The logo for Phillipstown Community Hub features the name 'Phillipstown' in a large, white, stylized font with a horizontal line underlining the letters 'p' and 'h'. Below it, 'Community Hub' is written in a smaller, white, sans-serif font. At the bottom, the Maori name 'Te Whare Whānau Whānui' is written in a white, sans-serif font. The background is a vibrant red with a pattern of orange and yellow swirling lines.

Phillipstown
Community Hub
Te Whare Whānau Whānui

**DISCOVERING OUR
NEIGHBOURHOOD -
PHILLIPSTOWN COMMUNITY
MAPPING**

Author

Phillipstown Community Centre Charitable Trust

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1. Introduction

Discovering Our Neighbourhood is a project to map the community of Phillipstown run by the Phillipstown Community Centre Charitable Trust (PCCCT) from June 2021 to January 2023. The aim of the project is to create a detailed map of Phillipstown, its people, places, businesses and associations, and their assets, skills, needs and aspirations.

For the community mapping project, Phillipstown was defined as the area bound by Fitzgerald Avenue to the west, Cashel Street to the north, Aldwins Road (and partly Linwood Avenue) to the east, and Ferry Road to the south; this covers an area of approximately 1.28 km².

This report is split into four sections, covering Phillipstown's businesses and other organisations; green spaces, features and assets; residents; and housing developments.



Figure 1. Map of Phillipstown as defined for the community mapping project. The Phillipstown Community Hub (the former Phillipstown School site) is marked in orange.

2. Timeline and methodology

The Discovering Our Neighbourhood community mapping project began in June 2021, after receiving funding from the Lottery Community Sector Research Fund through an application in March 2021.

Data were originally planned to be gathered through a number of methods, including appointments and interviews with businesses and organisations; engagement with residents at roving events such as barbecues; focus groups with both particular demographics (e.g., particular age, ethnic, or

religious groups) or gatherings of a wider range of people; workshops for (for example) breadmaking; annual events such as Gala Days or Matariki celebrations; guided walks around the Phillipstown neighbourhood; and surveys, both online and face-to-face.

As per the funding application document, the mapping project was planned to begin on June of 2021 and run until January 31st, 2022, with the results to be presented on a community gala day in March 2022. However, due to the spread of and response to COVID-19, this planned timeframe could not be followed.

Planning for the mapping project began while New Zealand was using the four-level COVID-19 Alert Level system, particularly while areas outside of Auckland were at Alert Level 1, which did not restrict personal movement or gathering numbers. However, soon after the beginning of the mapping project, New Zealand moved to Alert Level 4 on August 17th, 2021, with social distancing, significant restrictions on movement and travel, and gatherings prohibited. New Zealand (south of Auckland) then moved to Alert Level 3 on August 31st, which still significantly restricted travel and gathering numbers, followed by Alert Level 2 on September 7th, with freer travel and gatherings restricted to 100 people in a defined space.

These changes to the COVID-19 alert level significantly impacted data collection for the mapping project. Many planned events, such as Community Conversations and Play Streets events, were cancelled, and methods to gather data face-to-face had to be abandoned. More emphasis was then placed on advertising and collecting data with the online survey. This was done with posts to social media, such as Facebook and Neighbourly, as well as flyers delivered to houses throughout Phillipstown. Community Conversations resumed in October at Alert Level 2, though some other events remained cancelled; October also saw the first two Phillipstown Walks, which provided another opportunity to gather data and point people to the online survey. A series of lucky draws were also held from October to November 2021, which people could enter by submitting a response to the survey. On November 6th the Phillipstown Whānau Day was held, though the community mapping project was put aside for this, as more focus was put on vaccination.

The COVID-19 Alert Level system was replaced with the colour-coded “traffic light” system on December 2nd, 2021, and began at Orange. This did not make much material difference at first; however, this was shifted to Red on January 23rd, 2022, which carried much the same restrictions as high Alert Levels, such as social distancing and gathering restrictions. Due to this, the PCCCT ran essential services only, and no opportunity beyond social media was given to advertise the community mapping and its survey. On March 18th a neighbourhood clean-up day was held with Kāinga Ora, which was a contactless event for residents to clean their houses out and get rid of rubbish. For this event, neighbourhood kits were made and given out; these kits included useful information and pamphlets and flyers for various services, as well as information on the community mapping survey. Neighbourhood kits would continue to be distributed at subsequent events involving the PCCCT and Hub.

The mapping project was originally created with one survey for both residents and businesses and organisations; in April 2022 this was retooled, with separate surveys for each. In the same month, on April 13th, the COVID-19 level was moved to Orange, allowing more gatherings and contact once again. The following day, April 14th, saw the PCCCT hold an easter event, with more face-to-face data gathering and flyers given out.

Mapping the businesses of Phillipstown began in August 2022. The first step to create a spreadsheet database of the businesses present in the area; this was added to with information gathered by

walking local streets and by searching websites such as Google. An email was sent to these businesses inviting them to fill out the mapping survey. For those which either did not respond or had no available email address, volunteers went door-to-door and dropped off letters about the survey. Continuing into September, email addresses for more businesses were found online and door-to-door.

Other features and points of interest in the Phillipstown area, such as parks, public art, toilets, and bins, were also added.

The COVID-19 traffic light system was ended on September 12th, which had a small effect on the door-to-door gathering of information (such as no longer requiring masks to be worn).

After local elections held on October 8th, contact was made with the elected Councillor for the Central Ward, Jake McLellan, to write a letter to be delivered to registered voters in the Phillipstown area of the ward, as a means to obtain more responses for the residents' survey.

These letters were delivered in November and December, with survey responses being submitted at a slow but steady pace through these months and into January 2023. Submissions to the survey were also sought through the Hub's monthly newsletter, as well as continuing social media posts such as on the Hub's Facebook page. Time was given until January 16th, 2023, for residents to submit survey responses.

3. Businesses and other organisations

This part of the mapping is centred on the businesses and other organisations, such as educational or religious institutions, with a site in Phillipstown. This site may be trading to the public, with other businesses, or only be manufacturing or warehouse space; it may be the only site of that business, or one of many branches. This part of the mapping project also includes other assets and resources in Phillipstown, such as parks, artwork, toilets, and bus stops.

For this, a public survey was created using ArcGIS Survey123. Businesses and organisations were directed to this survey by both email and door-to-door information-gathering. Additionally, information was gathered about businesses and other community assets through this door-to-door surveying, as well as from business websites, business registrations, and Google Maps.

In all, 260 businesses and organisations were emailed about the community mapping project (including emails that were undeliverable); of these, 26 (or 10%) responded.

Because of this, the information provided by these organisations has been supplemented with publicly available information about other businesses for much of the mapping project. Businesses in Phillipstown were mapped and data on them gathered into a spreadsheet concurrently with being sent emails about the mapping project and survey. While every care was taken to find and confirm correct information, some data may be missing or inaccurate in places. For example, a few businesses were found marked in the Phillipstown area in sources such as Google, but had limited, scattered, or missing information and contact details; others were confirmed to be in Phillipstown by door-to-door volunteers, but also had little available information. Of the 323 businesses and organisations included in this data set that did not respond to the survey, 27 proved particularly difficult for finding contact information or confirmation that their business was actually located in

Phillipstown at the time of the survey. For this section, these businesses are still included in the data set of 323; including the 26 respondents to the survey, this totals 349 businesses and organisations in the Phillipstown area. However, due to missing or unlocatable information, some numbers in the below sections may not total to 349. Additionally, many of the survey’s questions can necessarily only be examined using the 26 received responses, and so it is important to state that the results of this survey are only a sample of businesses in Phillipstown, and especially of businesses and organisations that are open to responding to such a survey, which may skew the results somewhat.

3.1. Type of business

Respondents were asked which type of business they represented out of five options (hospitality, retail, tradies (i.e. tradespeople), professional services, healthcare), along with an “other” option. Of the 26 respondents, one (3.85%) responded with “hospitality”; four (15.38%) with “retail”; three (11.54%) with “tradies”; seven (26.92%) with “professional services”; zero with “health”; and eleven (42.31%) with “other”. Of those that responded “other”, three gave responses indicating some kind of trade or manufacturing business (“woodworking machinery”, “manufacturing”, “reupholstery factory”); two indicated activities that may be classed as “professional services” (“fitness and wellbeing” and “food delivery”); and one of “retail” (“wholesaler”). The remaining responses included “charity”, “NGO – NFP” (non-government organisation – not for profit), “education”, and “cultural”.

For the wider set of data not gathered through the survey, businesses and organisations were sorted differently; the main trade of each business was identified, and then sorted into groups (though each of these groups is still narrower in scope than the corresponding survey question). The results

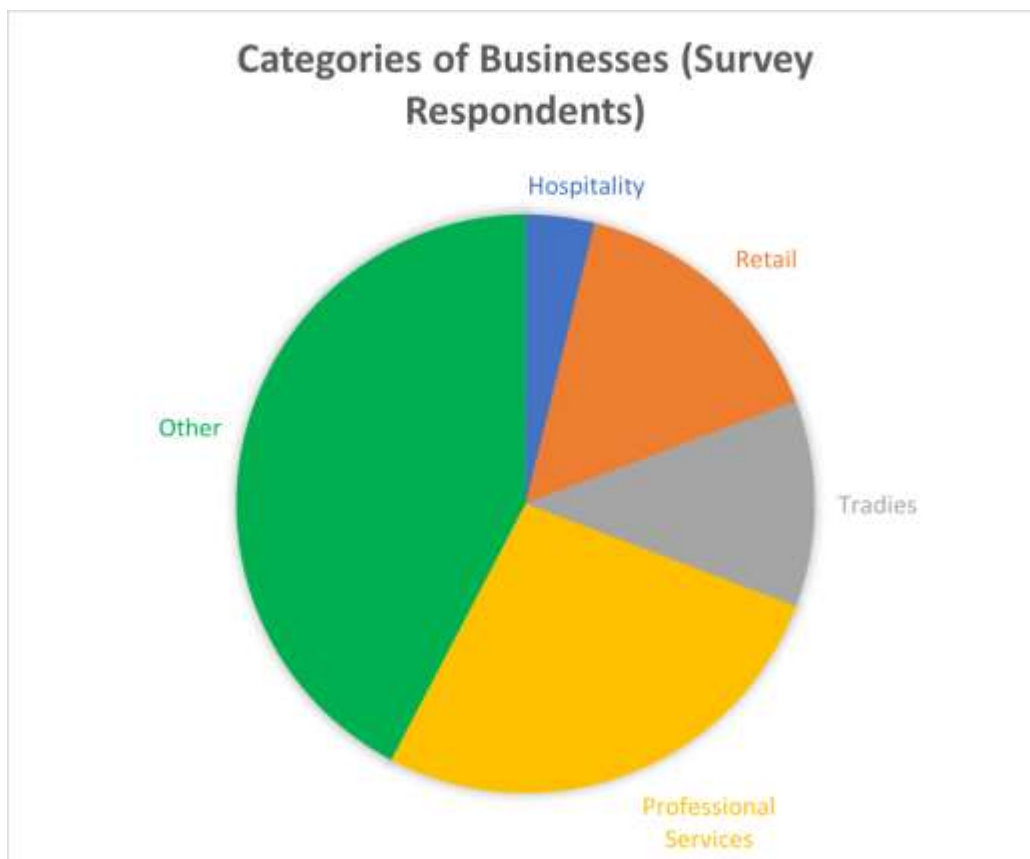


Figure 2. Categories of businesses among survey respondents

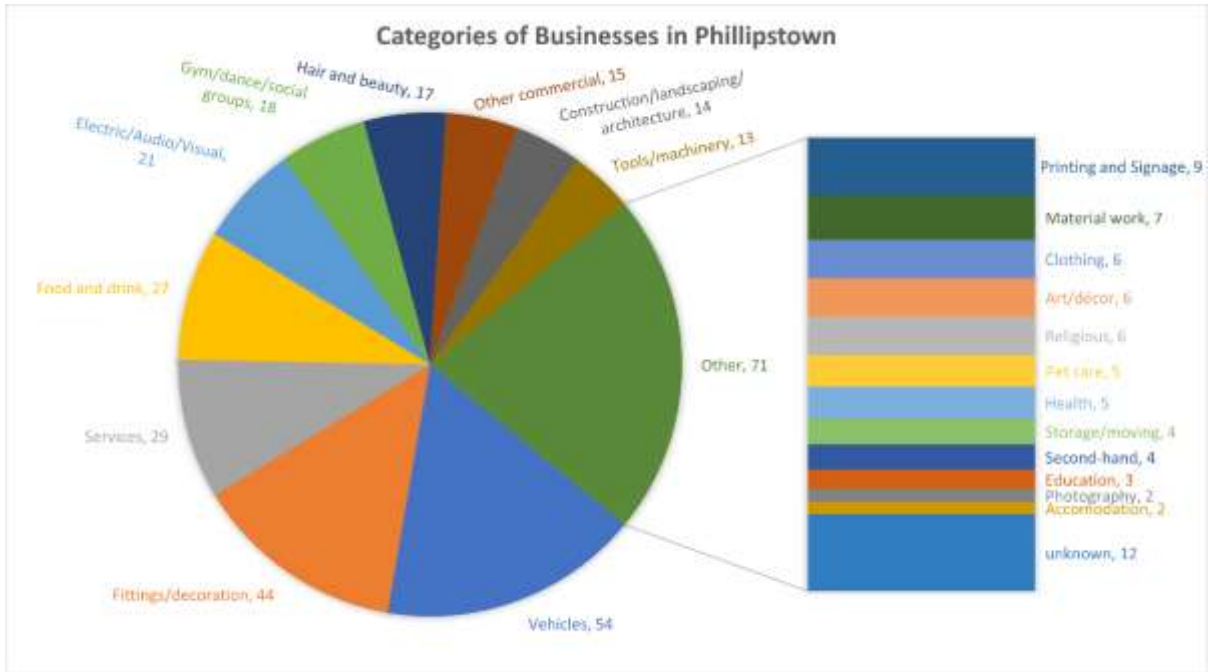


Figure 3. Categories of Businesses in Phillipstown.

of this can be seen in the pie graph in Figure 3. The single largest group is “vehicles”, with 54 such businesses (16.72% of the dataset). The next biggest group, “fittings/decoration”, includes building fittings such as window and door installation, flooring, joinery, painting and decorating, and so on; 44 businesses (13.62%) fall into this group. The third biggest is “services”, which covers a range of professional services such as accounting and finance, employment agencies, property management, and insurance, totalling 29 businesses and organisations (8.98%). Numbers for each group and the makeup of the three largest groups can be found in Tables 1 to 4 below.

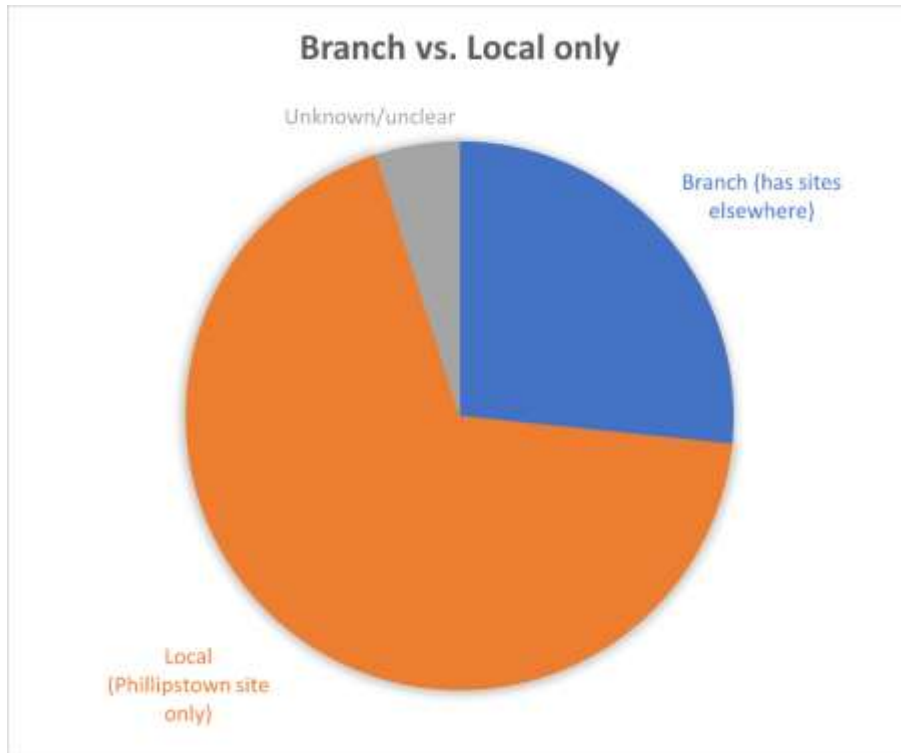


Figure 4. Branch (business has sites elsewhere) vs. local (business is located in Phillipstown only)

The non-survey set also included information on whether a business was based in Phillipstown only, or if their Phillipstown site was part of a wider chain; of the 323 in the set, 221 (68.42%) were in Phillipstown only, and 86 (26.63%) had other sites outside of Phillipstown; for sixteen (4.95%) the data for this were missing or unclear.

Table 1. Businesses in Phillipstown by category (N.B. percentages sum to more than 100% due to rounding)

Category	Count	Percentage
Vehicles	54	16.72
Fittings/decoration	44	13.62
Services	29	8.98
Food and drink	27	8.36
Electric/Audio/Visual	21	6.5
Gym/dance/social groups	18	5.57
Hair and beauty	17	5.26
Other commercial	15	4.64
Construction/landscaping/architecture	14	4.33
Tools/machinery	13	4.02
Printing and Signage	9	2.79
Material work	7	2.17
Clothing	6	1.86
Art/décor	6	1.86
Religious	6	1.86
Pet care	5	1.55
Health	5	1.55
Storage/moving	4	1.24
Second-hand	4	1.24
Education	3	0.93
Photography	2	0.62
Accommodation	2	0.62
unknown	12	3.72
Total	323	100.01

Table 2. Subcategories of vehicle-related businesses

Subcategory	Count	% of all businesses
Maintenance/repair	18	5.57
Dealer	14	4.33
Parts	9	2.79
Paint and panel	6	1.86
Rental	2	0.62
Washing and grooming	2	0.62
Dismantling	1	0.31
Petrol station	1	0.31
Towing	1	0.31

Table 3. Subcategories of building fittings and decoration businesses

Subcategory	Count	% of all businesses
Paint and plaster	6	1.86
Joinery	6	1.86
Plumbing and bathroom	4	1.24
Flooring/carpets	4	1.24
Curtains and blinds	4	1.24
Tiling	3	0.93
Windows and doors	3	0.93
Furniture	3	0.93
Supplies and materials	2	0.62
Asbestos/decontamination	2	0.62
Filtration, HVAC, air	2	0.62
Fire protection/pumps	1	0.31
Solar water heating	1	0.31
Design	1	0.31
Exterior	1	0.31
Insulation	1	0.31

Table 4. Subcategories of service businesses

Subcategory	Count	% of all businesses
Accounting and finance	7	2.17
Employment and recruitment	4	1.24
Property management	3	0.93
Marketing and advertising	2	0.62
insurance	2	0.62
Driver training	1	0.31
Drug and alcohol testing	1	0.31
Legal advice	1	0.31
Disability services & support	1	0.31
Port/shipping agency	1	0.31
Post	1	0.31
Video production	1	0.31
Foster care services	1	0.31
Cultural consulting	1	0.31
Web design	1	0.31
Funerals	1	0.31

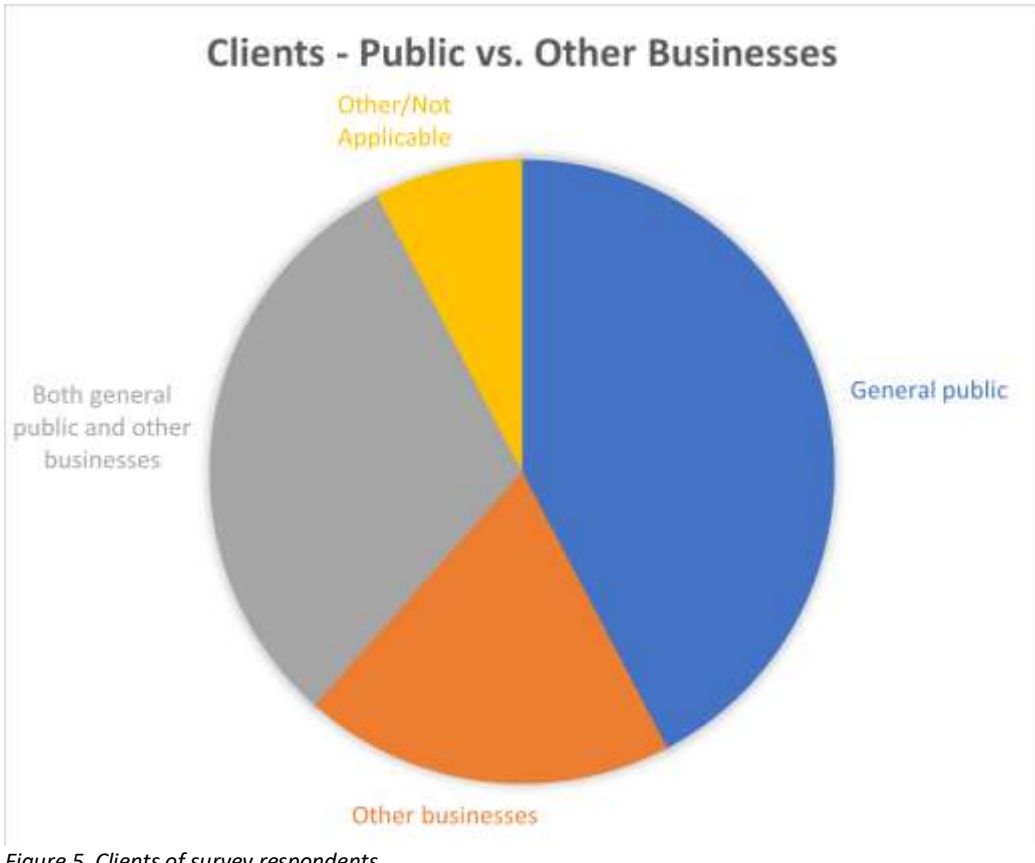


Figure 5. Clients of survey respondents

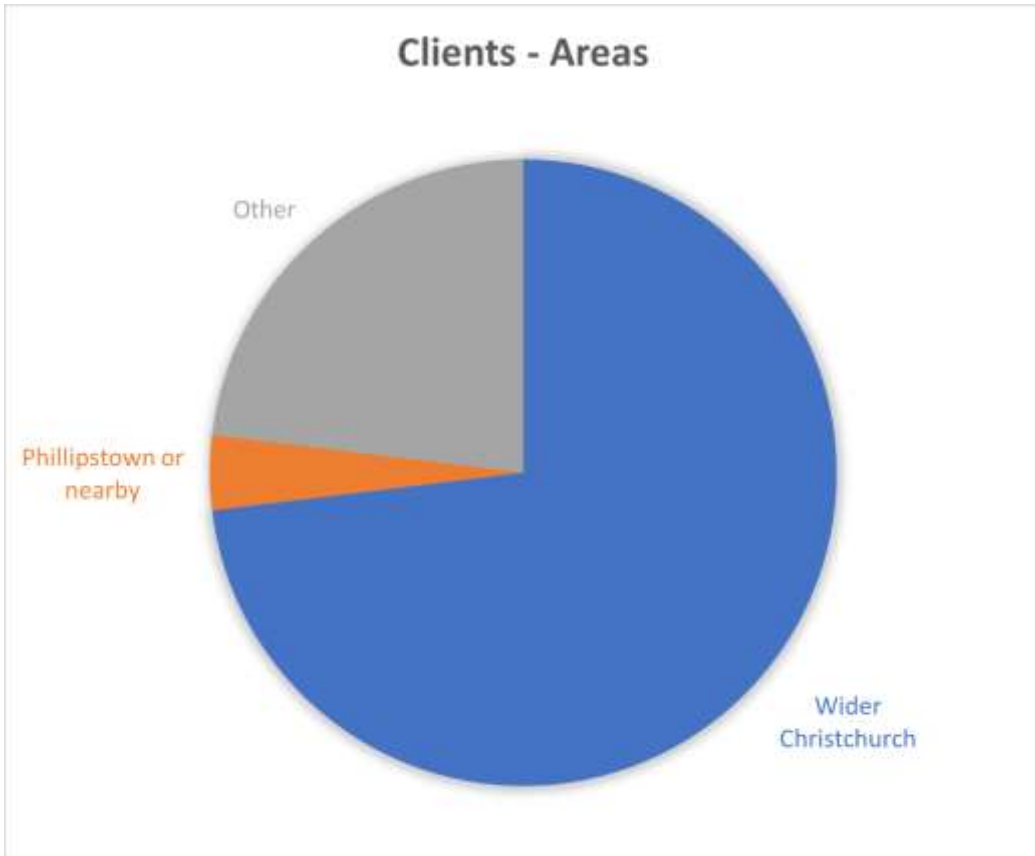


Figure 6. Location of clients of survey respondents

The survey asked if businesses were retailers for the general public, or primarily supplied other businesses. To this question, eleven respondents (42.31%) stated they primarily were retailers for the general public; five (19.23%) that they served other businesses; and eight (30.77%) that they served both the public and other businesses. Two respondents (7.69%) put “other”; these were a school and a charity.

