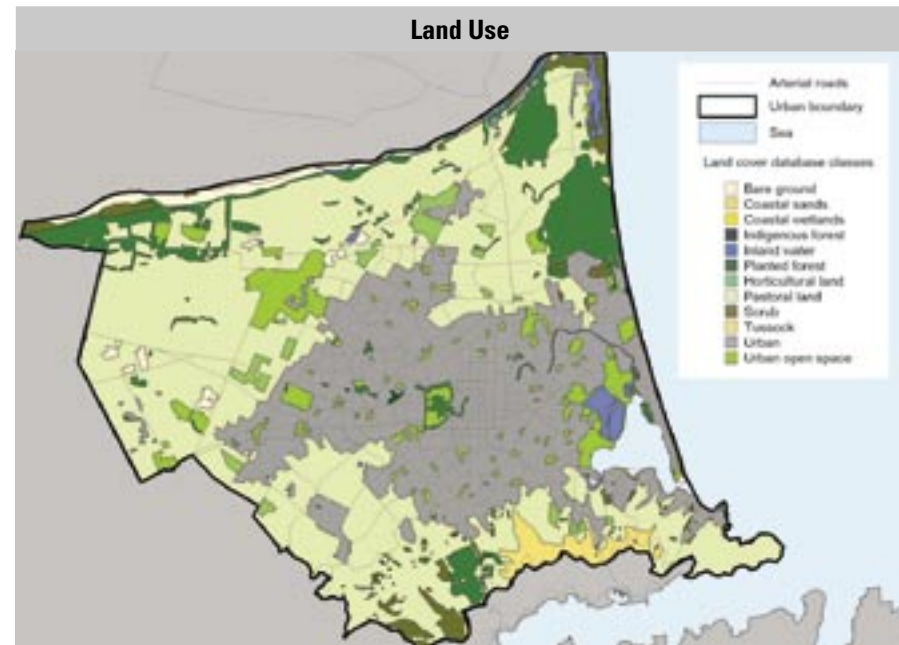
Source: Christchurch City Council, 2002

- The City deserves its reputation as “The Garden City”. There are over 3,000 hectares of parkland in Christchurch, with 13 major metropolitan parks (including the Botanic Gardens and Hagley Park), 89 major district parks and approximately 300 local and neighbourhood reserves.
- Christchurch’s City Plan identifies over 600 buildings, places or objects with heritage values worth protecting.

- Christchurch is a centre for wading birds and sea birds. The Avon-Heathcote Estuary is of international importance as it supports a large and varied wildlife population within an urban area. The estuary and oxidation ponds regularly support over 1% of the world's population of at least 17 species or sub-species of wetland birds.
- There are 395 native plant species within the Christchurch area. Of these 31 have been identified as threatened.
- Christchurch has over one third of New Zealand's 35 indigenous freshwater fish species.
- During winter, Christchurch experiences poor air quality. On 28 days each winter, the level of pollution (smog) exceeds the guideline set by the Ministry for the Environment (where PM10 exceeds 50µgm³).
- The growth and changing lifestyles of Christchurch's population create pressure on the City's infrastructure and natural environment. A higher population, increasing urban development, the growth of private motor car use and sustainability issues (such as energy and resource consumption and waste generation), provide many challenges for the protection and enhancement of the environment.



Garden City's Environment



Source: Land Cover Database, Terralink, under the stewardship of the Ministry for the Environment

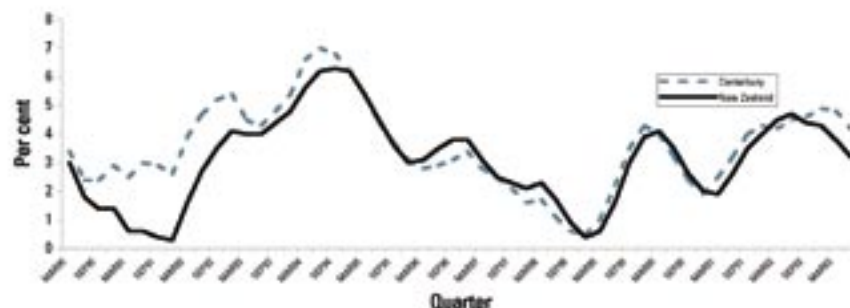
our economy today

Whaling ships were operating out of the Port of Lyttelton by 1850. However, Canterbury's regional economy was built on the production of primary goods and it was recognised for a long time as living "off the sheep's back". Although its economic beginnings were in refrigerated sheep and dairy products, Canterbury now has a diversified regional economy, with growth across a range of "new economy" sectors such as tourism, software development, electronics and education.

Our Economy Today

- The strength of Christchurch's economy is built on a long association with the large rural economy of the Canterbury Region, and the City's export-oriented manufacturing.
- In September 2003, Canterbury's regional economy remained sound with strong domestic signals (for example construction and retail activity), and a growing tourism sector. It is forecast to grow steadily over the next year^{ix}.

