

# FENDALTON WARD PROFILE

February 2022



The Fendalton Ward includes the suburbs of Fendalton, Merivale, Strowan, Bryndwr, parts of Ilam and a good portion of St Albans.

Fendalton is one of the older residential areas of Christchurch and features a number of large, historic homes alongside modern, architecturally designed properties. Close to Hagley Park and within walking or cycling distance of the central business district (CBD), Fendalton is a sought-after location with property values to match.

The Merivale/Strowan area is a popular area of Christchurch, due to its close proximity to the city centre (approximately two kilometres) and all it has to offer in terms of shopping, entertainment, homes and schools.

The Bryndwr/Jellie Park area is a diverse community with a high percentage of people of Asian ethnicity at 22 percent compared with Christchurch city at 15 percent. Developed during the 1950s and 1960s, Bryndwr has a high concentration of social housing and a low socio-economic ranking, contrasting with the neighbouring suburbs that are among the city's more affluent.

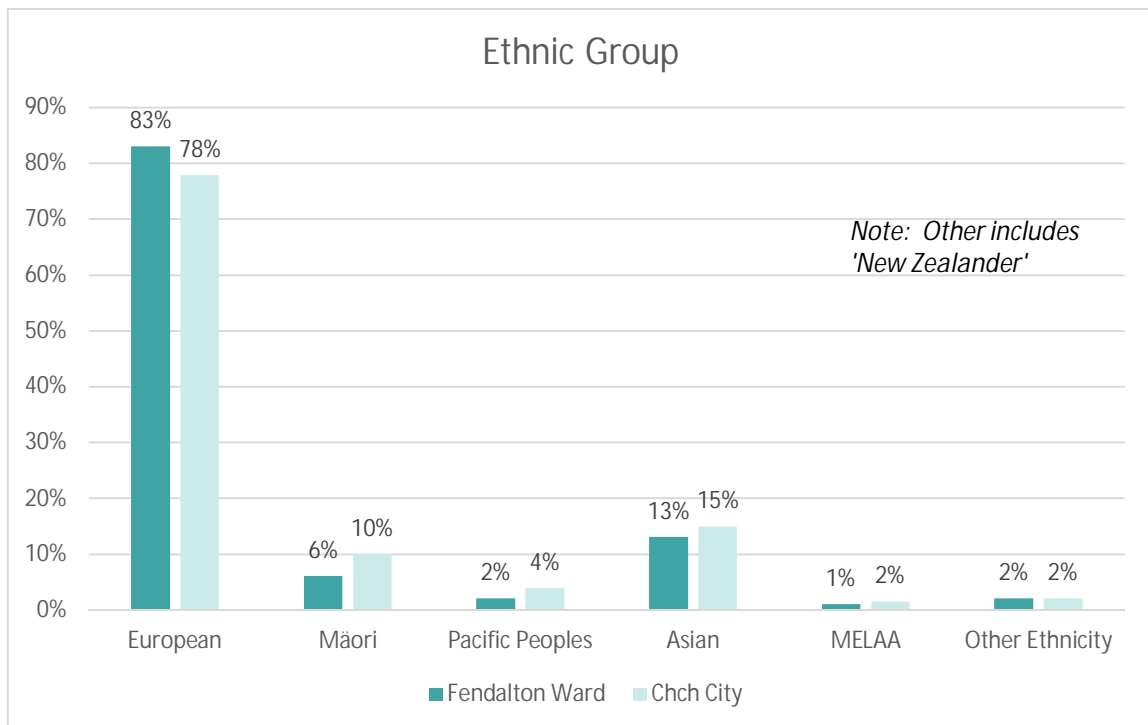
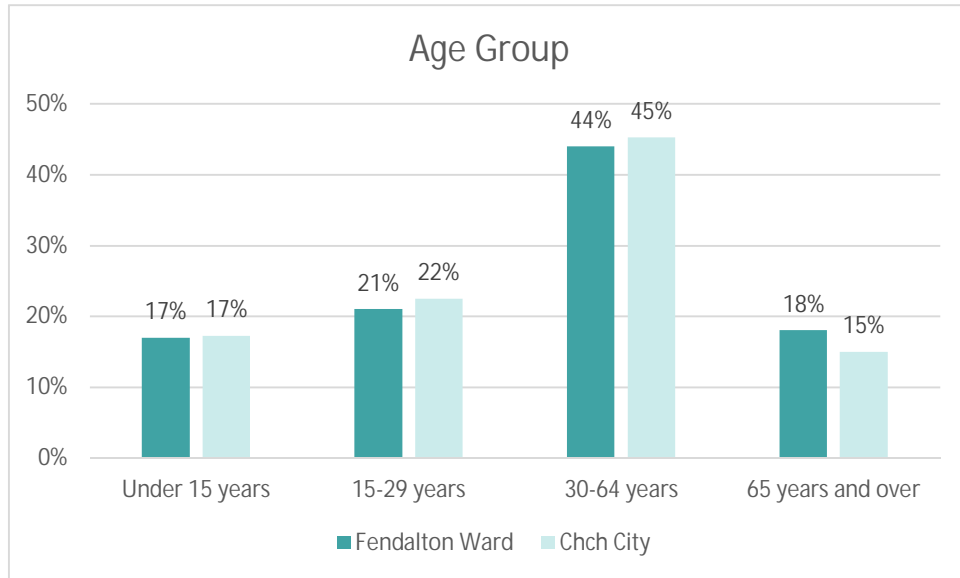
*Profiles compiled by the Community Support and Partnerships Unit*