Two questions in the survey asked about businesses’ clients; specifically, what areas a business served, and their clientele’s split between other businesses and the general public. When asked where their business’s clients were from, only one respondent said Phillipstown or nearby; nineteen (73.08%) stated that their clients were from the wider Christchurch city area. Six respondents (23.08%) gave other answers; of these, one (the school) gave a list of suburbs in southeastern Christchurch; two said the South Island; two said New Zealand; and one said overseas. For whether businesses served the public or other businesses, eleven (42.31%) said the primarily served the general public; five (19.23%) that they served other businesses; eight (30.77%) that they served both; and two put “other”, with one being the school and the other not being a retailer. The survey also asked if businesses “connect[ed] with other businesses in the area”; seven (26.92%) responded with “yes”, three (11.54%) with “no”, and sixteen (61.54%) with “sometimes”.

3.2. Location

The map in Figure 7 below marks where each business, including respondents to the survey, is (approximately) located within Phillipstown. As can be seen on the map, the majority of businesses are located close to the central city, in an area typically seen as a commercial or light industrial area; in total, 289 businesses are located west of Nursery Road. Other clusters of businesses are present on main roads that border the area of interest; seven are located at the former Edmonds Factory location at the Aldwins Road/Ferry Road corner, plus a further eleven on Ferry Road east of Nursery Road; another six businesses are located on the small section of Linwood Avenue included in the area. This leaves thirty other businesses and organisations scattered across the more residential areas east of Nursery Road and away from Ferry and Aldwins Roads and Linwood Avenue, including eight sited along Tuam and Harrow Streets.

Respondents to the survey were asked how long they had been in the Phillipstown area. Six respondents (23.08%) stated that they had been in Phillipstown for less than two years; three (11.54%) that they had been in the area for between two and five years; eight (30.77%) had been in Phillipstown for six to ten years; and nine (34.62%) that they had been in Phillipstown for more than ten years.

The next question asked why businesses had chosen to operate in Phillipstown. Eight respondents (30.77%) indicated that it was a convenient location for their business; five (19.23) stated that it was affordable (i.e. to rent); three (11.54%) that their business owned a location (whether a building or a section) in Phillipstown already; and eight (30.77%) that the building they had taken up in Phillipstown fitted the needs of their business. Two (7.69%) responded with “other”; these were the school, and one business operator working from home.

Next, respondents were asked whether they owned or rented their premises. Fifteen respondents (57.69%) stated they rented their site, while eight (30.77%) owned their site. Of the remaining three respondents, one did not reply to this question; one stated they sub-leased their premises, while one (the school) stated that their site was government-owned.



Figure 7. Map of businesses and organisations in Phillipstown. Respondents to the survey are marked with red circles; other businesses are marked with black dots.

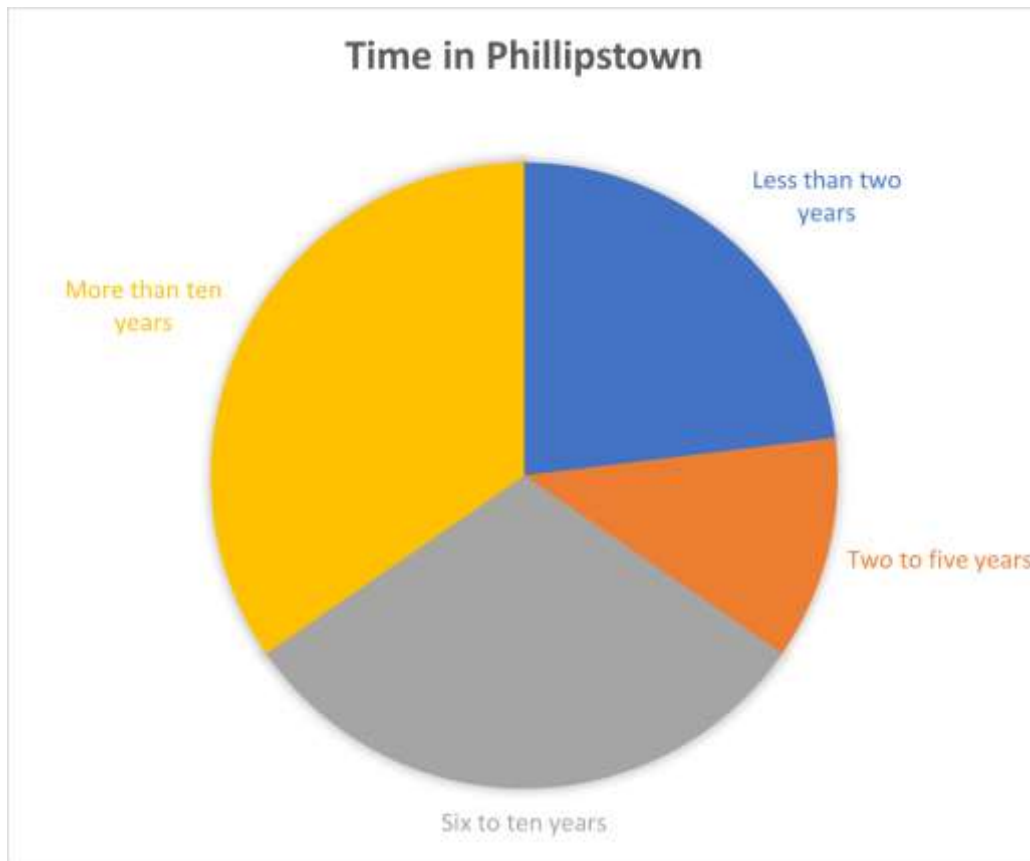


Figure 8. Length of time survey respondents have been located in Phillipstown

Respondents were then asked, if they were to leave Phillipstown, what the motivation for moving would be. The most common response (mentioned in ten responses) was for a larger or more suitable building or premises; four respondents also stated that finding a more suitable location elsewhere would make them move (one respondent mentioned both buildings and location). Four respondents mentioned costs or renting/leasing expenses (including one which mentioned cost alongside finding a more suitable building), and two mentioned parking and accessibility as reasons they would move, while one mentioned vandalism, and another said they would move out due to retirement. Four said that they had no intention or did not expect to move out, though one added that, if they were to move, “it would have to be another natural disaster that displaces us once again”. Three more responded with some form of “not applicable”, possibly also indicating that they have no intention to move out of Phillipstown. One respondent gave the answer “unsure”, while another stated “none that I can think of”. One respondent stated that they were, in fact, moving out of the Phillipstown area, due to their building being sold.

When asked what made Phillipstown an attractive place for businesses to stay, the most common response was location and/or accessibility, which were mentioned in twenty of the responses. Other responses were affordability (mentioned in five responses), the presence of other businesses, particularly cafés (four responses), and the community and diversity in Phillipstown (three responses). Four respondents gave no answer to this question.

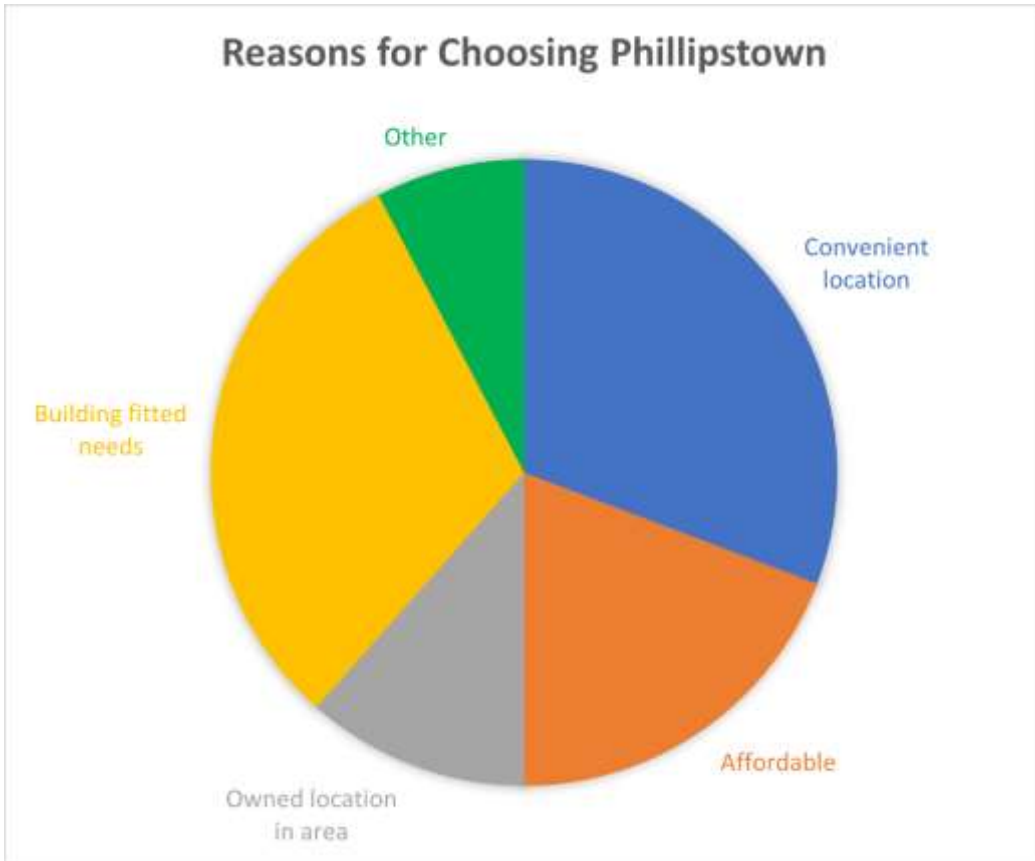


Figure 9. Reasons why businesses have located themselves in Phillipstown

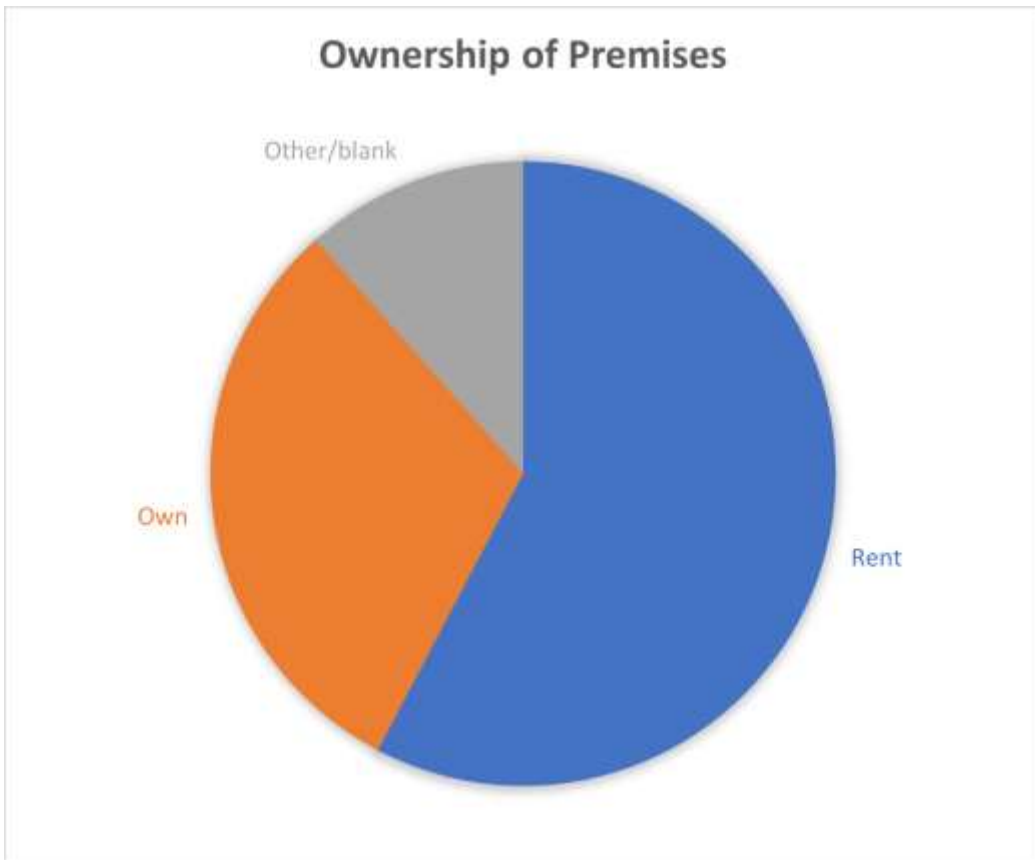


Figure 10. Owning or renting premises

3.3. Other questions

When asked whether they would be interested in being part of a local business association, respondents were generally ambivalent to negative; only three (11.54%) responded “yes”, compared with eleven noes (42.31%) and twelve maybes (46.15%). In comparison, when asked if they would “be interested in being part of a collective of businesses, local residents and organisations working for the betterment and revitalisation of the neighbourhood”, the response was somewhat more positive, with ten (38.46%) responding “yes”, eight (30.77%) “no”, and eight “maybe”. Respondents were similarly ambivalent when asked if they would support initiatives such as community days or gala days; eight (30.77%) responded “yes”, five (19.23%) responded “no”, and thirteen (50%) responded “maybe”.

At the end of the survey, respondents were asked if they had any positive or negative experiences that they and their business or organisation had had in Phillipstown, to which ten respondents gave answers (Though one simply responded with “Yes”); many respondents gave a mix of both positive and negative comments. Negative responses typically mentioned safety concerns and criminal activity on or near their business’s premises; these included graffiti, theft, break-ins, as well as “issues with clients being accosted ... asking for money” and a car being “burnt out in our carpark”. This last respondent also mentioned “prostitutes us[ing] our carpark for business on the weekends”. One respondent stated the “biggest barrier to all is car parking”. Positive comments mentioned having a good relationship within the neighbourhood and nearby businesses and neighbours, and the help and support they can find in the area; one respondent mentioned good foot traffic, while another specifically cited Vivace café as a positive for the area, and said the area has “scope for more food outlets”.

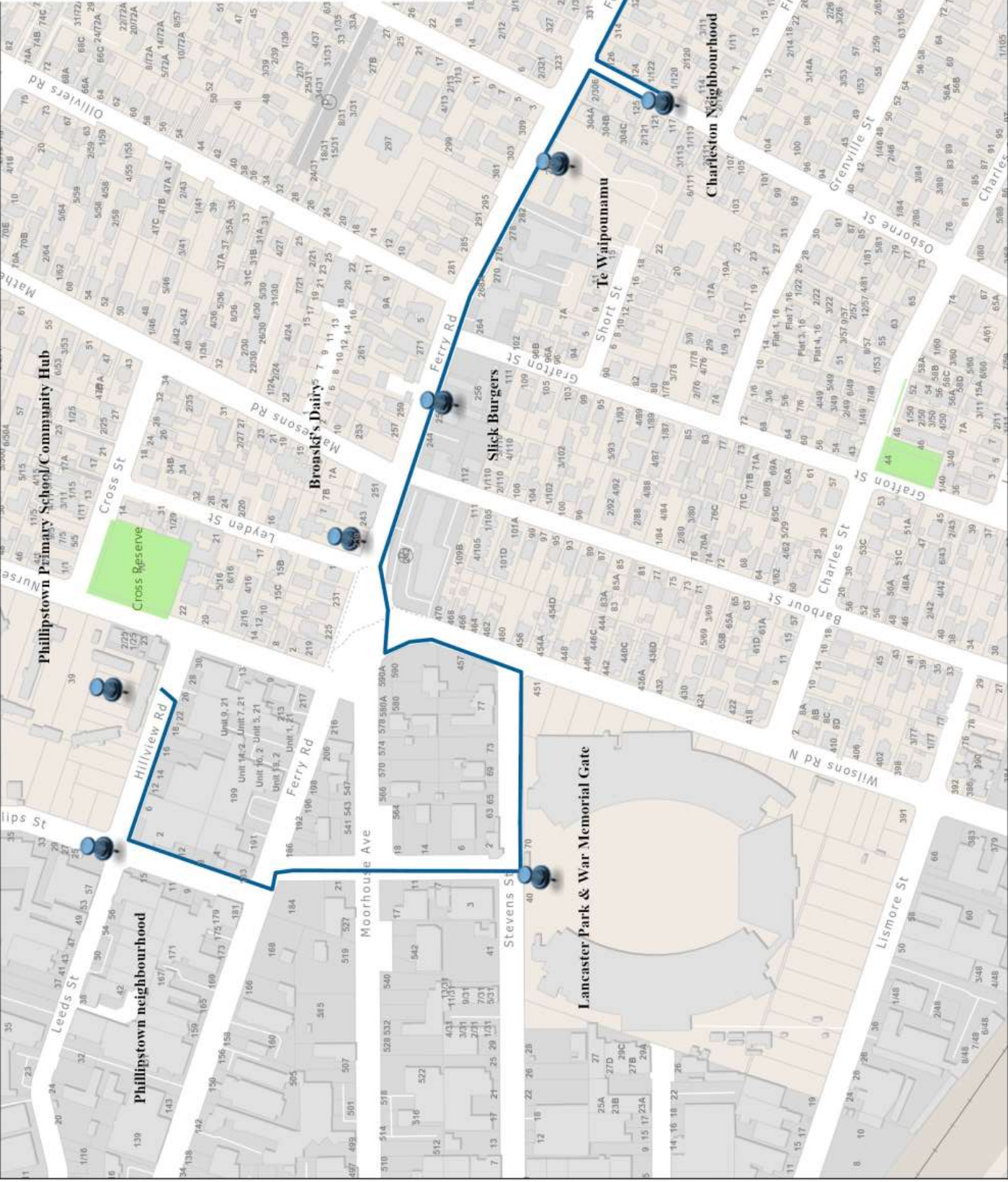
4. Neighbourhood features and facilities

This section of the summary concerns other assets, features, and facilities in Phillipstown, such as parks, artwork, toilets, and bus stops, for which information was gathered in the course of the business survey.

Important to the collection of information, especially for this section, are the Phillipstown Walks. These are a series of walks, run by the PCCCT and led by residents of the area, which explore the Phillipstown area and its history and culture. The first walk, developed with Te Pūtahi for the Eastside Neighbourhood Walks series in 2021, followed Ferry Road and the sights and history related to it; subsequent walks have explored Phillipstown’s educational, religious, and communal sites, the history of workplaces in the area, op-shops and second-hand shops, and murals and art of the area. Maps of the walks have been printed and included in neighbourhood kits, made available to print online, and adapted for the Actionbound app, an app focusing on user-made scavenger hunts and guided walks. These maps have been included below.

The neighbourhood kits, along with the Neighbourhood walks maps, contain useful information and pamphlets and flyers for various services for residents of Phillipstown and nearby. These kits have been given out at many events run by the PCCCT and/or at the Hub since 2022; they have also been used to advertise the surveys for this project.

Information has been derived from various organisations, including Environment Canterbury, Christchurch City Council, and the Department of Transport. The user builds the route using the map data and the user is responsible for the accuracy of the route. The user is responsible for the accuracy of the route. The user is responsible for the accuracy of the route.



Phillipstown Walks

Phillipstown
of New Zealand

Route # 1

Ferry Road Safari

Ferry Road is one of Christchurch's busiest roads. On its way through Phillipstown it passes many sites that are of key significance to local residents.

This walk explores important business, recreation & community locations as well as the stories of Phillipstown & Charleston as suburbs. For your safety we recommend crossing at the lights or pedestrian islands & watching for cyclists at intersections.

Edmonds Factory Garden



357 Ferry Road
24/7 Pedestrian access
Parking down long drive
Public toilets available

This beautiful park began in 1923 as gardens attached to the famous Edmonds Baking Powder factory.

Owner Thomas Edmonds intended the gardens to be an advertisement and also a pleasant space for factory staff to take breaks. Edmonds' well-known "Sure to Rise" sunburst logo features throughout.

The extended gardens were a key landmark of Christchurch & a popular venue for wedding photos. The factory & gardens also appear on the cover of the Edmonds Cookery Book, NZ's #1 cookbook.

The factory was demolished in 1990.

The western section of the gardens with help of a \$27,000 donation by Bluebird Foods, and reopened as a public park by Christchurch City Council in 1992. More historic detail can be viewed on the photo boards near the front gate.



Bronski's Dairy & More



243 Ferry Road
Open 7 days till 9.30pm
Phone: (03) 366 9755

For many Phillipstown residents, this iconic corner dairy is a most well-loved & frequently-visited place.

Bronski's More Than a Dairy was named by its previous owner John Woolles, who lived next door and ran it for 13 years. He created the name in 1986 with his partner & friends, brainstorming over croissants & champagne. Referencing the famous UK band Bronski Beat was a subtle message that this was a gay-owned business, in an era when being out of the closet was still considered fairly radical. Its famous murals featured a '1950s gangster' theme. They were painted in 1987 and quickly became a well-known Christchurch feature.

The original building was demolished post-quake and its replacement reopened under new ownership in 2013, complete with replicas of the iconic murals. Bronski's continued to provide essential services to locals throughout all the 2020 covid-19 lockdowns.



Suburb of Charleston



The suburb of Charleston is roughly bordered by Wilsons Rd, Ferry Rd, Ensons Rd and Laurence St.

Charleston was created in the 1980s as part of the government Community Housing Improvement Programme (CHIP).

At the time, it was a poorer area sitting on the outskirts of Roinata, Waltham, Phillipstown & Opawa. The name "Charleston" was created by combining Charles St & Grafton St, two main roads in this area.

The CHIP scheme aimed to rejuvenate cities by redeveloping existing urban areas. Residents were offered cheap loans to help make improvements to their street frontages, road berms were landscaped, and overhead cables moved underground. This suburb was even the first in NZ to have a 40k residential speed limit! The distinctive metal signs are still going strong after 30+ years. They were paid for by Council & constructed by local engineering firm Moffat Limited (now Rolleston-based). Thanks to their strong residents' association, the locals have resisted creeping industrialisation and kept this area relatively green & peaceful.

Lancaster Park



30 Stevens St
Formerly Jade Stadium/ AML Stadium

This park was originally named after its first Pakehā purchaser, wealthy English landowner Benjamin Lancaster, who on-sold it to a local sports club in 1880.

Events onsite were halted by World War I (1914-18) and resulting costs forced the club into bankruptcy, despite fundraising efforts such as growing potatoes on the playing fields. A local tradesman's association paid off the debt and arranged for ownership to be vested in the Crown via the 1919 Victory Park Act, funding the marble Memorial Gates (built 1924) to commemorate all Canterbury soldiers & sports enthusiasts lost in the war. Ownership of the site passed to City Council in 2008.

Christchurch residents have enormously varied memories of exciting events here - everything from rugby & cricket to Pink Floyd and a visit by the Pope! The site was shut for a decade following severe damage from the Feb 2011 earthquake. When insurance negotiations & community consultations concluded, the stadium was finally demolished in 2019 and work began in Apr 2021 to convert the land to public green space & sports fields. The site officially reopened in Jun 2022. For more, see the Council's webpage: <https://ccc.govt.nz/lec-and-sport/projects/>

Te Waipounamu

Māori Cultural Centre



290 Ferry Road
Access by request
Phone: (03) 389 1683

Te Waipounamu began in 1909 as the South Island's only Māori girls' boarding school, founded at Ohoka by the Anglican Church.