Economic Growth March 1990 - Sept 2002
Average annual growth by quarter



Source: National Bank, Index of Regional Activity

^{ix} Canterbury Development Corporation, Canterbury Economic Snapshot, 2003. The latest economic information on the Canterbury region can be found at <http://www.cdc.org.nz/index.cfm/>

- Christchurch's GDP (Gross Domestic Product) was estimated to be \$9.9 billion in 2002. This equates to just under 10% of national GDP^x.
- In the five years to March 2002, total employment in the City increased by almost 10% to 169,480 workers. Property and business, health and community, and communication services, all had significant increases in employment during this period^{xi}.
- In the same five years, 60% of the growth in the Christchurch workforce was in part-time positions. This is consistent with national trends.
- In June 2003, the unemployment rate in Canterbury was 4.4%, slightly lower than the national average of 4.6%^{xii}.
- In 2001 the median annual income of people in Christchurch City was \$17,600, compared with \$18,500 for all of New Zealand^{xiii}.
- Christchurch's median household income was \$36,502 in 2001, compared with \$39,588 for the whole country^{xiii}.
- During the year ended June 2001, each household in Christchurch spent an average of \$779 per week, 7.3% lower than the national average of \$840 per week^{xiv}.

^x Infometrics New Zealand, Christchurch City GDP Estimates, January 2003

^{xi} Statistics New Zealand, Annual Business Frame Update, March 2002

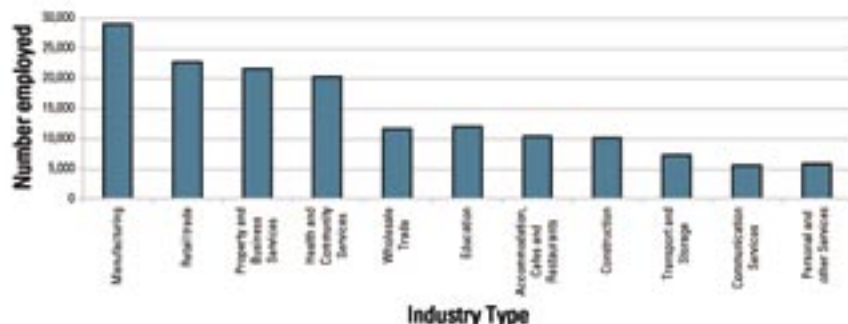
^{xii} Statistics New Zealand, Household Labour Force Survey, June 2003

^{xiii} Statistics New Zealand, Census of Populations and Dwellings, 2001

^{xiv} Statistics New Zealand, Household Economic Survey, 2001

- Manufacturing, and retail and trade, are the two industry sectors that employ the most workers in Christchurch. Secondary and emerging industries include tourism, light industrial engineering, software development, electronics and education^{ix}.

Employment by Industry

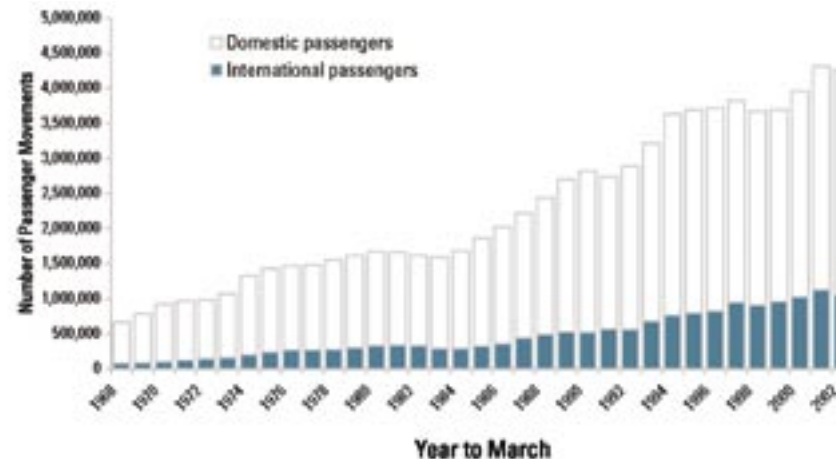


Source: Statistics New Zealand, Annual Business Frame Update, February 2002

- Christchurch's Central City continues to have the greatest concentration of workers in the City with 28% of the City's workforce located within the four avenues^{xi}.
- The Central City is the largest retail centre in Christchurch, employing 24% of the total retail workforce. This is four times the size of the City's largest suburban centre at Papanui / Northlands. However, retailing in suburban centres is growing at a much higher rate than in the Central City.
- Christchurch is the main distribution centre for the South Island, with its international airport, main roads, rail links and nearby sea port at Lyttelton.
- Tourism continues to be a significant component of the City's economy. The number of nights spent in the City's accommodation in March 2003 was over 900,000, which was 40% higher than in March 1997^{xv}. Christchurch's position as the "Gateway to the Antarctic" has contributed significantly to the city's reputation and tourism earnings.

^{xv} Statistics New Zealand, Accommodation Survey, March 2002

Airport Passenger Movements



Source: Christchurch International Airport, Passenger Movement Data, 1968-2002

- Ngai Tahu is the Maori tribe of the southern islands of New Zealand. Te Runanga o Ngai Tahu is the governing body of the Ngai Tahu tribe, within which Ngai Tahu Holdings Corporation holds significant land and sea-based assets, and operates businesses in tourism, property, equities and seafood sectors.