# Facts and figures

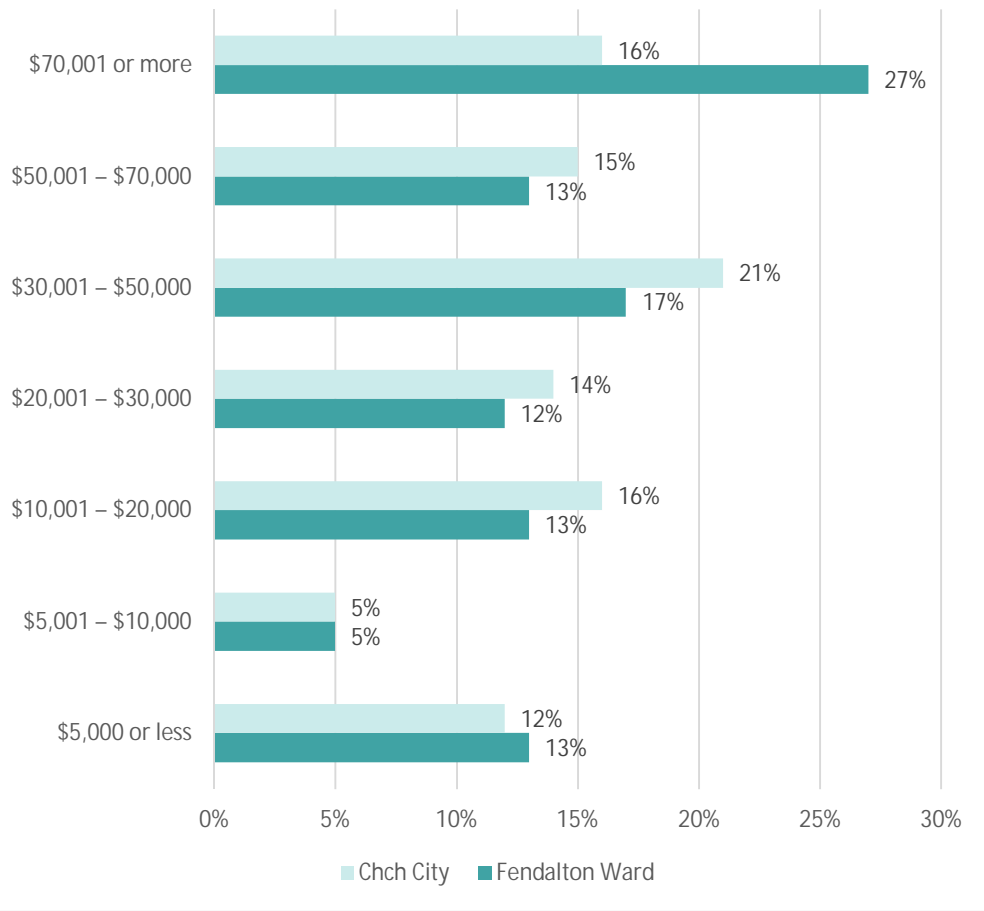
## Demographic Summary (2018 Census Data)