The school moved to Ferry Rd in 1921, accommodating pupils from all over NZ. It had a reputation for excellence in teaching Māori language & culture, providing higher education and missionary training for women. The original 1927 wooden chapel, Te Whare Tapu a Turnuki, still survives. Between 1965 & 1990 the site became a residential hostel with students commuting to lessons at Avonside Girls. The site was then reused to house the offices of the diocese (Te Hui Amorangi o Te Waipounamu) and a Whare Wānanga (training centre) for social work & chaplaincy. As at June 2021 the Church plan to build a new combined conference centre/church onsite. For additional information, please visit the diocese website: <https://huimorangiwaiounamu.wordpress.com/>

Suburb of Phillipstown



Phillipstown is bordered by Cashel St, Aldwins Rd, Ferry Rd, Fitzgerald Ave. This area began as part of extensive wetlands between Ōtākaro (Avon) and Opāwaho (Heathcote) Rivers, providing rich sources of food & fibre for the local Ngāi Tahu iwi/tihe.

The suburb and Phillips St are both named after Henry Phillips, a rich English settler. He immigrated on the *Sir George Seymour* in 1850 (with his wife and 6 of 12 children), purchasing extensive tracts of the local land. In the past Phillipstown was made up of large sections with many vegetable gardens & fruit trees, but it's now subject to rapid infill building. In comparison to national averages it has more overseas-born residents, lower incomes and lower house prices. A third of the space is currently industrial, and population tends to be transient.

Some believe gentrification will help rejuvenate the area, but others believe building a more diverse & connected community is more effective. Phillipstown Community Charitable Trust are helping to form a residents association (PCP, People of Phillipstown) so locals can develop a more effective collective voice: <https://www.facebook.com/>



Slick Burgers & Catering



254 Ferry Road
Sat-Wed, 12pm-late
Phone: 027 281 0756

Slick Burgers are well-known amongst the late-night denizens of Ferry Road. They've become famous over the past 5+ years for sizzling tasty burgers & sides.

From their home in a rebuilt fish & chip shop, Slick offer gluten-free, vegan, vegetarian & carnivorous options, as both takeaway & dine-in. They also run a catering service and deliver to the central city area. For menus & ordering, visit them on Facebook: <https://www.facebook.com/SlickBurgers/>

Proprietor & chef Rick Harden is known for being "420 friendly" (supportive of legalising cannabis use) and his Ferry Rd site is easily spotted thanks to both quirky signage & cool street art wall murals.



Phillipstown Community Hub



39 Nursery Rd
Mon-Fri 8.30am-4.30pm
Phone: (03) 379 3256

This site was previously the Phillipstown School, a state co-educational primary which was first opened in 1877. Despite resisting a Ministry of Education edict to merge with nearby Woodston School after the 2010-11 earthquakes, the school finally closed in Dec 2014.

Since then the Phillipstown Community Hub have continued to operate out of the site, providing ongoing space for locals to connect (something sorely lacking in this area). Many different essential services & community groups use the Hub. Its gardens & pantry help feed residents in need, and regular community events provide much-needed free fun for local families on low incomes.

The site's long-term fate is still uncertain, being dependent on future Ministry of Education planning, so support and advocacy by locals is really valuable. In the meantime, the Hub's staff & volunteers keep serving the local community with great enthusiasm & creativity!

<https://www.phillipstown.org/>



Lancaster Park Sports Grounds



30 Stevens St
**Formerly Jade Stadium/
 AMI Stadium**
 This park was originally named after its first Pakehā purchaser, wealthy English landowner Benjamin Lancaster, who on-sold it to a local sports club in 1880.

Events onsite were halted by World War 1 (1914-18) and resulting costs forced the club into bankruptcy, despite fundraising efforts such as growing potatoes on the playing fields. A local tradesmen's association paid off the debt and arranged for ownership to be vested in the Crown via the 1919 Victory Park Act, funding the marble Memorial Gates (built 1924) to commemorate all Canterbury soldiers & sports enthusiasts lost in the war. Ownership of the site passed to City Council in 2008.

Christchurch residents have enormously varied memories of exciting events here - everything from rugby & cricket to Pink Floyd and a visit by the Pope!

The site was shut for a decade following severe damage from the Feb 2011 earthquake. When insurance negotiations & community consultations concluded, the stadium was finally demolished in 2019 and work began in Apr 2021 to convert the land to public green space & sports fields. The site officially reopened in Jun 2022. For more, see the Council's webpage: <https://ccc.govt.nz/rec-and-sport/projects/lancaster-park>

Welcome Rest Reserve

(Corner of Tuam St & Nursery Rd)

The name of this small green space is of unknown origin, although we do know there was once an old dairy here.



After that building was demolished, the site was converted to a basic park. Antisocial behaviour became a problem with night-time drinking & drug abuse, and use of the giant flax bush as a sort of outdoor urinal.

This worried local resident Heath, who lived next door with his daughter, Heath and long-term Phillipstown resident Gerard began planting rose bushes to successfully block off the flax bush. After Heath moved away in 2017, Gerard & his friends and neighbours continued maintaining the park.

In June 2022, the Community Board approved installation of an official Christchurch City Council sign to recognise the park's name, Watemū, weeding & planting by local community will continue with support from staff & volunteers at the nearby Phillipstown Community Hub.



Linwood Congregational Church



Cnr Ferry Rd/Layden St
Services Sun 10.30am
Phone: (03) 389 2909

This church, also known as Linwood Multicultural, is actually located in the middle of Phillipstown. It's known for its international congregation and its long-serving church officers. As at 2022, Audrey the Church Secretary has served for 36 years, and Rev. Moe has been there for at least 20 years!

The church began in 1864 as an offshoot of Trinity Congregational (now defunct). Current chapel was moved to this site in 1885, and adjacent hall was built in 1892. The pulpit & communion table were donated by the family of Miss Florence Boon, who died in 1918 due to her hard work nursing those stricken by the global influenza epidemic. Past reverends have come to the church from NZ, England, Australia & even Peru. During WWII, the current minister's wife (Mrs Garner) actually stepped in to cover her husband's absence whilst he served as a National Reserve padre (military pastor). At various times in the past, the church has been home to a Temperance League, an active choir & Sunday school; social groups for girls, young men & young wives; and even troops of Boy & Girl Scout; Rev. Moe & his wife are Samoan, and the church currently has a strong focus on reaching out to Pasifika & Māori residents, through events like Sat afternoon Pasifika Ladies Group.



Suburb of Phillipstown



Phillipstown is bordered by Cashel St, Aldwms Rd, Ferry Rd, Fitzgerald Ave. It began as part of extensive wetlands between Otaakaro (Avon) and Opaakaho (Heathcote) Rivers, providing rich sources of food & fibre for the people of Ngāi Tahu, the local Māori iwi/tribe.

The suburb and Phillip's St are both named after Henry Phillips, a rich English settler. He immigrated on the *Sir George Seymour* in 1850 (with his wife and 6 of 12 children), purchasing extensive tracts of the local land. The earliest colonial residences in the area were constructed in the 1890s, and the majority of the current houses were built in the 1970s. In the past Phillipstown was made up of large sections with many vegetable gardens & fruit trees, but it's now subject to rapid infill building. In comparison to national averages it has more overseas-born residents, lower incomes & lower house prices. A third of the suburb's land is currently zoned industrial & the population tends to be transient.

Some believe gentrification will help to rejuvenate the area, but others believe that building a more diverse & connected community will be more effective.

The Phillipstown Community Charitable Trust are helping to form a residents association (POP, People of Phillipstown) so locals can develop a more effective collective voice:

<https://www.facebook.com/groups/150535015520567/>



32 Cross St: In Memory of Mr Hu

This property was the former home of Mr. Loo-Chi Hu, nicknamed 'Hulooc'. Mr Hu was a NZ 'tai chi legend', skilled master mariner, and recipient of the Queen's Service Medal (QSM).

Hulooc was born in China in 1924. When Mao Zedong came to power, he was in Taiwan working as a fisherman & his father advised he stay there for safety.



His famous exploits included sailing a 65-year-old junk *Free China* from Taiwan to freedom in the USA, after the current Taiwanese government also began to be oppressive. Despite a brush with Typhoon Annie & never having previously crewed a sail ship, all those onboard survived! He also helped rescue explorer Thor Heyerdahl & crew in 1970. Hu moved to Chch in 1967, working as a marine industry consultant, designing fishing and navigational equipment.

Hu offered free 'tai chi instruction for years, wanting to ensure economic barriers didn't stop people accessing its potential health benefits. His daily 6am classes were held at Phillipstown School, Hagley Park, and later in a converted shed behind his house in Cross St.

Hu's former students helped found the NZ National Tai Chi Association, and his charitable efforts were awarded a QSM in 2002. He was also the subject of *Hulooc*, a 2008 documentary film by Robin Greenberg. Mr Hu passed away in Sep 2013. His house later became a rental property, deteriorating under poor ownership & being demolished in 2022... but his memory and legacy live on.

St Mary's Romanian Orthodox

(Former Church of the Good Shepherd site)



40 Phillips St
Services Sun 9.30am
Phone: 021 181 3978

St Mary's official name is the Church of the Dormition of the Theotokos (i.e. death of Mary Mother of Jesus). The Romanian branch of the Eastern Orthodox Church separated out in 1865 and has had a very eventful history. Most Romanian families in Christchurch arrived after the 1989 revolution. This parish was founded in 2004 and is the farthest in the world from Romania.

Services were originally held in the local Greek Orthodox building, until this site (formerly the Church of the Good Shepherd) was purchased from the Māori Anglican Diocese in 2008.

Dating from 1885, the old historic chapel (photo at right) was the last surviving brick church designed by Benjamin Mounifort.

After severe damage from the 2011 quake it was demolished and the congregation met in the adjacent parish hall until the new replacement wooden chapel was built in 2014.

See the Church's website for photos of the inside of the new church: <https://saintmary-orthodoxchurch.co.nz/>



Kidfirst Kindergarten

533 St Asaph St
Mon-Fri 8.30am-2.30pm
Phone: (03) 366 7233

This site has been the home of local kindergartens for over a hundred years! The photo below, dating from 1941, shows the same building which now houses Kidfirst.

The current preschool serves kids aged 2-5 & is a key networking point for the local neighbourhood, particularly after closure of the local primary school.



Kidfirst Phillipstown provides an amazing range of activities & facilities including a veg & fruit garden (which the children help to maintain), a mud kitchen, sand & gravel pits, small bike hill and even a flock of very free-range chickens!

Staff encourage children to engage in uninterrupted & sustainable play, develop problem solving skills, and engage with their learning environment. Te reo and tikanga Māori (Māori language and traditions) are incorporated into the daily curriculum.

For more on enrolling kids, see their website: <https://www.kidfirst.co.nz/christchurch/philipstown>

Phillipstown Community Hub

(Former Phillipstown Primary School site)



39 Nursery Rd
Mon-Fri 8.30am-4.30pm
Phone: (03) 379 3256

This site was previously the Phillipstown School, a state co-educational primary opened in 1877. Despite resisting Ministry of Education edict to merge with nearby Woodston School after 2010-11 earthquakes, the school finally closed in Dec 2014.

Since then Phillipstown Community Hub have continued to operate out of the site, providing ongoing space for locals to connect (something sorely lacking in this area). Many different essential services & groups use the Hub. Its gardens & pantry help feed residents in need, and regular community events provide much-needed free fun for families on low incomes. The Hub also helps to support initiatives like the new residents association (POP, People of Phillipstown).

The site's long-term fate is still uncertain, as it's dependent on Ministry of Education planning. Outside support & advocacy is therefore really valuable. In the meantime, the Hub's staff & volunteers will keep serving their community with great enthusiasm & creativity!

<https://www.phillipstown.org/>



Christchurch's first outfall drain (Tuam/Harrow St to corner of Bordesley St)



This stormwater drain is actually part of Christchurch's very first sewage outfall, built 1871-1874! Drainage has always been a big problem here due to being built on a swamp. Prior to the 1870s, cesspits & outhouses or just chamberpots emptied into the street where the norm. The city eventually employed nightmen with wooden wagons to haul waste out & bury it at the town edge, but disease & water contamination continued. Christchurch Drainage Board was formed in 1875 & we got NZ's first complete city-wide sewer system in 1882. Proper flushing arrived in 1909 but sewage wasn't yet treated, contaminating Ngāi Tahu's fishing grounds.

The first outfall down Tuam St was a closed, egg-shaped brick channel, leading to this open drain across to Bordesley St (timber-lined, concreted later in 1930s), then a line down Linwood Ave out to Bromley. The old brick sewer was rediscovered in 2016 during a major post-quake replacement of water mains (photo below).

It's interesting to think about differences in tools. Today we use mechanical diggers, electric drills & CCTV inspection cameras. Back in the 1870s they just had muscle power, picks, shovels & horse-wagons.



Credit: Underground Overground Archaeology

Canterbury Steamworks

11 Harrow St
Phone: 027 266 8417



Niven Shuker's home-based business specialises in steampunk art and gadgetry. His fence is covered with an eye-catching collage of huge wooden cog-wheels. Mr Shuker creates truly unique artworks, toys, vehicles, accessories and steampunk 'weaponry' from found items, discarded metalwork, bone, and household objects. He has exhibited his creations in various local galleries and also at community events like the Lyttelton Festival of Lights.

Niven's freelance workshop is a good example of the many small-to-medium businesses that make up the bulk of New Zealand's economy. It also reflects a growing move towards working from home, particularly post-pandemic. This echoes the way most skilled craftspeople in the past worked from or near their residences, prior to the introduction of industrialisation and factories.

To see some examples of Niven's amazing art pieces, visit him at: <https://www.facebook.com/people/Canterbury-Steamworks/100063546068984/>



The Pumphouse

544 Tuam St
8am-4.30pm
Mon-Fri, 9-1 Sat
Phone: 389 6638



These beautiful structures are an event venue & historic Tuam St drain, they actually began as part of a huge effort in the late 1890s to improve health by removing human waste from the city.



Credit: Canterbury Old Lanes

No. 1 Pumphouse (photo at right) was built to house steam-driven pumps & a collection tank, shifting effluent from central shafting through the new sewer system towards the estuary. It became fully operational in 1882. In 1957 the pumps were decommissioned due to construction of the processing plant out at Bromley, but the site continued to be used as a depot until the Drainage Board finally sold it in 1989.

Paddy & Jackie Snowdon now own the Pumphouse and run a demolition & salvage business from the adjacent yard. Their team have slowly been restoring the buildings to their amazing former glory, including a full earthquake strengthening & repair programme 2017-2019. The Pumphouse also houses a privately-owned collection of architectural antiques and is starting to become an event venue. <https://thepumphouse.co.nz/>

Tuck (Tuam St Cloud Kitchen)

466 Tuam St
10am - 12am Mon-Sun
Phone: 021 272 7776



The extremely colourful Tuck building is a great new Tuam St landmark. Currently housing commercial kitchens, it actually began life as a baking factory. Elements of the adjacent historical Ernest Adams offices can be seen in the martial arts facility next door (photo at right).



Tuck is short for "Tuam Cloud Kitchen". The company offers 24-hour leases on variously-sized, fully-equipped commercial kitchens, with all maintenance & waste removal included. They also hire out smaller kitchens for one-off event catering.

Food delivery apps like Uber Eats and general home delivery requests have soared during the covid-19 pandemic. Many restaurants, takeaway outlets and caterers have needed extra cooking & prep space. It's also a good solution for smaller operators who had to find cheaper premises due to covid-19's impact on the hospitality industry. As at Jun 2022, at least 14 different businesses are already operating out of the building. The premises also include a delivery drivers' lounge, meeting rooms and shared refrigeration space. <https://www.tuck.kiwi/>

Ernest Adams Bakery



Credit: Newspaper

Most of this block was once part of the famous Ernest Adams Bakery. Its founder, Ernest Adams was born 1892 in England, and came to Christchurch in 1921. The Ernest Adams Ltd brand was created in 1922.

The firm expanded to become the South Island's largest bakery, adopting new technology & maintaining the founder's high standards. This 1973 photo does show how food handling requirements have changed since then! Many local residents worked at the factory, either full-time or as holiday/pocket-money jobs.



Credit: Sam Meala, 1973

Ernest's childhood experience of hardship when his father's bakery business failed led him to support multiple charities & carefully ensure his workers' financial welfare through the Depression & WWII. Ernest was awarded an OBE in 1962 for his philanthropic work.

Adams retired in 1965 but still regularly visited until his death in 1976. Ernest Adams Ltd was bought by giant bakery conglomerate Goodman Fielder in 1999. Most of the product line was suddenly discontinued in Jun 2022, but will be fondly remembered by many. The main factory building has been reinvented as the Tuck cloud kitchen (section above right). The remainder of site is now occupied by martial arts facilities, a dog-care facility, church, ballet studio & auto-repair business.

Stacey & Hawker Bakery (now a Quality Bakers distribution centre)



38 Essex St was originally also a famous bakery site, and like Ernest Adams was later bought out by Goodman Fielder.

Founder George Hawker came from a London family of bakers & moved to NZ in 1865. Stacey & Hawker were already famous by 1916, winning Christchurch's Industrial Exhibition Championship Cup for their bread (against 300 others). George's son Harry also became a baker, opening the Essex St site in the 1930s.

Stacey & Hawker Ltd traded as 'SX Bakery', as a play on the street name. Their 'SX' brand was stamped on every loaf of bread they produced. They even had their very own mascot, 'Snackmate' (photo at right). Their tagline was "the bread with the nutty flavour!"



Credit: Phil Beath/Beath

During the 1950s, SX used NBC Electric vans (photo at left) for deliveries around town - they were zippy and easy to park! In the 1960s they opened an office across the road at 41 Essex St, later taken over by an architecture firm.

The firm were eventually bought out by giant food conglomerate Goodman Fielder, and these days the site is a distribution centre for GF subsidiary Quality Bakers.



Credit: Sam Meala, 1988

Colonial residence-businesses (388-396 Tuam St)

European settlers began building wooden villas along this section of Tuam St in the 1880s and 1890s.

By looking at the occupations of the owners & tenants, we can see a wide cross-section of the kind of work these residents did. Some of them are jobs which no longer exist today. The men's occupations included carpenter, draper (cloth seller), clothes presser, labourer, painter, whitesmith (tin metal-worker), railway employee, electrician and engine fitter (mechanic).

As was usual for that time, the women don't seem to have worked outside the home. However, they still found ways to make money. Widows & married women leased out property and rented rooms to boarders, or took in washing as a home-based laundry. Other women living in Tuam St took advantage of the contemporary craze for the occult and worked as a freelance spiritualist, clairvoyant medium, or even "genuine Egyptian character reader!"



Credit: Margaret Wainwright/Archaeology

When the old wooden houses were demolished, the site briefly became an archaeological dig. Local firm Overground Underground Archaeology found all sorts of interesting items, including this clay tobacco pipe and shoe-shaped glass ink-well (used with a dip pen). The site is now used by Vynco Industries Ltd, electrical component manufacturer founded in the 1990s.

Purple Weka Cafe

46 Fitzgerald Ave
6am-3pm M-F, 8am-3pm Sat-Sun
Phone: 366 0258



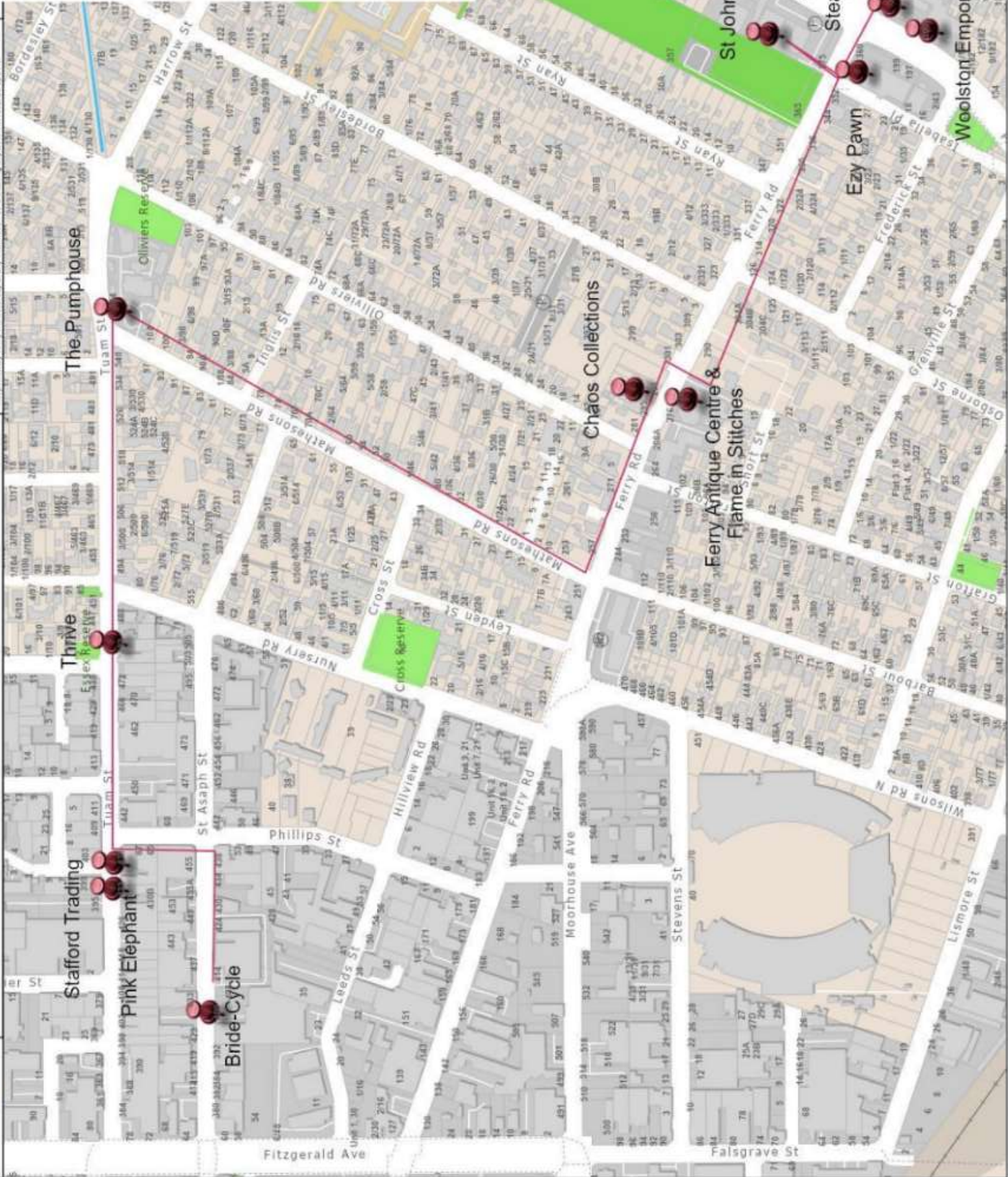
The Purple Weka really reflects how Chch small businesses have had to continuously adapt over recent years - first to the 2010-11 quakes & rebuild then to the covid-19 pandemic. Both have been particularly tough on hospitality, but the Purple Weka triumphs: in Staff's 2022 'Love Your Local' campaign, they were voted NZ's Most Popular Cafe!

Current owner Stewart McDougall took over in 2011, after his son & daughter-in-law found they were expecting a baby. The cafe's always been at #48 but had to operate out of a carpark shipping container for 2 years while the building was repaired. Weathering 6am starts through the wind, rain & snow, they finally moved back into their cosy downstairs space in 2013.

Stewart specialises in traditional 'Kiwi tucker' dishes such as lambs fry, mince on toast, and whitebait fritters. Weekday traffic is mostly from adjacent businesses & Fitzgerald Ave passersby but weekend regulars come in from as far afield as Rolleston & Rangiora.

The cafe's current focus is on surviving covid-19, using shortened opening hours to help manage staffing disruptions. Perhaps the future might bring a potential food truck expansion, once the pandemic eases? <https://www.purplewekacafe.co.nz/>





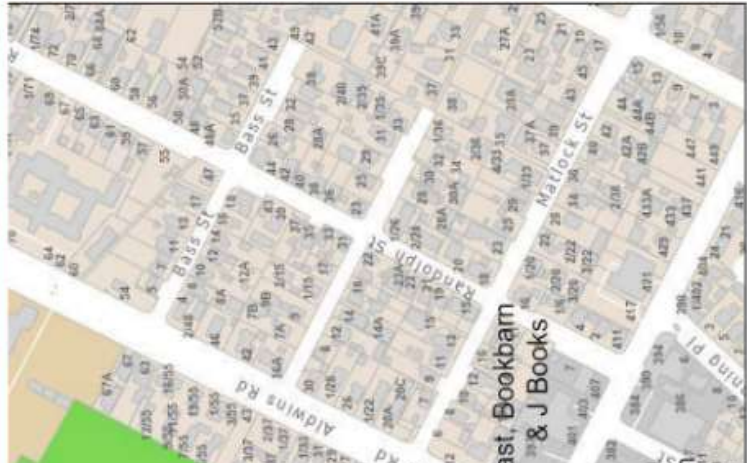
Pre-Loved Treasures

Phillipstown is full of op-shops, second-hand book stores & other great opportunities to bargain-hunt! Hours & locations do occasionally change so if you're unsure, perhaps try ringing ahead or checking the website if they have one.

For your safety please be aware of heavy traffic on Ferry Rd, Aldwins Rd & Tuam St. We recommend crossing at lights or islands, & watching for cyclists.

Phillipstown Walks

Route # 4



Bride-Cycle



Unit 4, 400 St Asaph St
5-9 Mon-Fri, 8-1 Sat (by appt)
Phone: 027 531 0767
Price range: Med to High

This is Christchurch's first second-hand bridal store, aiming to open in Aug 2022. Owner Sara is keenly aware that NZ holds about ~20,000 weddings & civil unions annually, most using one-off wedding dresses for an estimated 3 million kg carbon footprint. Sara wants to improve access to less wasteful options, at an affordable price. Bride-Cycle offer 60 min bookings for you & your support people. If you find the perfect item you can take it home, or they'll refer you to a seamstress for any necessary alterations.

The firm also purchase pre-loved dresses. They'll come to you, assess the item's condition and if it's accepted, sign a contract for minimum sale price. They'll stock the dress for 6 months and if not sold during that time, return it to you.

<https://www.bride-cycle.co.nz>



The Pumphouse



544 Tuam St
8am-4.30pm
Mon-Fri, 9-1 Sat
Phone: 389 6638
Price range: Low to Med

This site houses a demolition salvage yard where you can find almost anything to help repair your house. Plumbing fixtures, window frames, doorknobs & doors... The site's especially helpful when trying to match older house fittings. While you're there, pop next-door and have a look at the beautiful Pumphouse buildings. These actually began life in the late 1880s as part of Christchurch's first sewer system, housing a set of steam-driven pumps & a collection tank.

Current owners Paddy & Jackie Snowdon and their team have carried out a full repair, restoration, & earthquake strengthening programme on these heritage structures. The buildings now house a private collection of architectural antiques, and are also beginning a new life as an event venue.

<https://thepumphouse.co.nz/>

St John Op Shop



375 Ferry Rd
9.30-5 Mon-Fri, 10-2 Sat
Phone: 027 207 1035
Price range: Low to Med

This shop is a new addition to the Phillipstown landscape & a very popular one thanks to their range of high-quality, affordable clothing, books & DVDs/CDs, kitchenware, ornaments, jewellery & some furniture.

Everything is clearly labelled and the staff are very friendly. The slightly-later closing time is handy, and the easily-accessible location (next-door to Ferry Rd Harvest Market) has good parking.

The store accepts reusable carry-bags & donations of clothing, household objects, books etc in good condition... Community volunteers are also welcome!



<https://www.stjohn.org.nz/shop/opportunity-shops/christchurch-ferry-road/>

Pink Elephant Furniture



432 Tuam St (see note below)
9-5 Mon-Fri, 9-4 Sat
Phone: 365 6051
Price range: Med to High

This location mainly specialises in furniture such as chests-of-drawers, sideboards, tables & easy chairs, with a few vintage collectibles & paintings. Their usual building is being renovated so their iconic pink pachyderm sculpture is missing and they're temporarily at 439 Tuam St until roughly Dec 2022.



If you don't have a vehicle, the team are willing to arrange paid delivery of large items (usually Saturdays). They also sell online via TradeMe.

<https://www.facebook.com/licensedssecondhanddeals/>

<https://adame.nz/marketplace/stores/The-Pink-Elephant>

Chaos Collections



285 Ferry Rd
10-5 Tues-Fri, 10-3 Sat
Phone: 389 1522
Price range: Med to High

beautifully restored historic villa! (See if you can also spot the neighbour's amazing 'Cathedral of Post' letterbox.)

Chaos Collections are vintage, established for 20+ years. They specialise in quirky & one-off objects including vintage industrial items & commercial packaging, taxidermy, jewellery, ceramics, model ships & salvaged architectural pieces. See their website to view a Collections selection! They also accept commissions to create unique furniture pieces.



<http://chaoscollections.co.nz/>

Steadfast Books



372 Ferry Rd
10-5, Tues-Sun
Phone: 381 0033
Price range: Med

The works on offer here cover a range from popular & genre books to classics (1800s-early 1900s), NZ authors, writing advice, and lots of nonfiction. There's also a growing selection of DVDs. Everything is carefully organised by category, although not alphabetical within those sections.

Owner Heath Ling is enthusiastic about encouraging both reading & authorship. He believes bookshops add enormously to the 'livability' of any city, and aims to collaborate with the other bookstores next-door to help customers find what they need. Heath also buys/trades some good condition books from clients (he's not in-store Wednesdays).



<https://www.steadfastbooks.co.nz/>

Stafford Trading



434 Tuam Rd
9-3 Mon & Wed-Fri
3.30-6 Tues, Open most wknds
Closed school holidays
Phone: 366 5994
Price range: Low to High

This store isn't huge but it sells a truly amazing range of items. Bikes, furniture, electronics, small whiteware, DVDs, clothing... occasionally even a motorcycle! Everything is in good condition, priced reasonably, and laid out in a very accessible way.



If you can't find anyone in-store, check the glassed-in office at the back. Sales appear to be in-person only, with no online presence.

Ferry Antique Centre & Flame in Stitches Vintage



282 Ferry Rd
10-5 Mon-Sat, 11-4 Sun
Phone: 376 4016 (FAC)
021 204 0820 (FIS)
Price range: Med to High

This store is small but it's packed with historical treasures! They sell everything from tools to jewellery, porcelain to toys, clothing & accessories. You can view a selection of the stock on Vickie's website. She also buys estate lots etc.



<http://www.flameinstitchesvintage.co.nz/>

Bookbarn on Ferry & J Books



374 & 374a Ferry Rd
Summer 9-6 Mon-Sun
Winter 9-5 Mon-Sun
Phone: 021 180 7314 (J)
Price range: Low to Med

These two share a building & some staff, but have separate doors. The Bookbarn has to be Christchurch's biggest book outlet! They stock a wide range, mostly priced very cheaply. Some sections are categorised (not ABC sorted) but there's also many unsorted boxes. Allocate several hours for a treasure hunt & dive right in! May need a torch down the back on a dark rainy day.



J Books is much smaller & organised by section. Jason Wailes knows his stock really well & sells, buys and trades books, DVDs & games. He also helps staff the Bookbarn so if this door is locked during their opening hours, pop round for keys. Jason doesn't have an online catalogue, but can be reached via email: wailes.chen@gmail.com



Thrive Op Shop



482 Tuam St
10-4 Mon-Fri
Phone: 365 0633
Price range: Low

Thrive raise funds for the Christchurch City Mission and have some of the neighbourhood's best prices, particularly helpful for those on a budget or who have to replace household contents. They're looking for space to expand, so may shift in about mid-2023. In the meantime, they have a small front room for a good selection of clothing & shoes, with a door at back leading to much larger space with furniture, toys, homewares & kitchen equipment, electrical, jewellery, toys & games, sports gear, books, DVDs, and lots more.



Thrive accept donations in all those categories, as long as things are in good condition. You can deliver to their premises (down driveway at night) or contact them to collect large loads.

<https://www.citymission.org.nz/op-shops>

Ezy Pawn



356 Ferry Rd
8.30-5.30 Mon-Fri,
9-5 Sat, 10-5 Sun
Phone: 389 5989
Price range: Low to Med

The big red Ferry Rd building (formerly Colmans Mustard factory) is immediately recognisable. Vehicle access is via Aldwins Rd, Frederick St/Salsbela Pl. There are close bus-stops on both sides of Ferry Rd.

Providing loans against collateral and also buying and selling surplus items, this business provides a valuable service to lower-income Phillipstown residents. They stock an amazing range including electronics, whiteware, sporting goods, musical instruments, DVDs and tools.



<https://www.trademe.co.nz/marketplace/stores/Ezy-Pawn-Ltd>

The Woolston Emporium (Junk & Disorderly, The Gully Antiques & more)



200 Ensors Rd
10-4, Wed-Sun
Phone: 021 112 1089
Price range: Med to High

This antique & vintage collective hosts 8 different traders on one site, as well as the colourful Kapa Trucka food truck parked right next-door to help fuel your browsing frenzy.

Stock includes clothing, furniture & furnishings, collectibles & kitchenware. They also occasionally host vintage car meets. Keep an eye out for the Queen of Hearts grail sculpture guarding the door!

To find them, look behind the car yard on the Ensors/Aldwins corner. Their carpark is accessible from Ensors Rd, to right of the car dealership building.



<https://www.facebook.com/woolstonemporium/>
<https://www.facebook.com/junkanddisorderly/>
<https://www.facebook.com/junkanddisorderlyvchcn>

Phillipstown Community Hub

39 Nursery Rd, access Mon-Fri 8.30am-4.30pm

This site was previously the Phillipstown Primary School, which first opened 1877 & finally merged with Woolston School in 2014. It is now home to the Phillipstown Community Hub, hosting a multitude of essential community services and providing a safe connection space for volunteers, visitors & local residents.



Mural 1: "Jungle / Broke" on shipping containers near carpark. Created as a collaboration between multiple street artists, it reflecting distinctive elements of their personal styles (such as unique lettering shapes).

Mural 2: On shipping container near Room 9, used by Otautahi Creative Spaces. Nick "Kanus" Tam (KanusDRCrew) created this piece in connection with a kids' art workshop on 10 Nov 2018. The event marked White Ribbon Day, which is an annual international commitment to stopping domestic violence.

Mural 3: On south wall of Room 10. Qui docet discit - Who teaches, learns! (Motto of the former Phillipstown School). This was created 2012-2013 by Richard "Pops" Baker, aka Popz Art, because an existing mural was due to be lost with the quake-condemned school hall. Richie was offered the commission just days before the School then found out they were to be merged with Woolston Primary. Painting continued whilst the community fought the Ministry's of Education's decision, and the piece remains as a vivid memorial to the School's lasting legacy, focused on themes of hope, community, and finding a place in the world. The mural was applied via brushwork due to Pops' commitment to avoiding environmental harm of aerosol cans. The rainbow & blue background are recurring motifs in his body of work.



Links:
 Richard "Pops" Baker (Popz Art): <https://www.facebook.com/popzart>
 Nick "Kanus" Tam (KanusDRCrew): <https://www.facebook.com/kanusdrcrew/>
 The Hub: <https://www.phillipstown.org/>

Phillipstown Walks

Route # 5



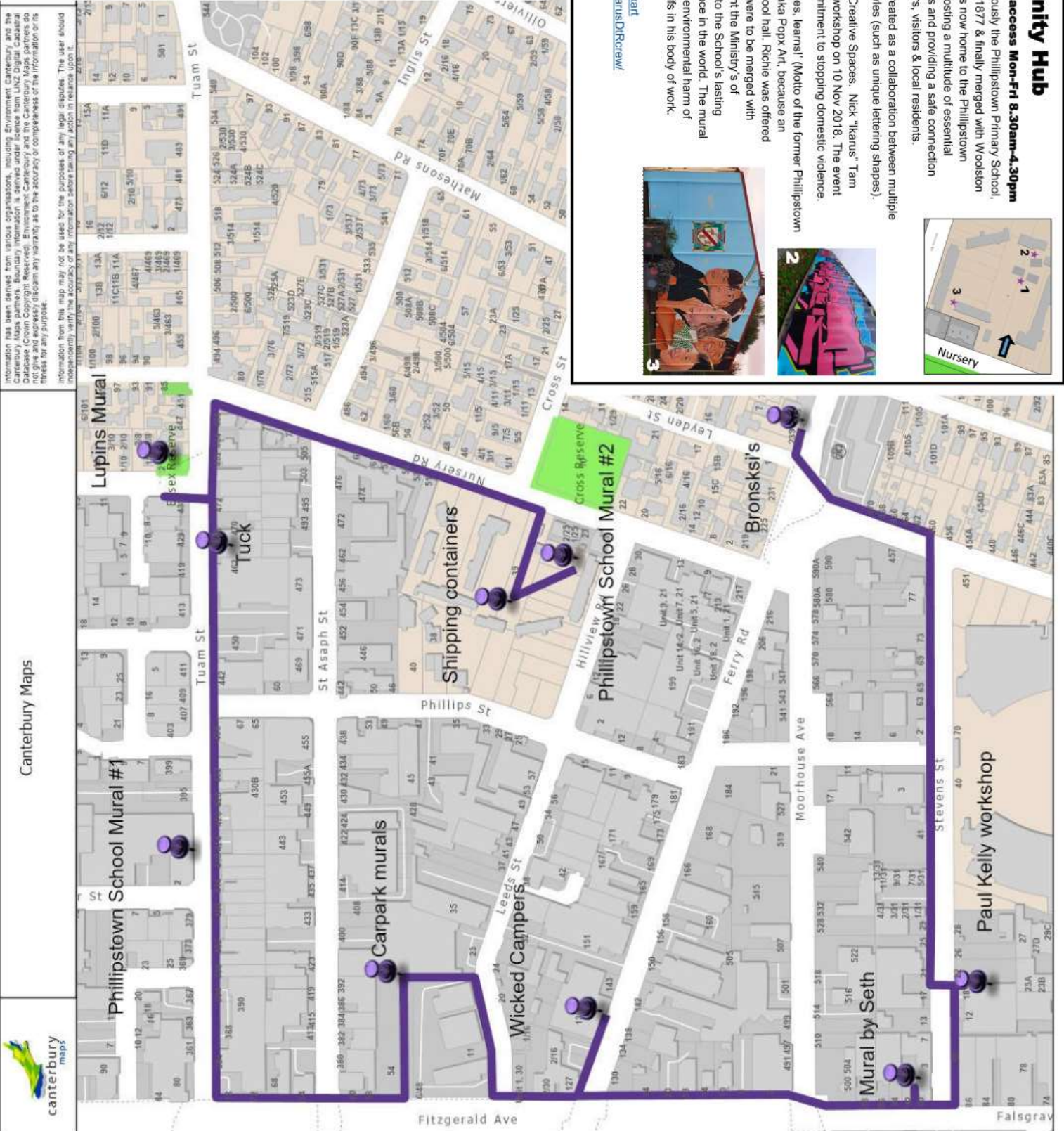
Wonderwalls

Join us on a treasure hunt exploring some of Phillipstown's many murals! The amazing stories associated with these artworks reflect pivotal moments in our neighbourhood's history, international street art festivals, & the development of key local businesses. For your safety, please be aware of traffic (including cyclists) when crossing Tuam St or viewing murals located in carparks.

Please note, public art & murals naturally tend to be ephemeral & vulnerable to over-painting or demolition, so this walk just reflects some of what's around at Nov 2022.

Presented in collaboration with

www.waichihisspace.org.nz



Canterbury Maps



Information on this map is provided for general information only. It is not intended to be used for navigation or to provide any other services. The user of this map is responsible for ensuring that the information is accurate and up-to-date. The user of this map is responsible for ensuring that the information is accurate and up-to-date. The user of this map is responsible for ensuring that the information is accurate and up-to-date.

Bronski's Dairy & More



This iconic corner dairy has been beloved by many Phillipstown residents, and was essential during 2020 covid-19 lockdowns. Bronski's More Than a Dairy was named by ex-owner John Woolles, who lived next door and ran it for

13 years. He, his partner & friends came up with the name over croissants & champagne in 1986. Referencing famous UK band Bronski Beat was a subtle message that this was a gay-owned business. In an era when "coming out" was still fairly radical.

John commissioned the dairy's original murals in 1987, both to increase the site's visibility, and to give something back to the community in terms of aesthetics. They were painted by Tim Croucher & Richard Fahney, under the joint handle "Almas Mick & Leo". Public art of any kind was still pretty rare in Christchurch then, and even now murals on dairies remain fairly rare. Bronski's art quickly became a major landmark, recognized by many non-locals and even spotted in airlines' videos promoting NZ, both here & overseas!

The original building was demolished post-quake and its replacement reopened under new ownership in 2013, complete with significantly altered replica murals, which are shown here.

Tim Croucher: <https://www.wintec.ac.nz/study-at-wintec/faculty/richard-fahney/>
Richard Fahney: <https://nz.linkedin.com/in/richard-fahney-9699a313>



#48 Fitzgerald Ave Carpark (Far back of carpark, past the Purple Weka Café)



The wall at the back of this carpark features pieces by multiple well-known Chch street artists. In 2013, Fitzgerald Ave was full of post-quake vacant lots. Two big street art festivals (Rise and From the Ground Up) turned these spaces into super-active graffiti jams, where 10-20 artists might be working concurrently. Some even collaborated, shaping their work to fit around each others' pieces. Well-known names working here included Jacob Ykes (lettering wall lower left), Dsida (Melting Kiwi' climate protest piece wall top), Vesil (music wall top right), and Dove Manuka Finch (Hunter S. Thompson-inspired heads).



Outside of major festivals, street & graffiti art is often clandestine or unauthorized, so artists frequently use aliases and have developed these into tags of highly-stylised lettering, requiring a certain amount of inside knowledge to recognise.

(E.g. Vesil & Ykes' names are hidden in their works here.)
Dsida: <https://www.facebook.com/dsida.co.nz>
Jacob Ykes: <http://www.planetvikes.com/>

Paul Kelly Motor Company



This piece was painted by Russell 'Softes' Fern, self-taught graffiti artist from Brisbane. It was painted during the 2015 Spectrum Festival, organized by O'YOU! street art facilitators. Softes works in spraypaint, brushwork & digital. This piece reflects his signature prismatic style, multiple perspectives, and strong graphic elements. It also incorporates colours from the building (grey), business logo (orange), and surroundings (Canterbury black-&-red for nearby Lancaster Park).

The mural reflects the building's current function as well as the longer history of automobiles. Softes often explores these concepts of time, dimensions, and abstracting the past. His aim is to create strong images & evoke emotion. He says, "I believe art should be an important part of the city landscape. I want to create public art for people to enjoy, to transform spaces." Softes is well-known for his speed & intense work ethic. Amazingly, this fairly large piece was painted in a single day!

Russell 'Softes' Fern: <https://www.softes.com/>
O'YOU!: <https://www.streetart.co.nz/>

Phillipstown School Mural

2 Clothier St (nr Clothier & Tuam St)



This work was designed & coordinated by Alicia Ward, with assistance by "Pops" (see Hub mural on front page).

Alicia is a self-taught artist living locally in Phillipstown, who says "I have to paint to be true to who I am." She is a member of the Phillipstown Community Centre Charitable Trust, and was previously part of the Phillipstown School Board. Her family was one of many heavily impacted by the Ministry of Education's closure of Phillipstown School in Dec 2014.



Alicia created this mural in 2015 as a memorial to the school's lasting legacy. Helping to paint the mural was a way for the community to work through their frustration and sorrow at losing this key connection-place, and incorporating their handprints allowed departing students to leave a lasting mark.

As of Nov 2022, Phillipstown Community Hub continue to operate from the former school site, and Alicia continues to be actively involved in supporting their goals, helping to connect with local residents & serve a wider range of visiting participants.
Alicia Ward: <https://www.facebook.com/angelic.mischief.art/>

Falsgrave St Carpark



This colourful piece by French artist Julien "Seth" Maland was created during Spectrum street art festival 2016, again

again organised by O'YOU!. Building on the success of Rise 2014 & Spectrum 2015, the 2016 event brought various international artists into Christchurch to participate.

Seth was born in Paris, France, and began creating street art in the mid-90s. He graduated from the French Ecole Nationale des Arts Décoratifs and founded the Wasted Talent publishing house. Prior to becoming a full-time painter Seth worked in advertising, cartoons & comics, and did street art as a part-time personal hobby.

In 2003 he set off on a 5-year global trip to exchange ideas with artists from different cultures. His travels were captured in Canal+ doco series *Les Nouveaux Explorateurs*.

Seth's work often centres around the theme of childhood, using a central child's figure to connect to ideas of innocence, imagination, and interaction with the difficult world of sociopolitical reality. Seth's work is never cynical. His aim is to use urban painting to alert viewers to the state of the world, as a means to advance positive change.

Website: <https://seth.fr/en/> Instagram: [@seth_globepainter](https://www.instagram.com/seth_globepainter)
O'YOU!: <https://www.streetart.co.nz/>

Tuck (Tuam Cloud Kitchen)

466 Tuam St (near Stanmore Rd)



Tuck is short for "Tuam Cloud Kitchen". This firm leases out fully-equipped commercial kitchen spaces, from the former Ernest Adams factory building.

The mural's was created late 2000 and coordinated by O'YOU!, street art festival & event specialists. Artists Guy Ellis (aka Deypher) and Jacob Ykes created an optical illusion of a colourful construction site filled with beams, recesses and shadows. This work reflects an international trend for "anamorphic effects" in murals (intentional distortions which rely on a specific perspective).

Jacob is a well-known mural painter whose unique works can be found all over Chch. Guy has lived in Los Angeles but is now back in NZ. He combines graffiti art & graphic design skills to create murals, cityscapes & advertising.

The steampunk-style sculpture around the Base pizza pickup window is also worth a second look!

O'YOU!: <https://www.streetart.co.nz/>
Jacob: <http://www.planetvikes.com/>
Guy: <https://www.dcypherart.com/about>



Wicked Campers



Wicked Campers are remarkable not just for their mural-covered Ferry Rd building, but also for their vehicles' brightly painted, quirky & occasionally rather controversial paint jobs, a familiar sight on South Island rural roads. They specialise in renting out affordable campervans to locals & tourists alike.



The inquisitive face on the building's west side was painted in 2012 by Napier-based artist & event producer Cinzrah Merkens. Cinzrah paints from & for the environment, exploring themes around inter-relationship of humans & nature, mythology, and the power of storytelling.

At the time Cinzrah's work was featured in street art doco *Dregs*, but interestingly, no Christchurch artists appeared in that. The post-quake "Gapfiller" movement was still gaining momentum, O'YOU!'s incredibly successful festivals & museum installations hadn't yet happened, and so O'rautahi didn't yet have its current reputation as a major street art showcase.

Wicked Campers: <https://www.wickedcampers.co.nz/>
Cinzrah Merkens: <https://www.cinzrah.com/>
Dregs doco: <https://www.facebook.com/dregsmovie/>

Essex Reserve Lupins

2 Stanmore Rd (nr Stanmore Rd & Tuam St)



The original mural of this beautiful design was painted by Sam Billings as a street art piece, slightly further up Stanmore Rd (still visible as at Nov 2022). However, I was so popular that Sam was asked to repeat it at full size on the reserve fence. Russell lupins are from North America, but ran rampant in Sth Island NZ back-country. They're considered an invasive species because they seed very heavily, choking out native plants & damaging our braided river systems.

'Buffing'

Grffiti or tagging is often painted out by business owners, using neutral paint colours, as they consider it vandalism rather than art. This practice is known as 'buffing'.

However, buffing can also occasionally lead to new unique art pieces in its own right...

Such as this cheeky "buff-ai"-spotted off Fitzgerald Avel



Included in this survey are Lancaster Park and Linwood Park, which lie outside of the definition of Phillipstown used for this survey, but are nonetheless important large green spaces for the residents of Phillipstown. Information on size and available facilities for each park was taken from the Christchurch City Council, the Council's SmartView Christchurch tool, and Find:Chch; where such information was missing, supplemented with information from Google Maps or measured on Canterbury Maps.

The parks and green spaces listed here have a total area of 210,311 m², including Lancaster Park and Linwood Park; excluding these two parks, the total area of green spaces within Phillipstown is 32,275 m². This covers about 2.5% of the defined Phillipstown area of approximately 1.28 km². This is comparable with other central suburbs in Christchurch, being slightly higher than in Riccarton (1.70% green space) and slightly lower than St Albans (2.85%) and Sydenham (3.25%); other suburbs had higher percentages due to encompassing particular large green spaces, such as Addington (7.97% when including Addington Raceway and Orangetheory Stadium), Linwood (9.18% including Linwood Park and Linwood Cemetery), and Fendalton (9.52% including Riccarton House and Bush).¹

Table 5. Parks and green spaces of Phillipstown

Name	Location	Area (m ²)	Features
Buckleugh Reserve	Cashel St/Buckleugh St	512	Seating, planting
Cross Reserve	Cross St/Nursery Rd	3783	Playground, seating
Edmonds Gardens	Ferry Road	7934	Bookable spaces, parking, public toilets, garden seating
Edmonds Park	Ferry Road (behind gardens)	15365	Playing fields, public toilets, parking
Essex Reserve	Stanmore Rd/Tuam St	459	Green space, plantings
Lancaster Park	Stevens St/Wilsons Rd Nth/Lismore St	72414	Heritage gates, green space, seating, (Planned/potential:) sports fields, basketball half court, plantings, rose beds, parking, pavilion, toilets, training block/practice nets
Linwood Park	Linwood Ave/Aldwins Rd	105622	Playground, toilets, seating, sports grounds, basketball half court, skateboard area
Olliviers Reserve	Olliviers Rd/Tuam St	2619	Playground, seating
Raglan Reserve	Cashel St/Raglan St	1164	Green space (possibly not publicly accessible)
Welcome Rest	Nursery Road/Tuam St	209	Seating, plantings
Unnamed corner green space	Aldwins Rd/Marlborough St	230	Green space, seating

¹ Definitions for each suburb were taken from Google Maps, though with boundaries aligned to roads and other features such as waterways.

Table 6 lists artwork found in public spaces around Phillipstown. Information for this list was gathered through Phillipstown Walks (particularly walk #5, “Wonderwalls”, which focused on public art and murals) and through the SmartView Christchurch tool, as well as surveys on foot and with Google Maps and Streetview. However, this list is not likely to be exhaustive, as many examples of artwork in Phillipstown may not be mentioned or easily discoverable through the above means.

Table 6. Artwork in Phillipstown

Location, name/description	Artist	Date
Wicked Campers, 135 Ferry Rd, murals	Cinzah Merkens (part)	2012 (part)
Bronski’s More Than a Dairy, 243 Ferry Rd, murals	Alias Mick & Leo (Tim Croucher & Richard Fahey) (original)	2013 (based on original from 1987)
Phillipstown Courts toilets, 263 Ferry Rd		
HireKing, 30 Fitzgerald Ave, mural	Mayonaize ?	
Salt Lane, 361 Tuam St	Joel Hart	2020
TUCK, 466 Tuam St, murals	Guy Ellis (Dcypher) and Jacob Yikes; OiYOU! Street Art	2020
48 Fitzgerald Ave, multiple works	Jacob Yikes; Dside; Vesil; Dove Manuka Finch; others	c. 2013
Canterbury Steamworks, 11 Harrow St, cog fence		2009
Edmonds Gardens, 357 Ferry Rd, Urban and Environmental (one work), Commemorative (four works)		
Essex Reserve, 2 Stanmore Rd, lupins mural	Sam Billings	c. 2000
2 Clothier St, Phillipstown School mural	Alicia Ward	2015
Phillipstown Community Hub, 39 Nursery Rd, “Jungle Broke” mural	collaborative	
Phillipstown Community Hub, 39 Nursery Rd, “Qui docet discit – Who teaches, learns!” mural	Richard “Pops” Baker	2012-2013
Phillipstown Community Hub, 39 Nursery Rd, shipping container mural	Nick “Ikarus” Tam	2018
Phillipstown Community Hub, 39 Nursery Rd, Kotahitanga gathering space		2018



Figure 11. Some of the artwork to be found in Phillipstown

Table 7. Other items of interest in Phillipstown

Item	Location	Route/notes	Other features
Bus Stop 11206	139 Aldwins Rd	140 out, 80 out Orbiter anticlockwise	Seat
Bus Stop 11309	Aldwins/Marlborough st	140 out, 80 out Orbiter anticlockwise	Seat, shelter
Bus Stop 15152	218 Linwood Ave	5 in	Seat, bin
Bus Stop 18495	27 Harrow St	80 out	
Bus Stop 18702	407 Tuam St	80 out	
Bus Stop 18718	367 Tuam St	80 out	Seat
Bus Stop 18787	410 St Asaph St	80 in	
Bus Stop 18815	70 Harrow St	80 in	Bin
Bus Stop 18827	42 Harrow St	80 in	Seat
Bus Stop 18938	450 Tuam St	80 in	Seat
Bus Stop 18955	Tuam St (by Olliviers Reserve)	80 in	Seat
Bus Stop 23513	354 Ferry Rd	3 in, 140 in	Seat, shelter
Bus Stop 23521	290 Ferry Rd	3 in, 140 in	Seat, shelter
Bus Stop 23566	256 Ferry Rd	3 in, 140 in	Seat, shelter
Bus Stop 36891	Aldwins Rd (by WINZ Linwood)	140 in, 80 in Orbiter clockwise	Seat, shelter, bin
Bus Stop 36901	116 Aldwins Rd	140 in, 80 in Orbiter clockwise	
Bus Stop 36917	68 Aldwins Rd	140 in Orbiter clockwise	Seat, shelter
Bus Stop 36929	20 Aldwins Rd	140 in Orbiter clockwise	Seat
Bus Stop 37029	517 Tuam St	80 out	Seat, shelter
Bus Stop 37750	37 Aldwins Rd	140 out Orbiter anticlockwise	Seat, shelter
Bus Stop 37853	85 Aldwins Rd (by Te Aratai College)	140 out Orbiter anticlockwise	
Bus Stop 40491	327 Ferry Rd	3 out, 140 out	Seat, shelter
Bus Stop 40946	463 Tuam St	80 out	
Bus Stop 41002	500 Tuam St	80 in	Seat, bin
Bus Stop 44183	257 Ferry Rd	3 out, 140 out	Seat, bin
Bus Stop 46146	227 Linwood Ave	5 out	Seat, bin
Bus Stop 53222	187-211 Ferry Rd	3 out	
Bus Stop 53233	168 Ferry Rd	3 in	
Edmonds Gardens Toilets	357 Ferry Rd		
Edmonds Park Toilets	357 Ferry Rd		
Phillipstown Courts Public Toilet	263 Ferry Rd		
Rubbish bin	211 Aldwins Rd (by Burger King)		
Rubbish bin	Aldwins Rd/Linwood Ave		
Rubbish Bin	339 Cashel St (by dairy)		
Rubbish Bin	492 Tuam St (by dairy)		
Rubbish Bin	500 Tuam St		
Rubbish bin	70 Harrow St		
Rubbish bin	241 Ferry Rd (by Linwood Congragtional Church)		
Rubbish bin	Mathesons Rd/Ferry Rd		
Rubbish bin	257 Ferry Rd		
Rubbish bin	21 Aldwins Rd (by Thirsty Liquor)		
Rubbish bin	218 Linwood Ave (by dairy)		
Seat	211 Aldwins Rd (by Burger King)		
Spark Phone Box	492 Tuam St (by dairy)		Seat

Table 7 lists other items of interest in Phillipstown, such as bus stops, bins, and toilets. Bus routes serving the Phillipstown area include 3 (along Ferry Road), 5 (on Linwood Avenue), 80 (Tuam Street, Harrow Street, and Aldwins Road), 140 (Ferry Road and Aldwins Road), and the Orbiter (on Aldwins Road). Phillipstown therefore has bus routes on many of the area's main thoroughfares, particularly Aldwins Road.

5. Residents

This section focuses on the residents of Phillipstown. Data were collected through a survey created with ArcGIS Survey123. Many of the submissions (about sixty) were gathered through an earlier version of the survey, which had been used for both residents and businesses, before the two were split into separate surveys; these earlier submissions were added into the new survey by hand. Some questions differed between the two surveys, and as such these earlier submissions may be missing data in some parts. In total, 107 responses were received; one was removed as a spam response, leaving 106 responses.

The number of possible responses (i.e., residents able to complete the survey) is uncertain. The information provided for delivering letters to registered voters, specifically the "delivery block reports", provides some clue, however some of these were missing at the time of writing. Of the reports to hand, 1,229 residents were registered in the area and as such had a letter addressed to them (this number excludes some which were included in a report but whose address lay outside of the Phillipstown area). The area for which no report is available is similar in size to an area with 327 registrations; it can then be extrapolated that about 300 registered voters live in the report-less area. This gives a total of 1,529 registered voters; this is a very rough estimate of the population of the area, as, in addition to the issue with missing block reports, it excludes residents of the area who are not voters registered to an address in the area, such as minors, those without houses, and those who have refused to register, amongst others; this number also includes some who were registered as being within the Phillipstown area but were resident elsewhere (including other addresses around Christchurch and New Zealand, and even further afield, such as Perth, Australia). Taking this number as a rough guide, 106 responses out of 1,529 gives a response rate of about 7%.

The data gathered with the survey have been supplemented and compared with data taken from the results of the most recent completed census, 2018. However, it is important to note that the statistical area of Phillipstown used in the census only covers part of the definition of Phillipstown used for the survey, and does not include the area west of Nursery Road and Stanmore Road. Though this area is mostly commercial and/or industrial, it does include some households; however, the vast majority of homes in Phillipstown lie east of these roads and are included in both areas, and as such, the census data are still comparable to the survey results. The census recorded a population of 4,014 in Phillipstown in 2018; this value is much higher than the number reached in the previous paragraph, though it does include children and people otherwise not enrolled to vote.

5.1. Ethnicity, age, language

Survey respondents were asked to select their ethnicity, and were able to select more than one response. A majority (77 respondents, 72.64%) selected New Zealand European/Pākehā; the next two largest ethnic groups were Māori and Pacific Islanders, with nine respondents (8.49%) each. These three ethnic groups also included all respondents who selected more than one ethnicity, with two selecting Māori and New Zealand European/Pākehā, and one selecting Pacific Islander and New

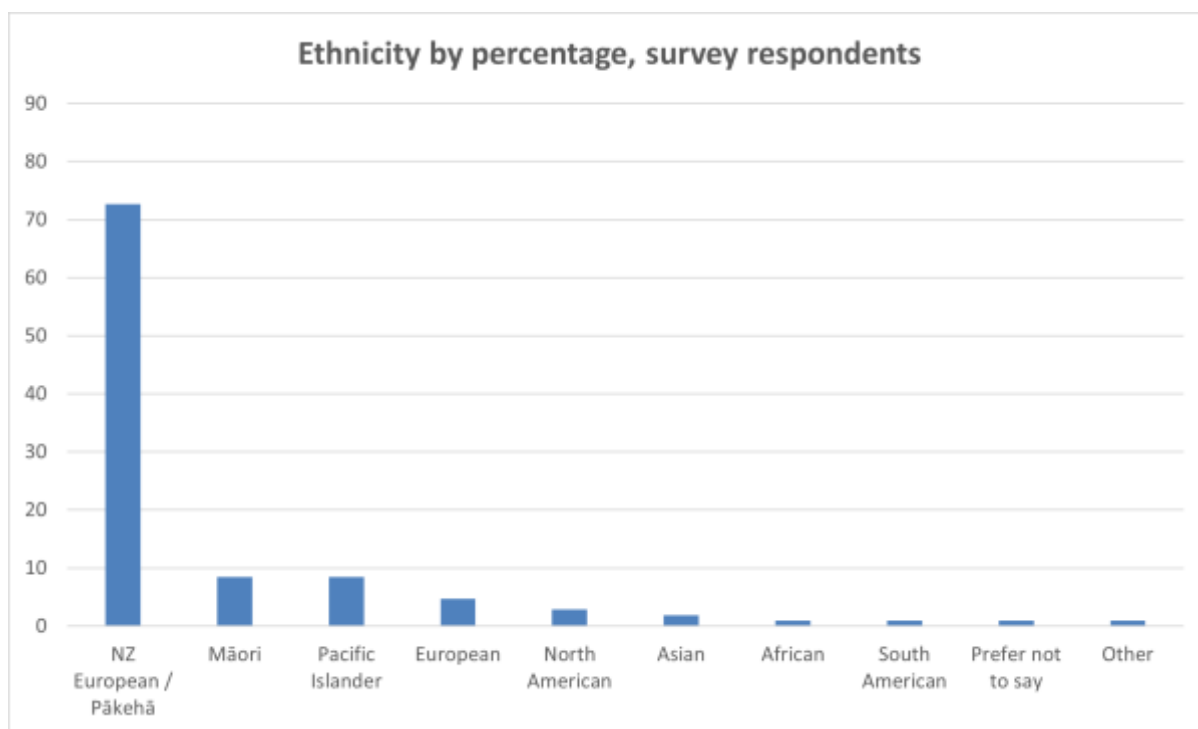


Figure 12. Ethnicity of survey respondents

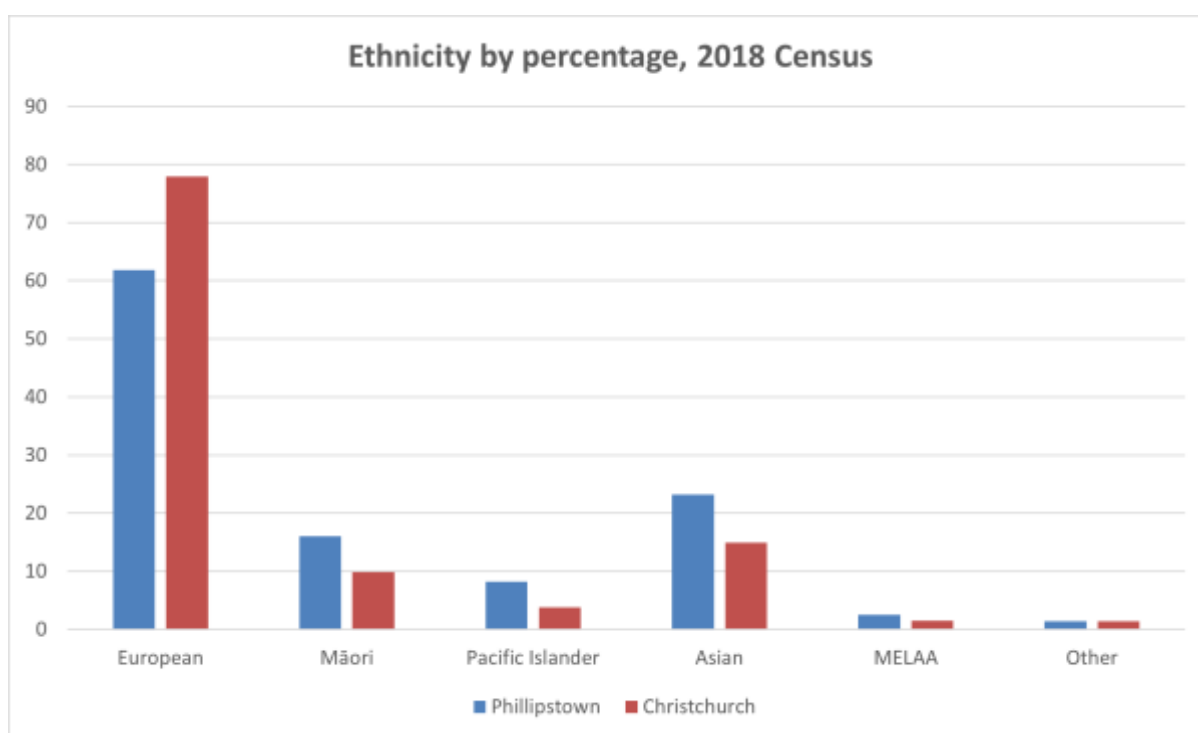


Figure 13. Ethnicity in Phillipstown and Christchurch in the 2018 Census. Note: MELAA is "Middle Eastern, Latin American and African."

Zealand European/Pākehā. Five respondents (4.72%) stated they were European (i.e. not New Zealand European); three (2.83%) North American; two (1.89%) Asian; and one each (0.94%) African and South American. One respondent selected Other and stated “English”. One respondent indicated that they preferred not to state their ethnicity.

When comparing these responses to the census data, it should be noted that different categories are used for the two different data sets. Despite this, there are clear differences between survey

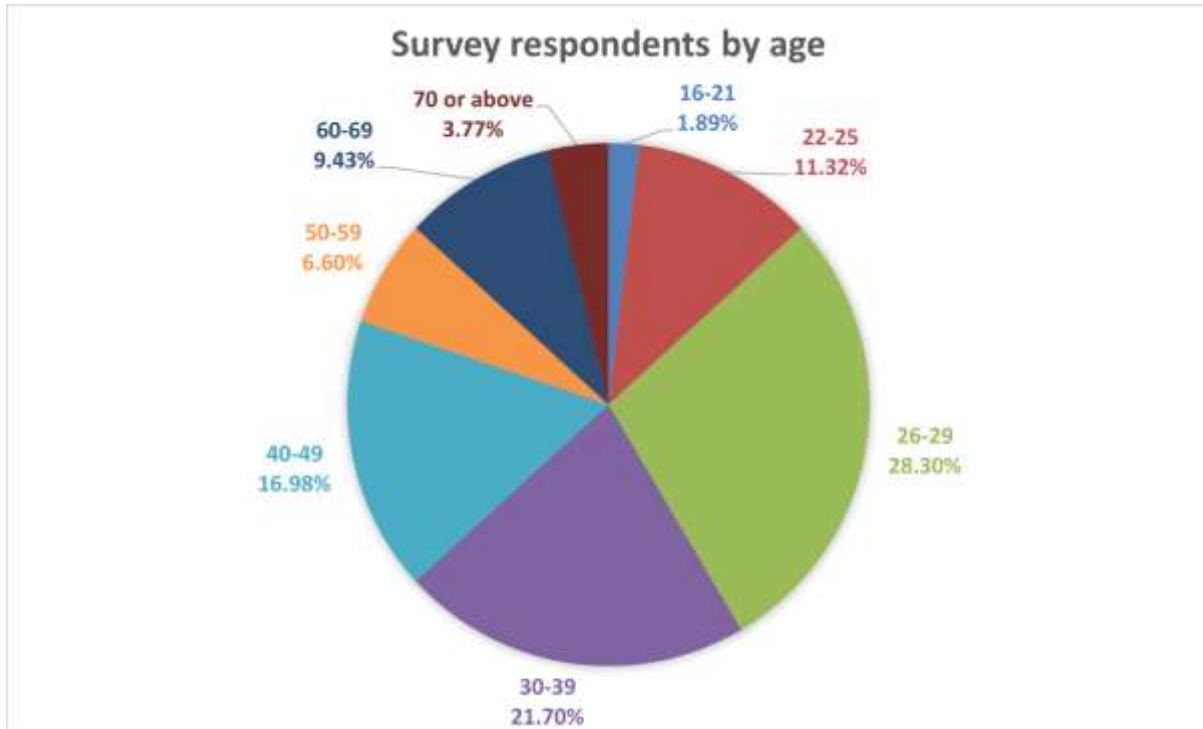


Figure 14. Ages of survey respondents

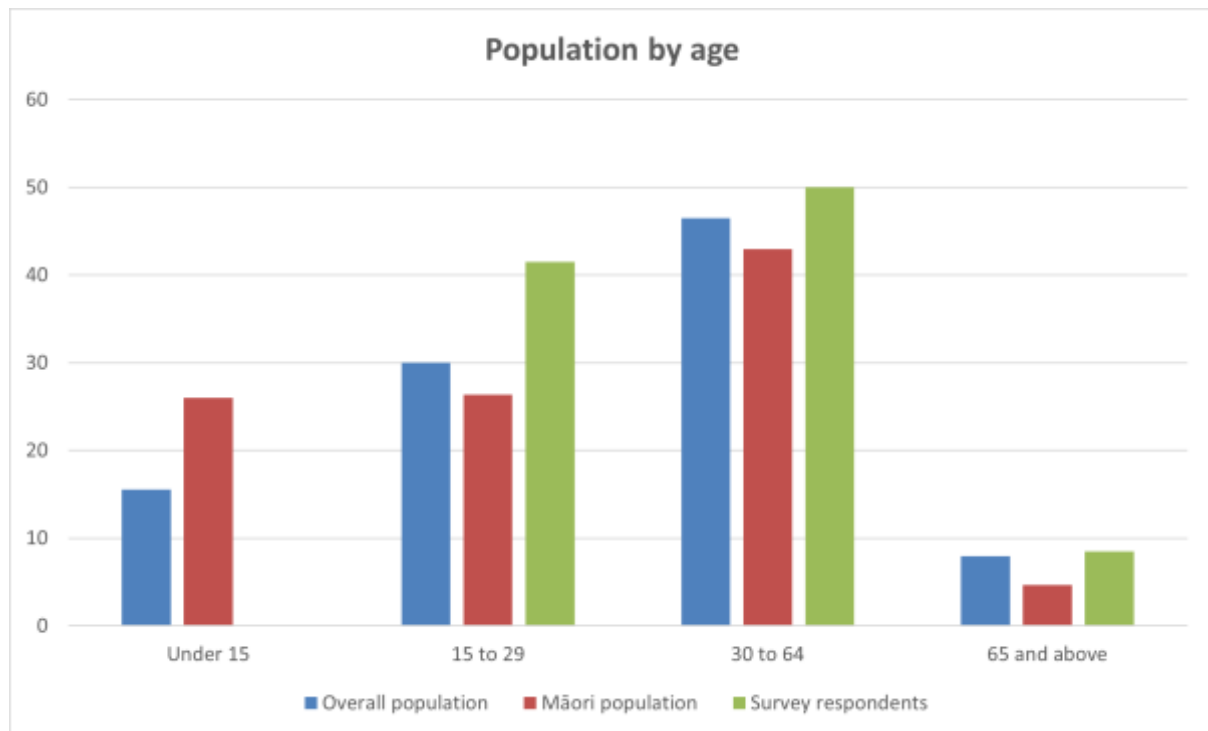


Figure 15. Ages of Phillipstown population (2018 Census and survey)

respondents and the general population; the 2018 census found that the European population (covering both the New Zealand European/Pākehā and European categories used in the survey) in Phillipstown was 61.8% of the total population. Compared to the survey results, this shows that Europeans/Pākehā responded to the survey at a higher rate than other ethnicities, and are over-represented in the survey results. The total percentage of the two European groups in the survey (77.36%) is closer to the Christchurch-wide percentage (77.9%) than that of Phillipstown. Under-represented in the survey are Māori (16% of the Phillipstown population, compared to 8.49% of survey respondents) and Asians (23.2% versus 1.89%); in contrast, the percentages for Pacific Islanders (8.2% in the census, 8.49% in the survey) are quite similar.

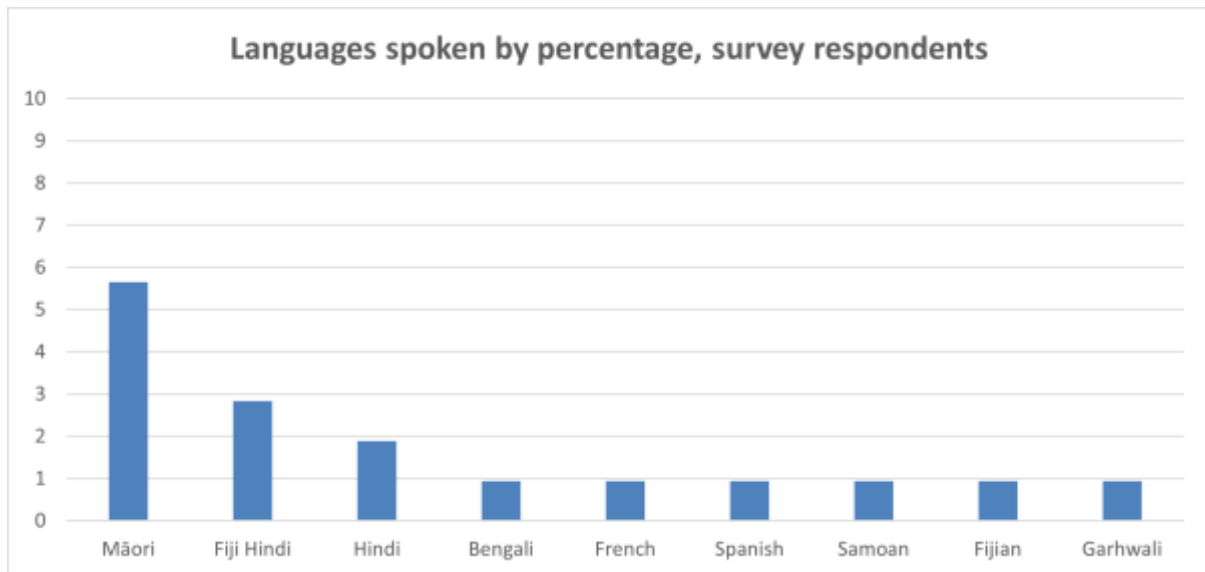


Figure 16. Languages spoken by survey respondents (excluding English)

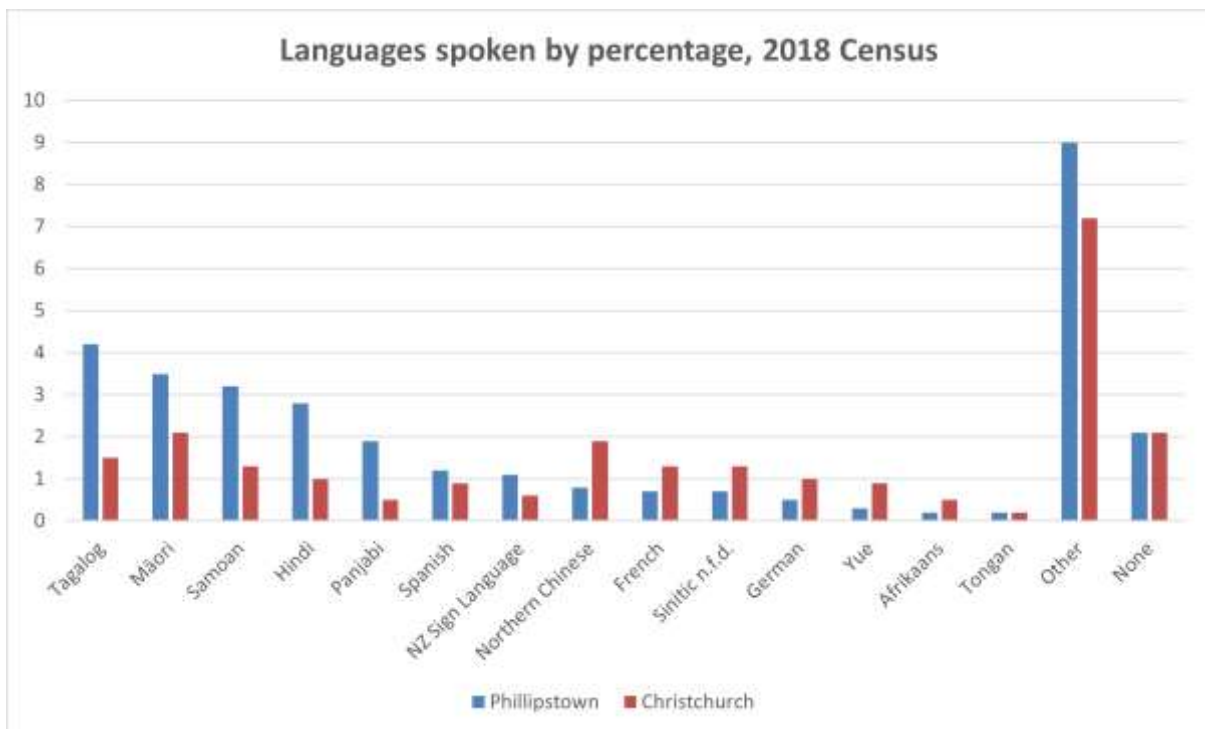


Figure 17. Languages spoken by Phillipstown and Christchurch residents (excluding English), 2018 Census

The breakdown of survey respondents by age can be seen in Figure 13. Two respondents (1.89%) were in the 16-21 age group; twelve (11.32%) were 22-25; thirty (28.3%) were 26-29; twenty-three (21.7%) were 30-39; eighteen (16.98%) 40-49; seven (6.6%) 50-59; ten (9.43%) 60-69; and four (3.77%) were 70 or older.

No respondents to the survey were in the under 16 age group. Because of this, the proportions of each age group as compared to the general population are somewhat skewed, as can be seen in Figure 14; the percentage of survey respondents in the middle two age groups are higher than the percentages for the general population, and even more different compared to the percentages for the Māori population, while missing any respondents in the youngest age group.

Survey respondents were also asked what languages they used at home. English was by far the most common response, spoken by 101 respondents (95.28%). Six respondents (5.66%) stated they spoke at least some reo Māori at home, though all six also stated they spoke English at home, and all but two respondents indicated in some way that they only use a small amount of Māori. Also mentioned by multiple respondents were Hindi (two speakers, 1.89%) and Fiji Hindi (three speakers, 2.83%), and there was one respondent each who mentioned Bengali, French, Spanish, Samoan, Fijian, and Garhwali. Figures 15 and 16 show the languages spoken in Phillipstown and Christchurch by percentage in each dataset, excluding English; of note is the fact that no survey respondent responded with the most common non-English language in the census data (Tagalog) or the fifth-most common (Panjabi), and only one mentioned the third-most common (Samoan).

5.2. Relationship status, children, family and friends

When asked for their relationship status, sixty respondents (56.6%) stated they were in a relationship (married or otherwise), thirty-three (31.13%) that they were single, and nine (8.49%) that they were separated or divorced. Three respondents (2.83%) selected Other, while one (0.94%)

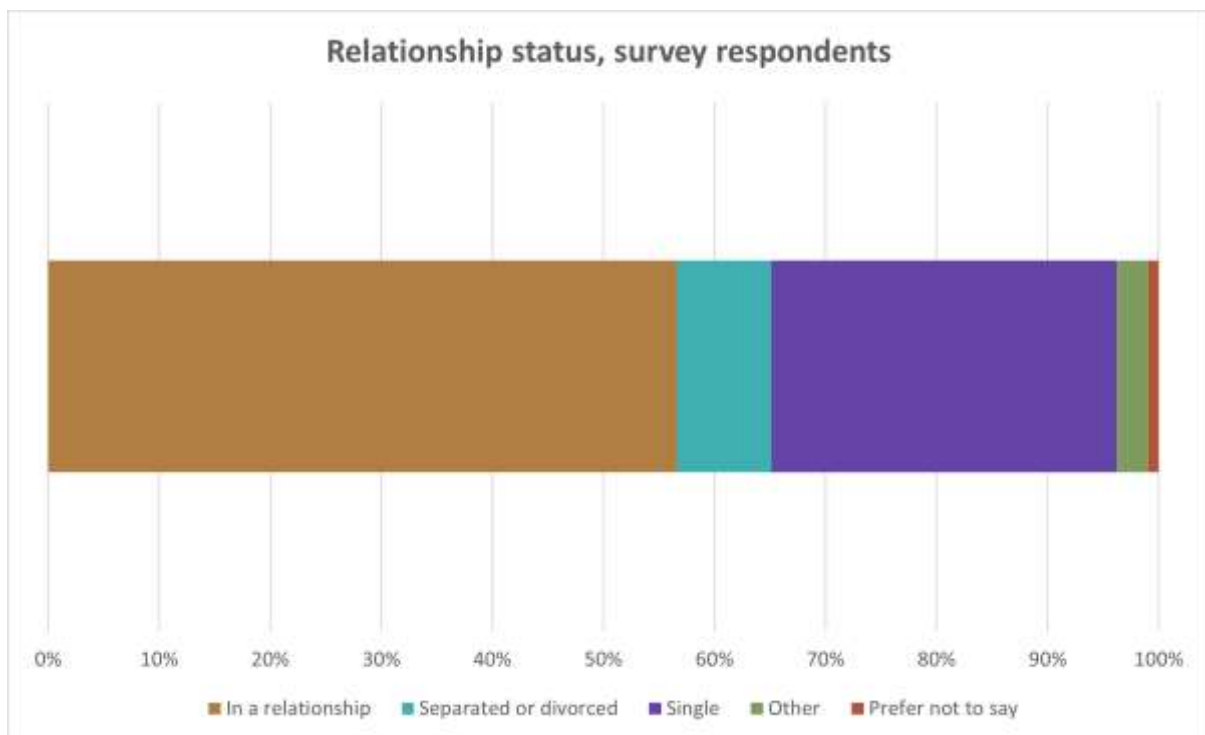


Figure 18. Relationship status of survey respondents

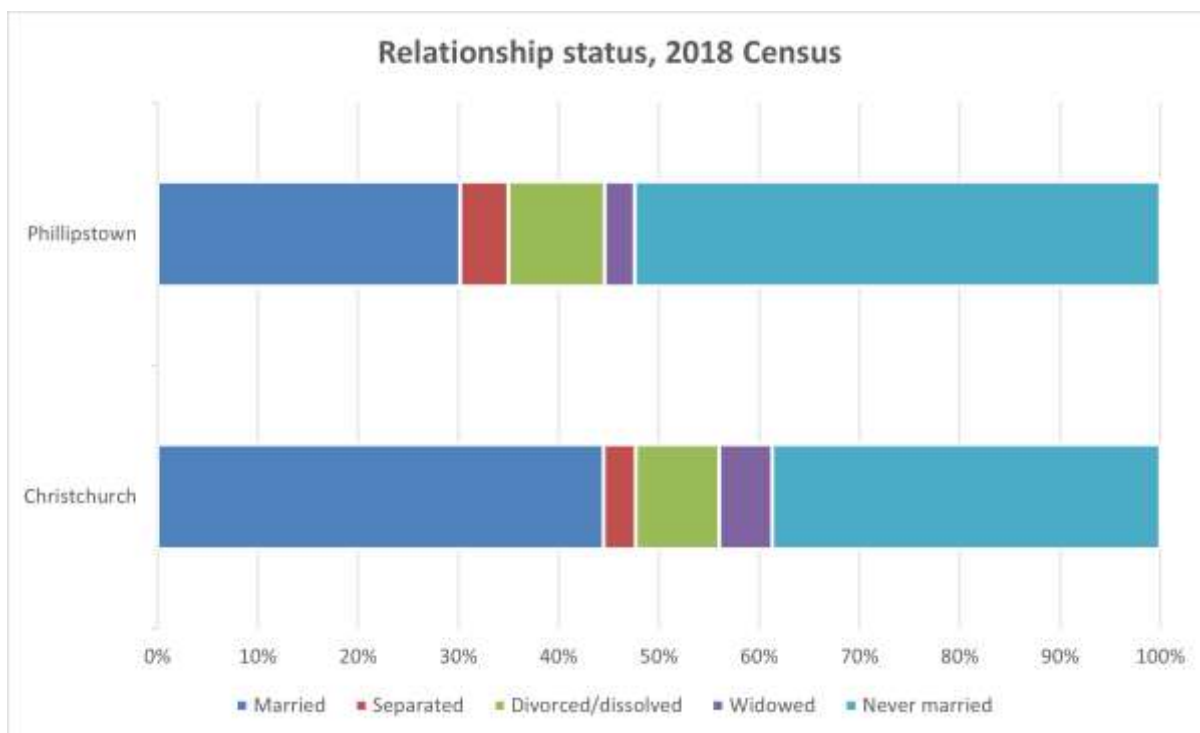


Figure 19. Relationship status of Phillipstown and Christchurch residents, 2018 Census

that they preferred not to say. No respondents indicated that they were widowed. Comparison with the census is again complicated by the different answer categories available. In the 2018 census, 30.2% of the Phillipstown population were recorded as married; this is lower than the most comparable category in the survey, though the category in the survey includes relationships other than marriages or civil unions. 52.4% in the census were never married or in a civil union; this is higher than the survey respondents who were single, but is again complicated by the difference in language used. Of note in the census data is the difference between Phillipstown and Christchurch as a whole; Phillipstown has a much lower rate of marriage (30.2% against Christchurch’s 44.5%), and a higher percentage of people who have never been married (52.4% against Christchurch’s 38.7%).

Survey respondents were asked if they had any children living with them. 44 respondents (41.51%) stated that they had children in their household, while 62 (58.59%) did not. Those who did have children living with them were also asked which school those children attended; excluding five respondents who have children but did not indicate any school, the most common answer was Te Waka Unua, the school resulting from the merger of the former Phillipstown School with Woolston, with ten responses mentioning the school; the next-most common, with six mentions, was Ao Tawhiti, which has a wide age range, covering primary- to secondary-age students. The third-most common answer was Te Aratai College (the former Linwood College), the only school above early-learning age to still lie within the Phillipstown area. Each other school given in this answer was mentioned at most twice; these schools are mostly distributed across the east of Christchurch, with only a handful elsewhere (for example, Christchurch Boys’ High School). When broken down by school level, twelve of the mentioned schools were primary and/or intermediate schools, seven were secondary schools (possibly including intermediate-level students), three covered levels from primary through to secondary, and six were early learning facilities.

The survey also asked respondents if they had family or friends in the neighbourhood. Nineteen respondents (17.92%) stated that they had many family members and/or friends in or close to

Phillipstown; forty-nine (46.23%) had some, but not many, family members or friends in the neighbourhood; and thirty-eight (35.85%) had no friends or family members nearby.

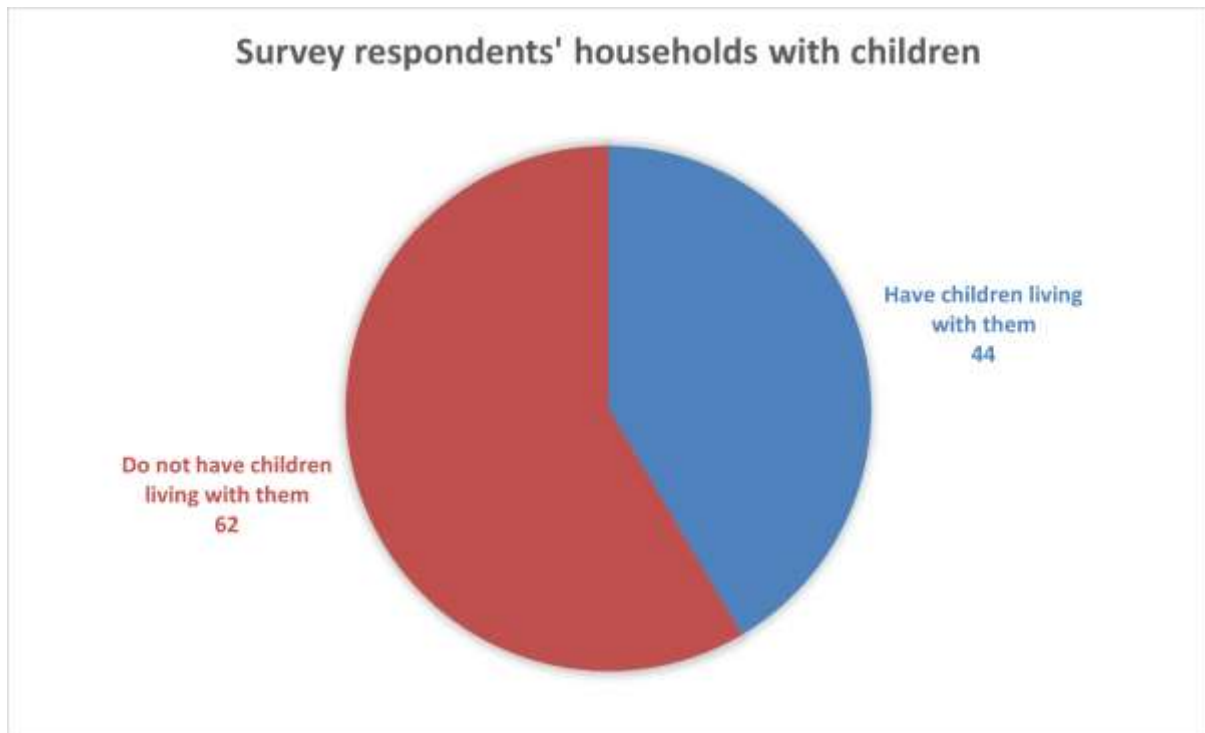


Figure 20. Households of survey respondents with or without children

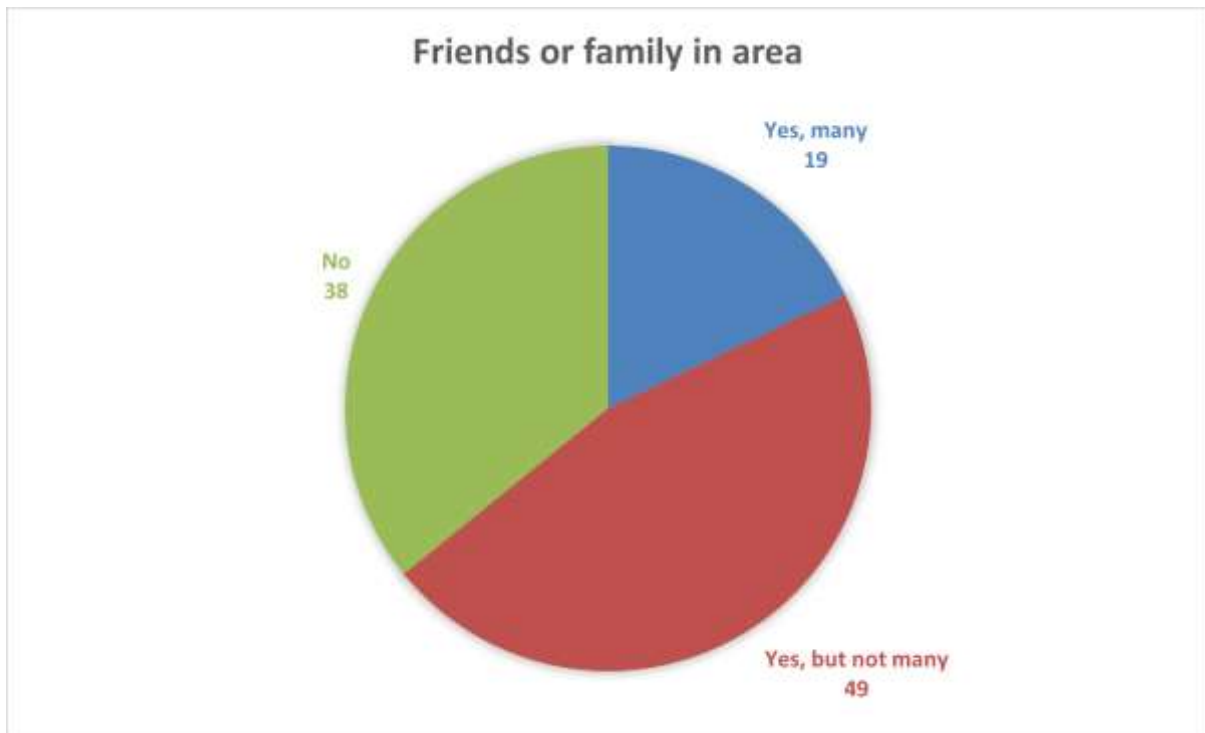


Figure 21. Family and/or friends of survey respondents in the Phillipstown area

5.3. Employment

Due to a change in the questions when the original mapping survey was split into two, the earlier responses for the residents' survey did not have any information about respondents' employment status. As such, analysis of this question is restricted to a subset of 49 respondents, and must be taken with a bigger grain of salt than usual.

For those that had responses to this question, twenty-six (53.06% of the 49 respondents) were in full-time employment, nine (18.37%) worked part-time, six (12.24%) were unemployed or not working, six were retired, and two (4.08%) responded with Other, though both indicated they were involved with some form of voluntary work. Additionally, three respondents (6.12%) indicated they were studying or training; of these three, two were concurrently working full-time, and one was not working. In comparison, in the 2018 census, 52.9% of Phillipstown residents worked full-time, 12.7% worked part-time, 6.3% were unemployed, and 28% were not in the labour force (i.e. were retired, did unpaid housework or childcare, studied, or were unable to work). While comparison is complicated slightly by a difference in category naming, it can be seen that the percentages of those in full-time and part-time work are quite similar across both datasets.

The census also recorded information on what occupations residents had, which is shown in Figure 23. Overall, Phillipstown residents were less likely to be in managerial, professional, or clerical and administrative roles (9.7%, 14.5%, and 7.5% in Phillipstown respectively, versus 14.9%, 23.8%, and 10.8% across Christchurch), and were found more in technical and trade roles (17.5% versus 14.3% across Christchurch), sales (13.1% versus 10%), machinery operation and driving (10.5% versus 6.3%), and as labourers (16.2% versus 9.9%).

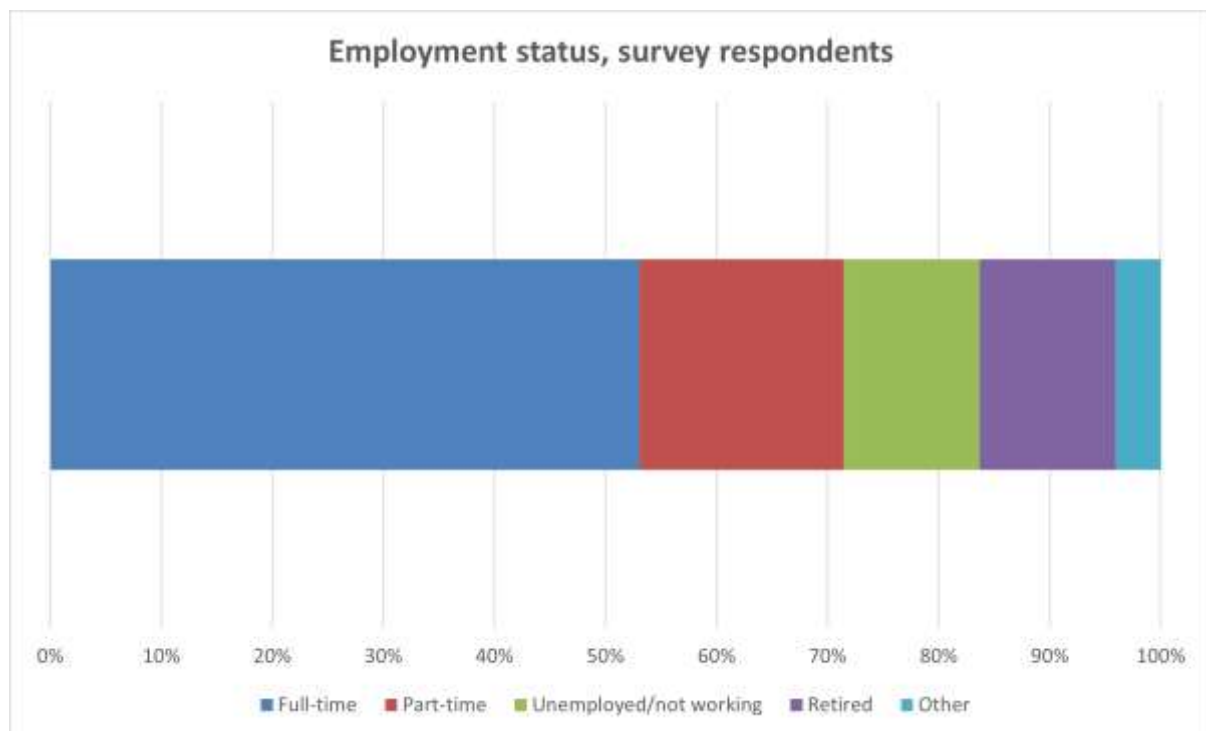


Figure 22. Employment status of survey respondents

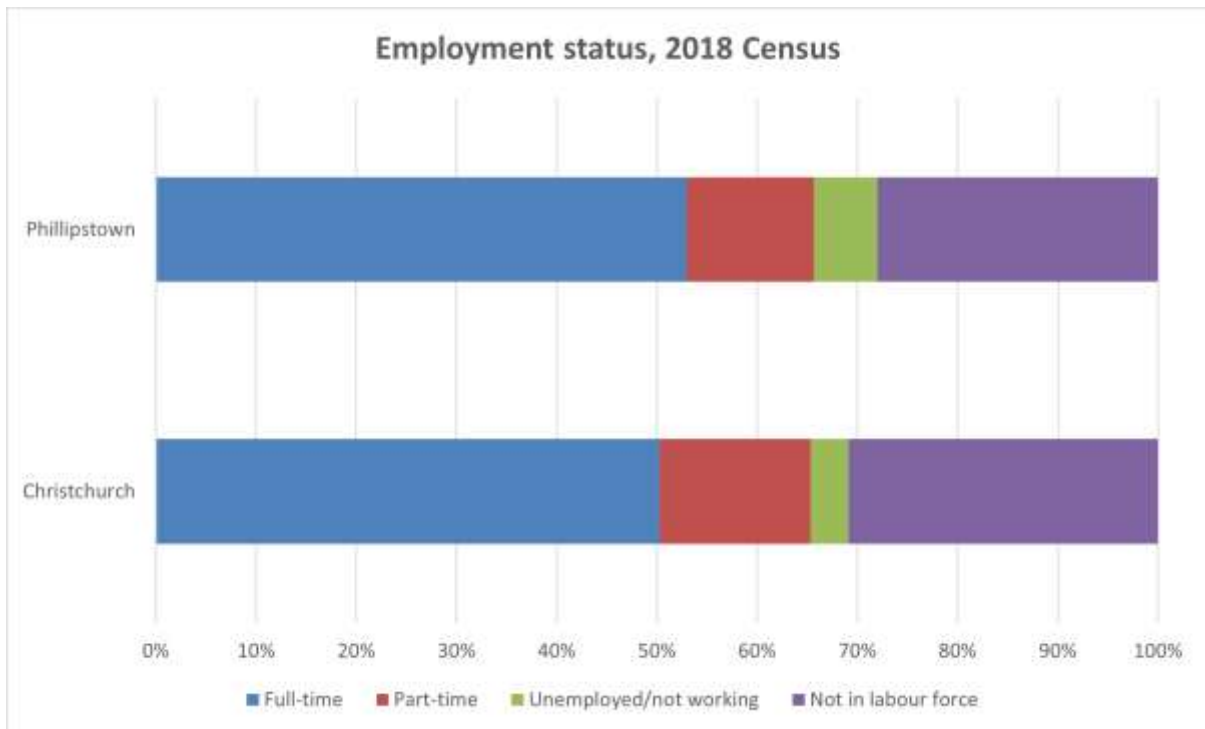


Figure 23. Employment status of Phillipstown and Christchurch residents, 2018 Census

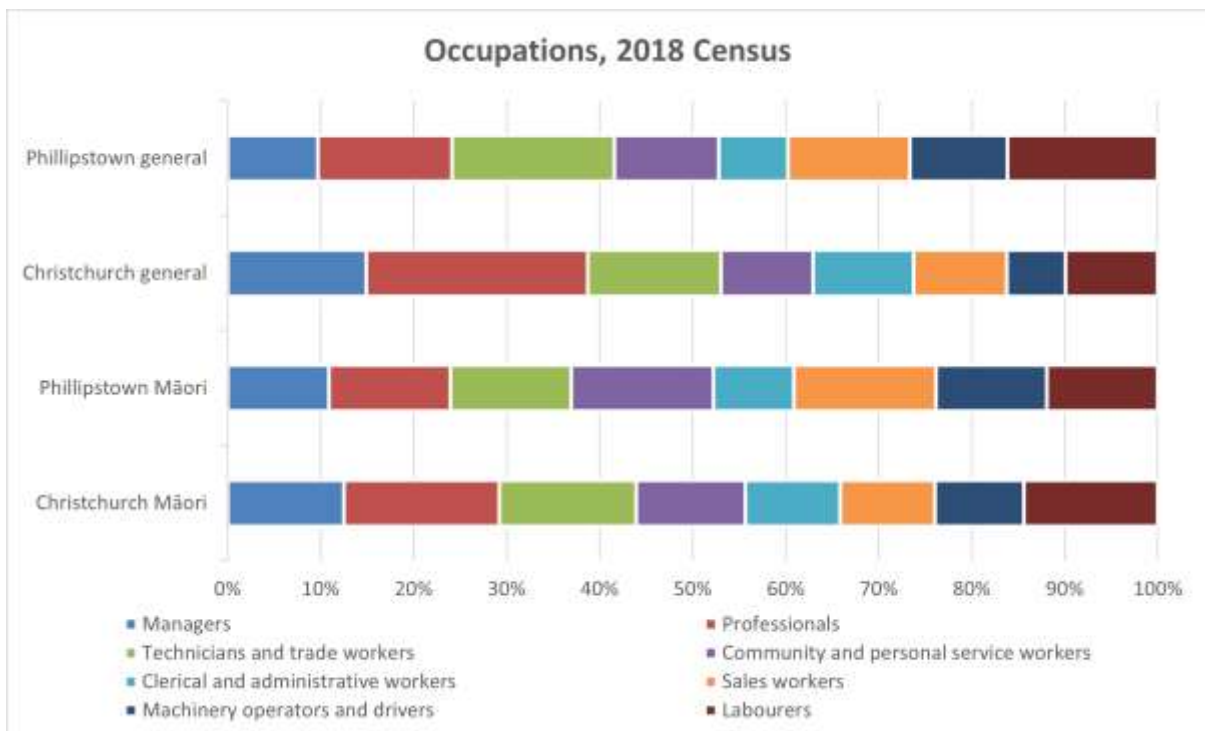


Figure 24. Occupations of Phillipstown and Christchurch residents, 2018 Census

5.4. Homes and living in Phillipstown

Survey respondents were asked for how many years they had lived in Phillipstown. Sixteen respondents (15.09%) stated that they had lived in the area for one year or less; twenty-one (19.81%) that they had lived in Phillipstown for two to three years; nine (8.49%) for four to five years; twenty-two (20.75%) for six to ten years; and thirty-eight (35.85%) for more than ten years.

The census data do not have a question with directly comparable categories, but it does include a question about residents' usual place of residence one year prior to the census date. For this, 68.7% of Phillipstown residents were at the same residence one year earlier, while 29.8% were living elsewhere (25.3% in New Zealand, 4.5% overseas); 1.6% of residents were not yet born one year prior to the census. In comparison, across Christchurch, 76.4% of people were residing in the same place as one year prior to the census. Note that the data for this question are rated as poor quality; notably, the percentage marked as having no fixed abode in Phillipstown one year before the census is zero.

Another question asked whether respondents owned or rented where they lived. For this question, sixty-one respondents (57.55%) said that they owned their home; conversely, forty-five respondents (42.45%) were renting. Of those who were renting, thirty-seven (34.91% of all respondents) rented the whole house they lived in, and seven (6.6%) rented and shared their home with (e.g.) flatmates. One respondent put Other, and stated that they rented half of their house.

In the census data, 32.6% of Phillipstown residents owned or partially owned their home, 64.9% did not own their home, and 2.5% had their home owned by a family trust. This rate of home ownership is significantly lower than that reported by respondents to the survey; it is also much lower than the Christchurch-wide home ownership rate of 52% (plus 11.5% in family trusts), a number which is much closer to the survey result.

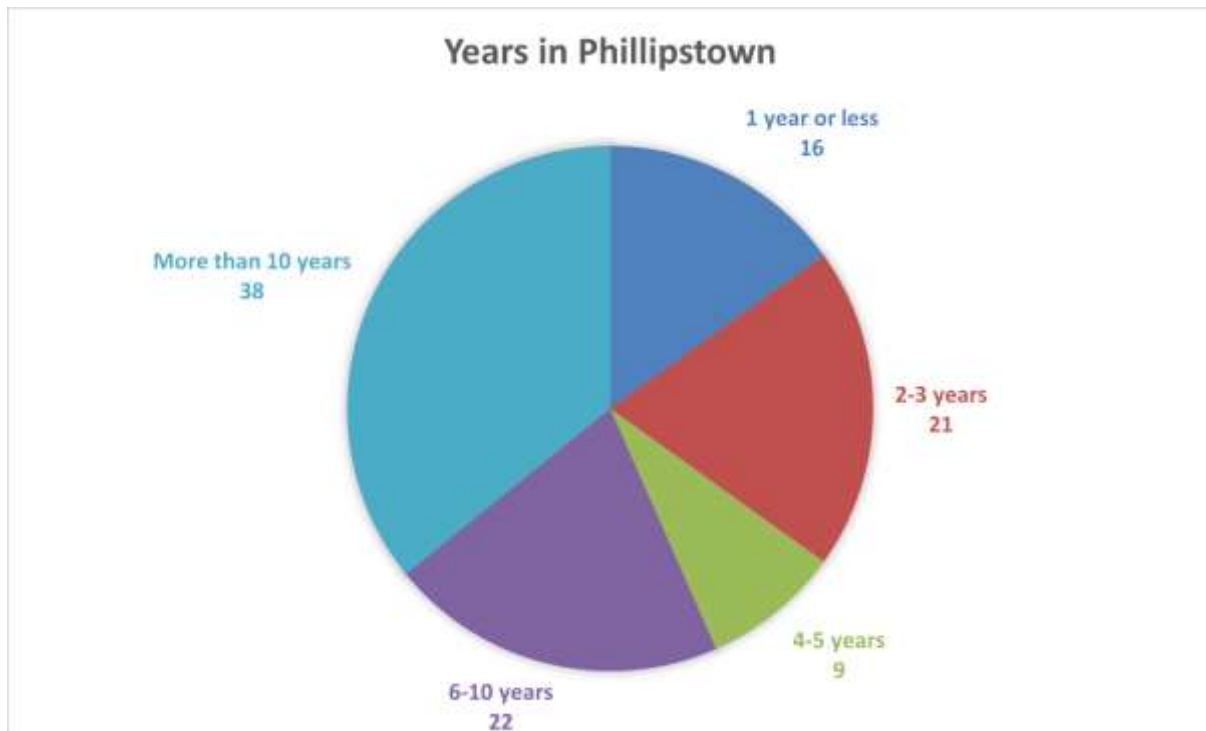


Figure 25. Number of years survey respondents have lived in Phillipstown

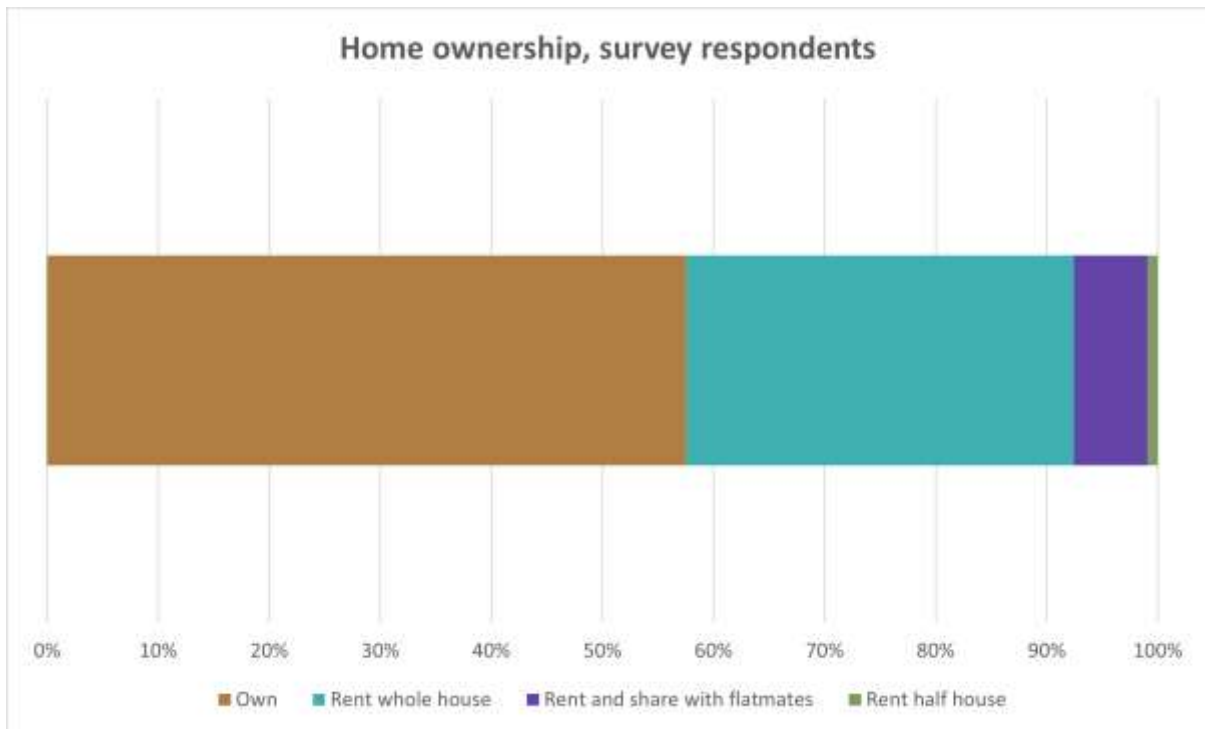


Figure 26. Home ownership of survey respondents

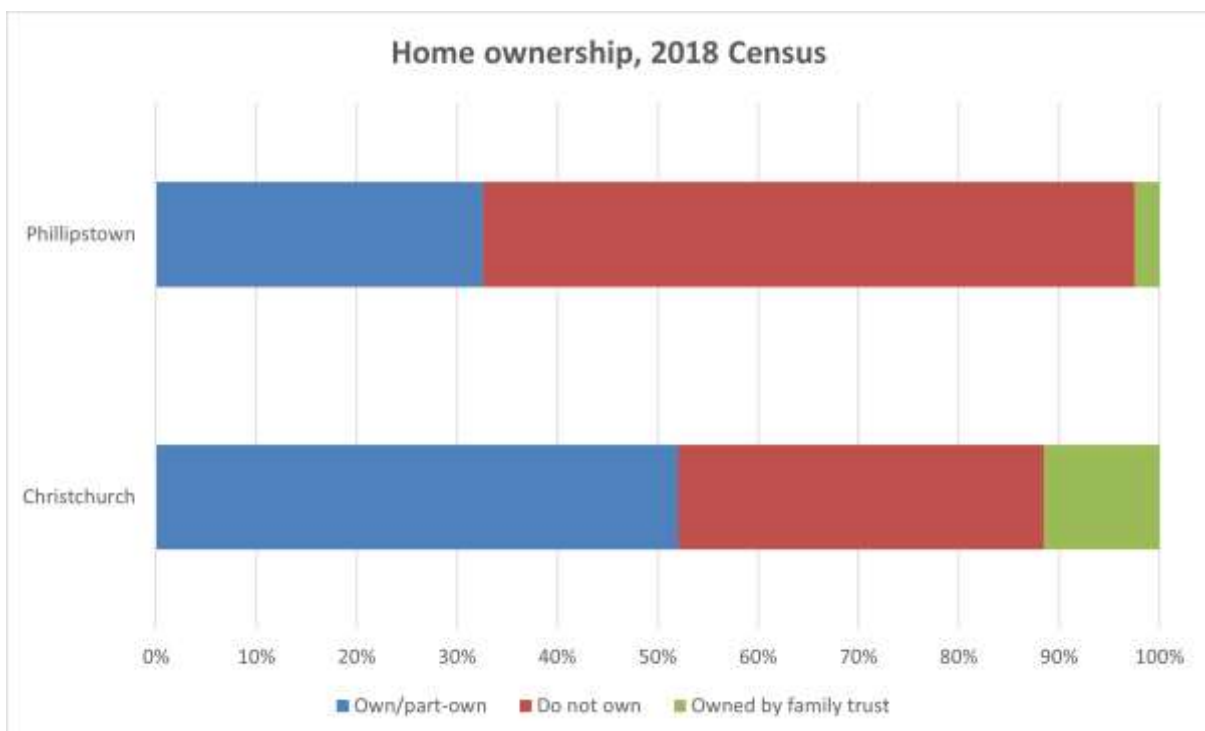


Figure 27. Home ownership of Phillipstown and Christchurch residents, 2018 Census

Respondents were also asked why they had come to live in Phillipstown. Respondents were able to select multiple answers to this question; of these, fifty-six (52.83%) selected that the area was affordable; forty (37.74%) that Phillipstown was convenient for transit, i.e. by bus or bicycle; twenty-nine (27.36%) that they lived in the area because Phillipstown is centrally located within Christchurch; fourteen (13.21%) because they found Phillipstown to be a welcoming neighbourhood; fourteen (13.21%) because they had family and/or friends in the area whom they wanted close by;

and forty-nine (46.23%) did not have much reason, had found a good opportunity, or “just happened” to end up living in Phillipstown. Twelve respondents (11.32%) selected Other; of them, five gave responses that could be sorted into other categories – one for affordability, one for convenience of transit, one of family and friends, and two of “just happened” or had a good opportunity. For the other responses in this category, four said that they or their family had a property in the Phillipstown area already, two that they had been given accommodation in the area,

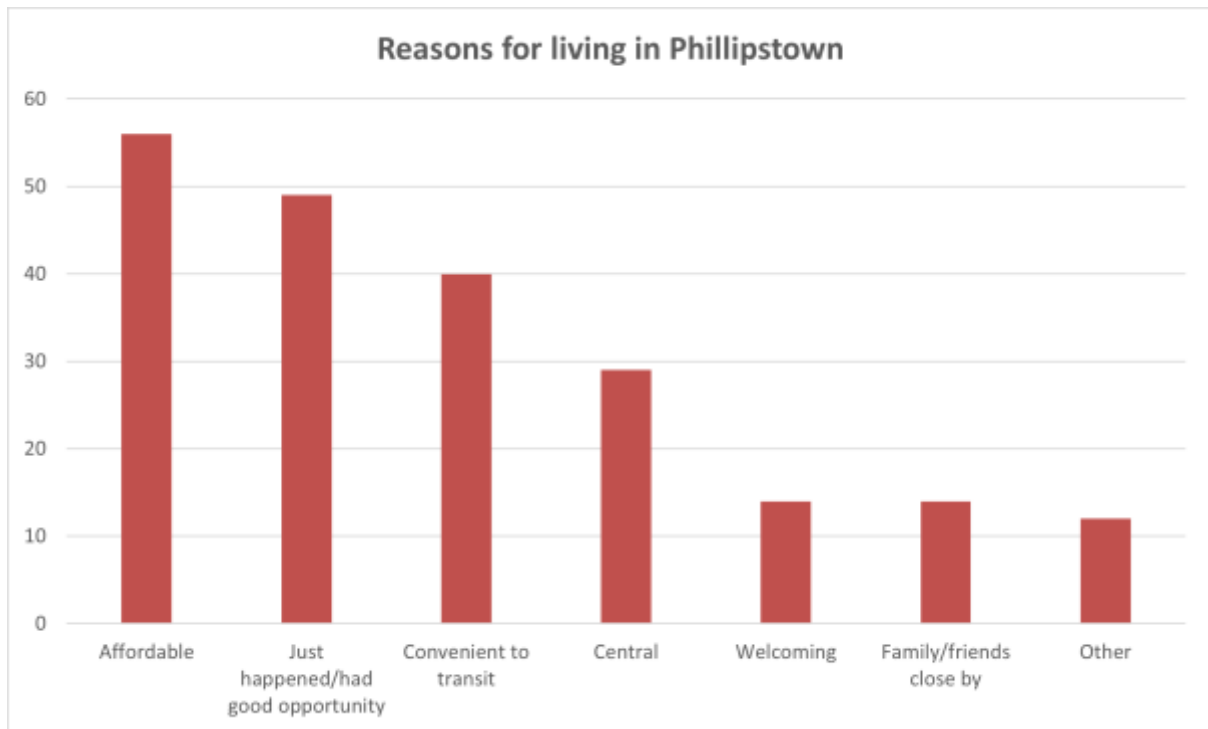


Figure 28. Survey respondents' reasons for living in Phillipstown

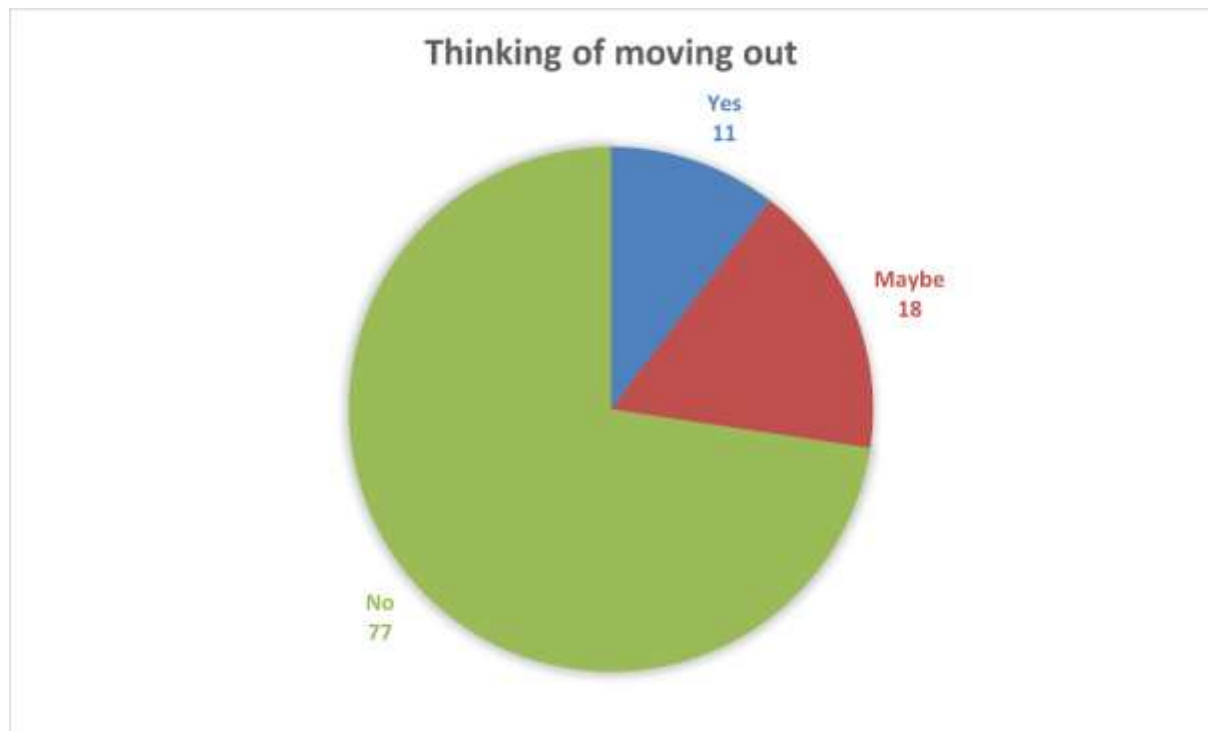


Figure 29. Survey respondents thinking about moving out of Phillipstown

one that the neighbourhood (or, at least, their area) was quiet, and one that they had moved to Phillipstown to be close to where they grew up.

Next, respondents were asked if they were thinking of moving out of Phillipstown, and their reasons for staying or leaving. Seventy-seven respondents (72.64%) stated they had no intention to or were not thinking of leaving Phillipstown; common elements of their reasoning were how central the area was in the city and the convenience and accessibility when travelling elsewhere, liking their neighbours and neighbourhood, finding the area affordable or having good value in their property, or just having no desire to move. Eleven respondents (10.38%) stated that they were thinking of moving out of Phillipstown, while eighteen (16.98%) selected Maybe. Common amongst many of the explanations for considering leaving Phillipstown was concern about crime and safety; also common were comments on housing, particularly finding better-quality housing or a bigger property, and mention of densification in Phillipstown through the construction of new townhouses.

5.5. Interests

One question in the survey asked what respondents' interests were; on the form created after the survey was split into two, this question replaced two separate but similar questions in the earlier version, which had asked both what respondents did as hobbies or for fun, and what they considered themselves to be good at doing; responses to these questions in the older version of the survey were combined in the answers to this question in the newer version. Respondents were able to select more than one answer.

For this question, fifty-six respondents (52.83%) said that they were interested in gardening; fifty-five (51.89%) were interested in cooking and baking; fifty-three (50%) in arts and crafts; forty-four (41.51%) in DIY; forty-four in learning new things; forty (37.74%) in board games and cards; thirty-nine (36.79%) in socialising; thirty-six (33.96%) in outdoor sports and exercise; thirty-six in singing, dancing, playing an instrument, or music; thirty-five (33.02%) in volunteering or giving back to the community; thirty-three (31.13%) in indoor sports and exercise; and seventeen (16.04%) in video games and LAN parties. Ten respondents (9.43%) responded with "other"; responses added to this include reading, writing, beekeeping, bike riding, cars, social work, "being with my pets", the respondent's children's interests in music, sports, and as Navy cadets, and "go with the flow".

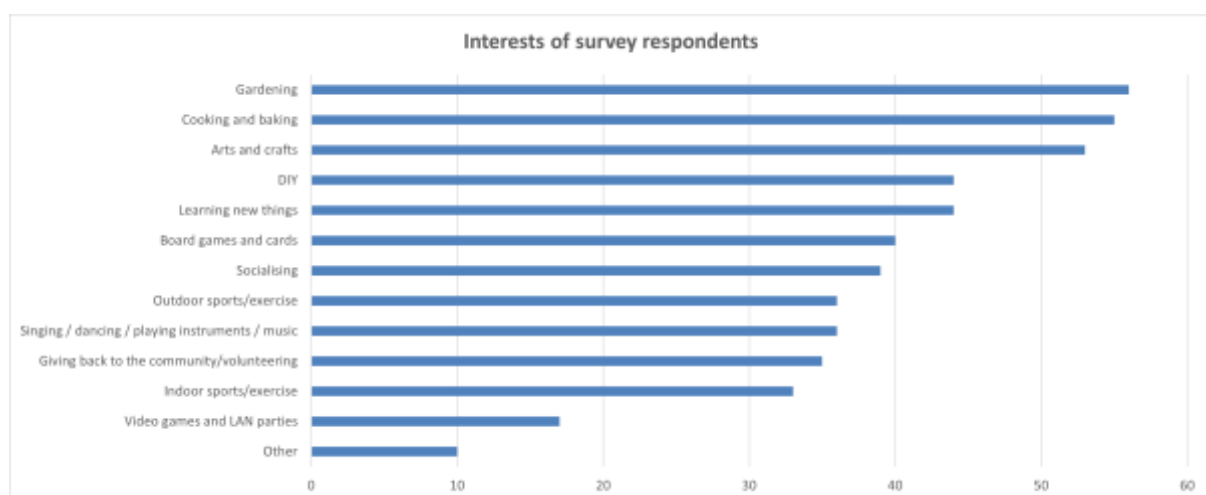


Figure 30. Interests of survey respondents

5.6. Using Phillipstown's spaces

This series of questions in the survey concerned how people used facilities and spaces available to them in Phillipstown. The first question asked about walking around the neighbourhood; to this question, sixty-five respondents (61.32%) stated that they did walk around the neighbourhood; twenty-six (24.53%) that they did so only sometimes; and fifteen (14.15%) that they did not walk around the neighbourhood. Amongst those who did walk in the neighbourhood, common reasons and explanations given include walking for exercise, walking their dogs, commuting, and visiting local shops, cafés, and other facilities, as well as simply observing the neighbourhood and its changes. Some mentioned concerns with safety or crime in the area; also mentioned were concerns with traffic on busy roads such as Ferry Road. Many of those who selected “sometimes” mentioned that they occasionally walked or ran in the area; many of the same reasons were given for walking, such as visiting shops or walking dogs. Among those who selected “no”, and to a degree among “sometimes” responses, concerns about safety and crime were more common; also present were health and disability reasons for not walking, as well as some using other transport (such as biking, driving, or a mobility scooter), or simply having no desire to walk.

The next question asked about green spaces and pocket parks in and around Phillipstown. For this, forty-one respondents (38.68%) stated that they did use green spaces and parks; twenty-five (23.58%) that they sometimes did; and forty (37.74%) that they did not. For those who did not, concerns about crime and safety were again fairly common, as was the belief that the area's green spaces were unclean or poorly maintained. Also somewhat common was a lack of awareness of the areas green spaces. Other responses mentioned a lack or poor quality of facilities or play equipment, a preference for staying on one's own property, or visiting green spaces elsewhere in the city. Many of these responses were also common among those who selected “sometimes”; also included in these responses were reasons for using green spaces, such as walking dogs, finding the green spaces appealing to be in (visually or otherwise) or good for walking, and as places to take their children or grandchildren. The more negative concerns above were infrequently mentioned by those who

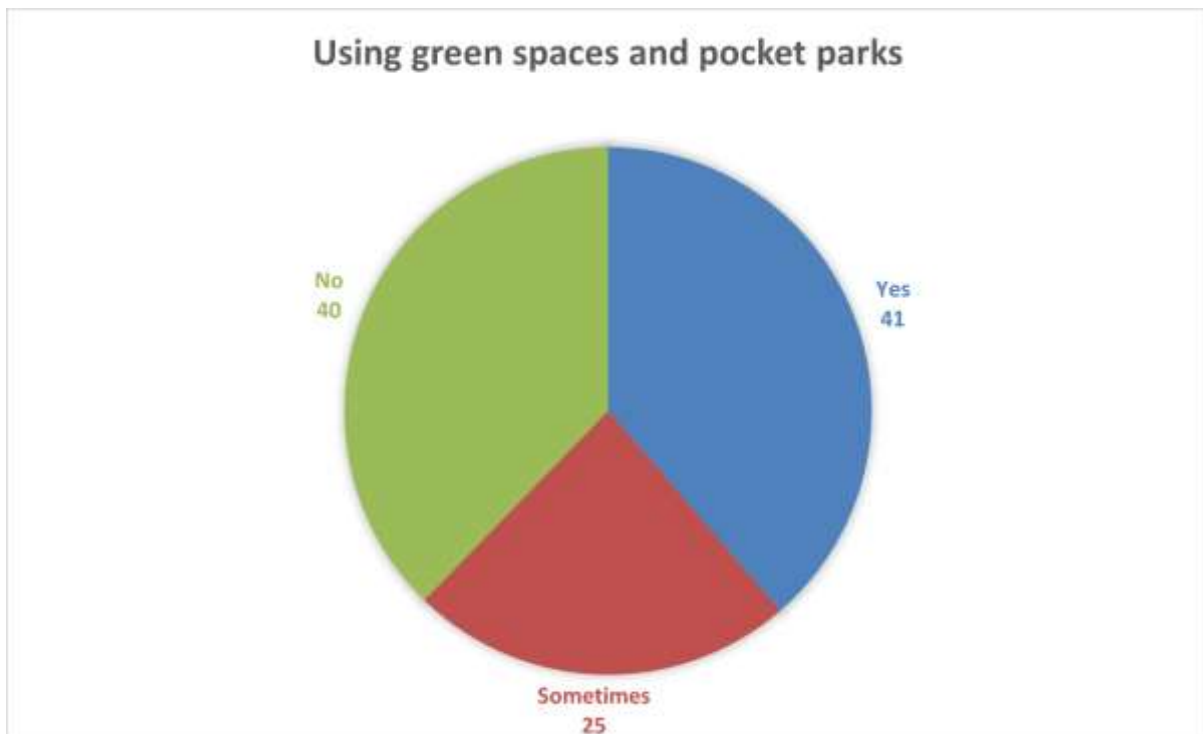


Figure 31. Survey respondents' use of green spaces and pocket parks

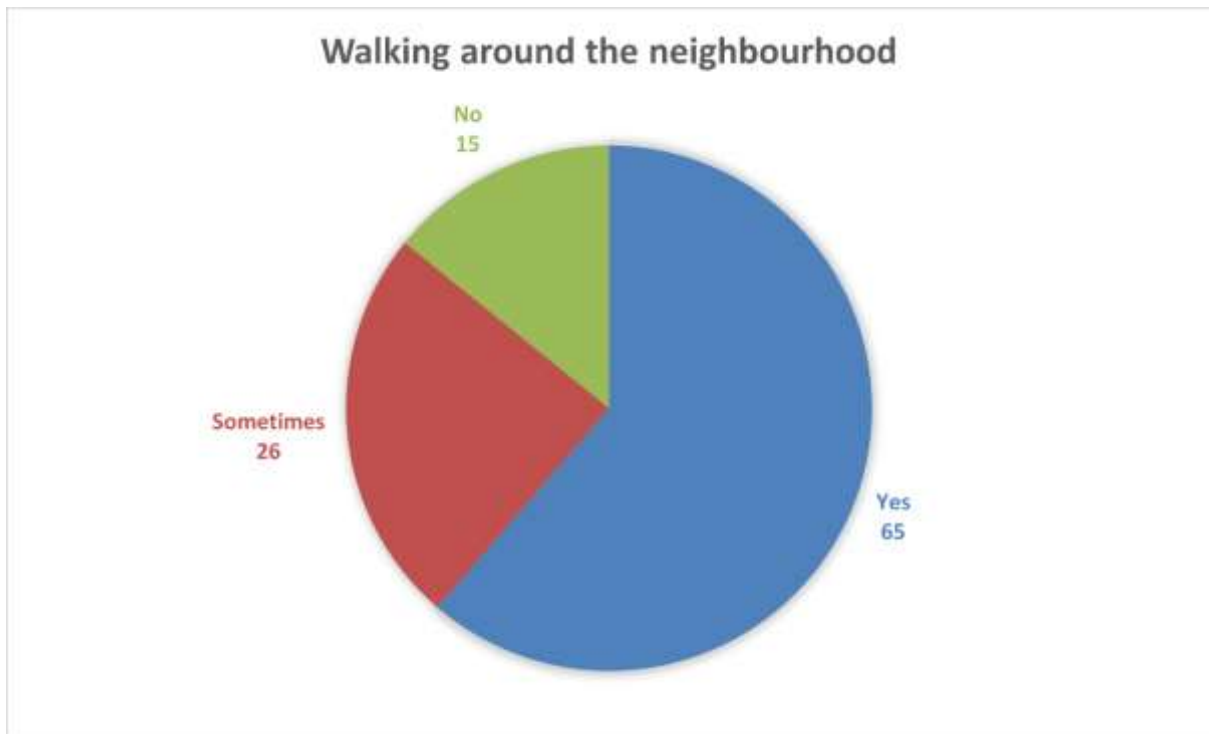


Figure 32. Walking in Phillipstown by survey respondents

selected "yes"; more common were the positive responses, such as finding the green spaces appealing, walking dogs and exercising them, taking children or grandchildren to them; some mention was made about accessing them being difficult or feeling unsafe, such as having to travel on Ferry Road to access Edmonds Gardens.

Next, respondents were asked about shopping locally in Phillipstown. Seventy-three respondents (68.87%) stated that they did shop locally; thirty (28.3%) that they shopped locally only sometimes; and three (2.83%) that they did not shop in the area. Common among comments by both "yes" and "sometimes" respondents were concerns about safety and crime, and difficulty and safety issues due to (e.g.) traffic when travelling to shops. Many commented on both the price and available range at local shops; while some of this comments were negative (i.e. some found shops to be lacking or to be overpriced for what they were selling), many left positive comments on these points. Respondents also generally reported having positive and friendly interactions with staff at local shops. Shops within Phillipstown which were frequently mentioned by respondents include Coupland's, Mad Butcher, and Harvest Market on the Ferry Road-Aldwins Road corner, and Bronski's More Than A Dairy on Ferry Road, as well as many dairies and op-shops around the neighbourhood. Commonly mentioned shops near to Phillipstown include Eastgate Mall (and shops there such as Countdown and the Warehouse); shops in the Linwood Village on Stanmore Road and Worcester Street, such as Hibbard's Butchery and Linwood Village Pharmacy; and Liberty Market on the Fitzgerald Avenue-Moorhouse Avenue corner.

The next question asked about using the Phillipstown Community Hub. Thirty respondents (28.3%) said that they used the Hub; twenty-six (24.53%) only sometimes used it; and fifty (47.17%) did not use the Phillipstown Community Hub. For those that did use the Hub, commonly mentioned were family days, events, and market days; also mentioned were a variety of clubs and classes that are held or have been held at the Hub, such as te reo Māori classes, craft groups, drumming, and FitClub (though the latter is no longer held at the Hub). Some mention was made of the community garden, Community Conversations meetings, and the community pantry. Among those who did not use the

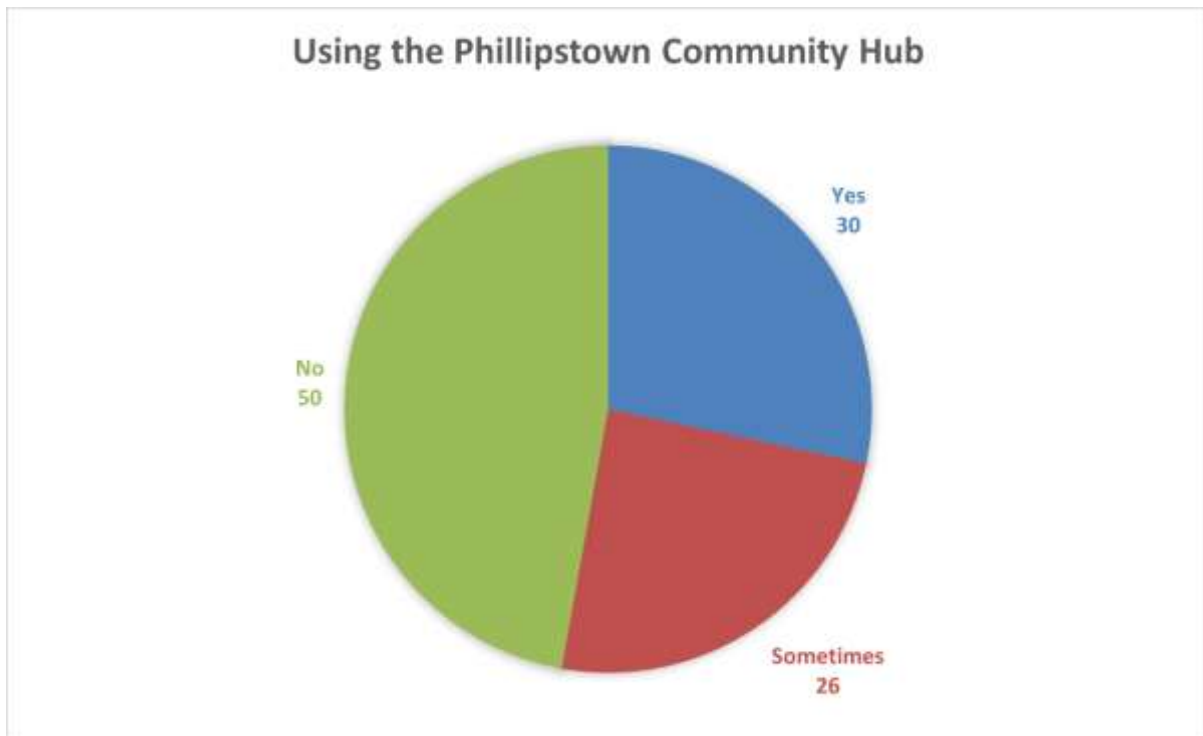


Figure 33. Survey respondents' use of the Phillipstown Community Hub

Hub, the most common responses were of not knowing about the Hub or anything taking place there, and not having the chance to go or getting around to going; many who responded in this way stated they intended to use the Hub or were interested in it. Many also mentioned other commitments, such as work or family, which took up their time and prevented them from going to the Hub. A few also mentioned having no interest in the Hub. Respondents who selected "sometimes" had responses which are generally a mix of the "yes" and "no" responses; many mentioned family days, events, and markets, and some of the programmes at the Hub, as well as interest in using the Hub more; also mentioned were similar reasons for not using the Hub, such as having other commitments. Some respondents also mentioned feeling unwelcome at the Hub, or that the Hub was not meant for them.

5.7. Improving Phillipstown, residents' association, and other comments

Respondents were asked if they were interested in being a part of a residents' association. Thirty (28.3%) said they would be interested, while thirty-eight (35.85%) were not interested. Thirty-eight responded with "maybe/other", for which they were invited to give more explanation; of these, many were unsure about what such an organisation would entail in terms of both its effect on the community and their role in an association, and many were also unsure about time or how much they would have to commit to a residents' association.

Two questions at the end of the survey were about what else people wanted to be known, and what else they thought could be done to improve the neighbourhood; as many answers for the former question fed into the latter question, the responses to these two questions have been examined together here. Common elements in these responses include:

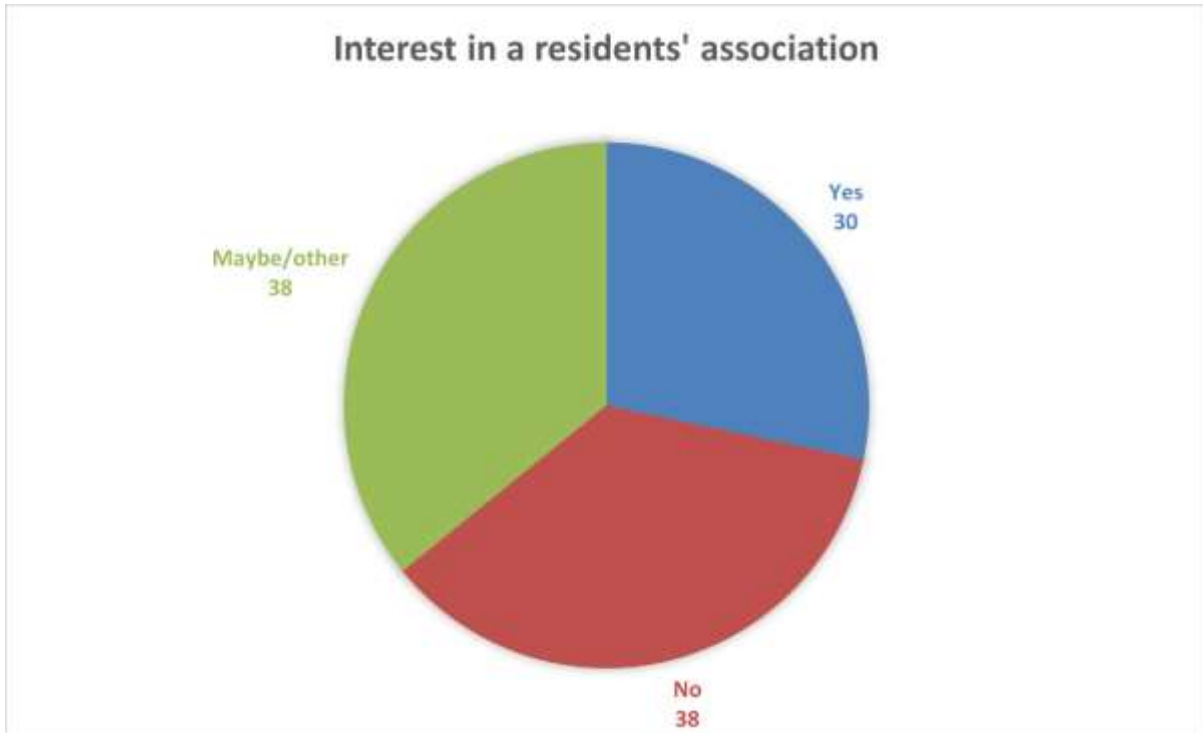


Figure 34. Survey respondents' interest in a residents' association

- crime and safety concerns, ranging from responses of (for example) less crime, less drugs/drug dealers or removing the homeless in some way, to a larger police presence and more community patrols and tougher stances on many of these issues;
- improvements to streets and roads in the area, though with some conflicting comments on the cycleway installed on some streets through the north of the neighbourhood, as well as other specific suggestions such as improvements to gutters, and a pedestrian crossing on Ferry Road;
- keeping the neighbourhood cleaner and tidier, with specific mentions of untidy berms and green spaces, rubbish, maintenance of trees and plantings, and dumping of (e.g.) furniture and shopping trolleys; concerns about densification and housing development, with a particular desire to keep older houses and slow the rate of new townhouse development in Phillipstown;
- suggestions for some shops, such as a bakery, to come to the area;
- and calls for community support and discussion and interconnections between neighbours and residents of Phillipstown.

6. Housing developments

In recent years, Phillipstown has seen a large number of new developments being built, particularly new, multiple-household townhouses being built on sections which were previously occupied by single dwellings, following a trend of such development across Christchurch and other urban centres in New Zealand. In particular, Phillipstown may be an attractive location for new developments because of its comparatively low land value; an article² published by Stuff, citing data by property analysis firm CoreLogic, says that Phillipstown has the lowest median property value in Christchurch, at \$440,550, compared to a city-wide median value of \$751,105.

The pace of new development in Phillipstown appears to have picked up in pace in the five years since the 2018 Census. Data from that census state that there were, at that time, zero dwellings under construction in Phillipstown (and 1560 under construction in Christchurch); Though that number may or may not be particularly accurate. In any case, a quick investigation exploring the neighbourhood both on foot and with Google StreetView found at least eighteen new townhouse developments that have appeared since 2019 or are in the process of being built. Table 8 shows screenshots of sections across Phillipstown taken in 2019 or 2020 before redevelopment, and in 2022 after or during redevelopment.

² “City suburbs buck national house price trend”, Jan 23, 2023; <https://www.stuff.co.nz/the-press/news/131028470/city-suburbs-buck-national-house-price-trend>

Table 8. Redevelopment of sections in Phillipstown. Left: Google StreetView screenshots in 2019-2020. Right: screenshots in 2022.

	
151 Bordesley Street	
	
168 Bordesley Street	
	
80 Bordesley Street	
	
396 Cashel Street	



425 Cashel Street



431-435 Cashel St



490 Cashel Street



554 Cashel Street



601 Cashel Street



609 Cashel Street



624 Cashel Street



17 Cross Street



28 Cross Street



1 England Street



15 Inglis Street



7 Mathesons Road



43 Mathesons Road



46 Mathesons Road



55 Mathesons Road



77 Mathesons Road



73 Mathesons Road



92 Mathesons Road



46 Nursery Road



65 Nursery Road



120 Nursery Road



49 Olliviers Road



56 Olliviers Road



72 Olliviers Road



78 Olliviers Road



130 Olliviers Road



74 Olliviers Road



2 Percy Street



24 Percy Street



35-38 Percy Street



514 St Asaph Street



38-40 Wellington Street

Two more properties are waiting to be developed:



44 Ryan Street



91 Olliviers Road

7. Conclusion

The community mapping project was begun with the aim to reach and hear the voices of those who are usually not heard – those whose views, opinions and experiences are often absent or ignored, with regard to the community and neighbourhood and how it runs and functions. Unfortunately, the project has largely failed in this goal. This can be seen in the demographics of the survey respondents versus data taken from the 2018 census, as detailed above. Europeans/Pākehā were over-represented in the survey, while Māori and Asians were under-represented; those who do not own their home were also under-represented, and conversely, those who do own their home were over-represented.

While it cannot be blamed entirely, COVID-19 and its effects are a major reason for this. Due to COVID-19 and the subsequent response to it, many planned methods for data collection could either not be done at all, or had a severely reduced impact, as face-to-face opportunities for data collection became next to impossible during lockdowns and travel and gathering restrictions. The online surveys therefore became the primary method of data collection; while these surveys can be a useful and convenient way to collect responses, as respondents can fill out the surveys at their leisure, their reach is limited, as they can be difficult for those less comfortable with a computer- or device-based survey method, with unreliable internet connections, poor literacy or English-language skills, or with little time or opportunity to fill out such a survey.

As a suburb, Phillipstown has often been seen in a negative light, with a reputation for crime and for being run-down and unclean. Contrary to this, the surveys found many positives in Phillipstown; the neighbourhood is home to many murals and artworks, has a long history in the city as both a place to live and a place to work, and is centrally-located in Christchurch and well-connected to the rest of the city by road, bus, and cycleway, and a lot of potential is present in the neighbourhood.

Among respondents, the survey found that:

- residents were settled into the area, with little intention of moving out, at least among those who responded to the survey;
- businesses showed little interest in a local business association;
- residents also showed little interest in a residents' association;
- both residents and businesses were more interested in more fluid and less structured methods of support; one example of this already in place is Phillipstown Community Conversations, which provides a place to raise issues and discuss the neighbourhood without forming a structured association.

Respondents to both the residents' and business surveys had similar concerns about Phillipstown, such as:

- crime and safety;
- rubbish and cleanliness;
- the presence and visibility of begging;
- among residents, the quality of the neighbourhood's green spaces;
- traffic and improvement to roads, especially Ferry Road.

The Phillipstown neighbourhood is currently undergoing a lot of change with new development increasing in pace since 2019. These new developments, with multiple townhouses on sections previously occupied by single dwellings, are changing the make-up of the area, with Phillipstown

steadily becoming a medium-density suburb. The densification of Phillipstown, along with other issues brought up by respondents, show a number of challenges the neighbourhood will have to face in the near future; these challenges can be met together by the neighbourhood, which the survey respondents, in their own way, show their desire for.

8. Action Plan

The results from the Discovering Our Neighbourhood – Phillipstown Community Mapping project will be used to guide the Phillipstown Community Centre Charitable Trust in strategic planning for the neighbourhood. Outlined below are a number of approaches already being considered by the PCCCT.

Issue	Plan
Hearing voices not usually heard	<i>Voices of Phillipstown</i> podcast with Plains F.M.
Building connection between residents and businesses	<i>Voices of Phillipstown</i> podcast (e.g. advertising space) Phillipstown residents discount card for local businesses
Sense of belonging and pride in the neighbourhood	Neighbourhood kit (connection with real estate agents in the area) Working bees and clean-up days <i>Voices of Phillipstown</i> (showcasing the neighbourhood)
Densification and gentrification	Research on the effect of medium-density development in Phillipstown (e.g. internship with University of Canterbury)
Crime, safety, rubbish, roads, general issues	Community Conversations meetings Developing easy methods of engagement with local communities