### Population

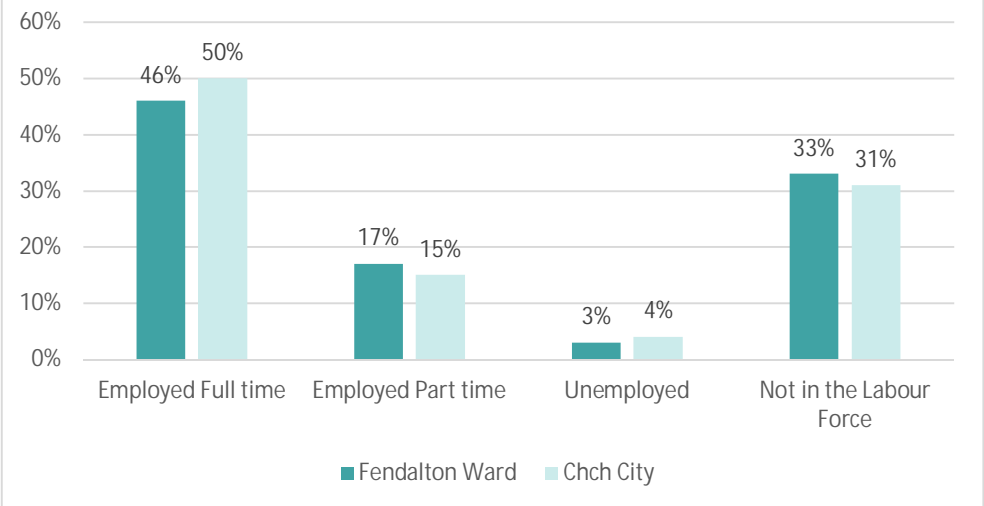
The population within the Fendalton Ward boundary is: 22,785

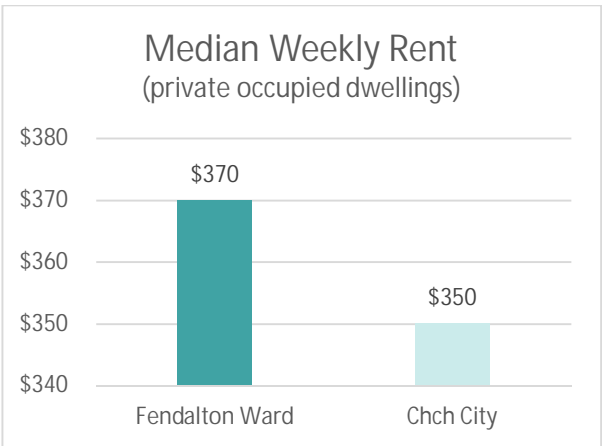
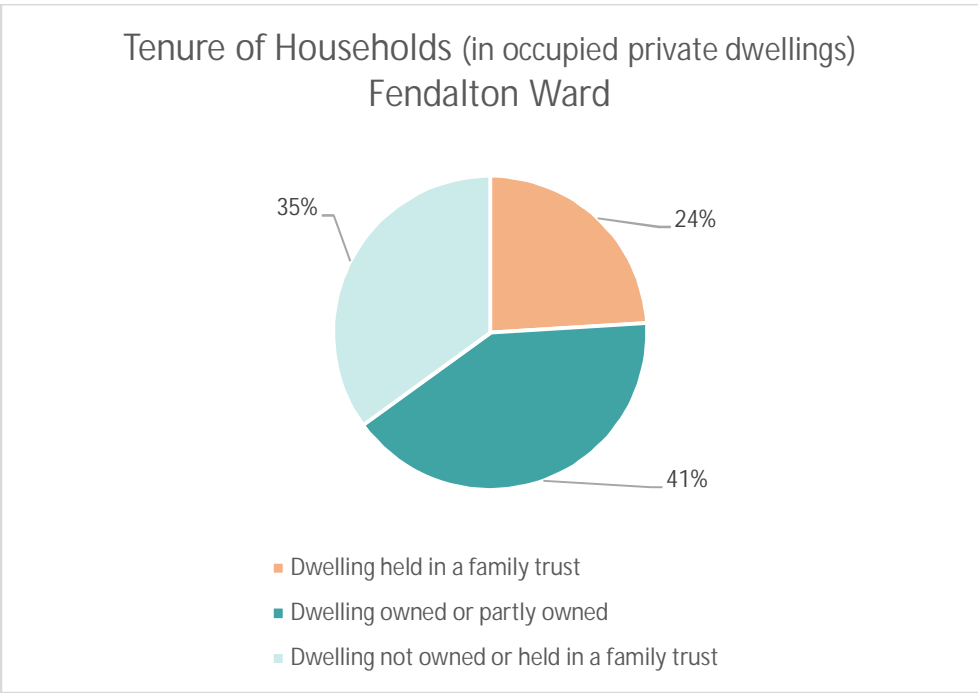


### Total Personal Income - aged 15 years and over



### Work and Labour Force Status





Number of Occupied Private Dwellings: 8,649

### Facilities and Amenities

- 1 Council library: Fendalton
- 1 Council service centre: Fendalton
- 5 Council owned social housing complexes with 112 units
- 4 shopping centres: Fendalton Mall, Fendalton Village (Ilam/Clyde), Merivale Mall, Wairakei/Greers
- 15 schools: 9 primary/intermediate, 2 secondary, 2 composite Year 1-13, 2 special
- 1 private hospital: St George's
- Approximately 3,700 businesses employing 9,400 people (Feb 2019)
- Major sport and recreation amenities: Jellie Park Rec and Sport Centre

# NZ Deprivation Index

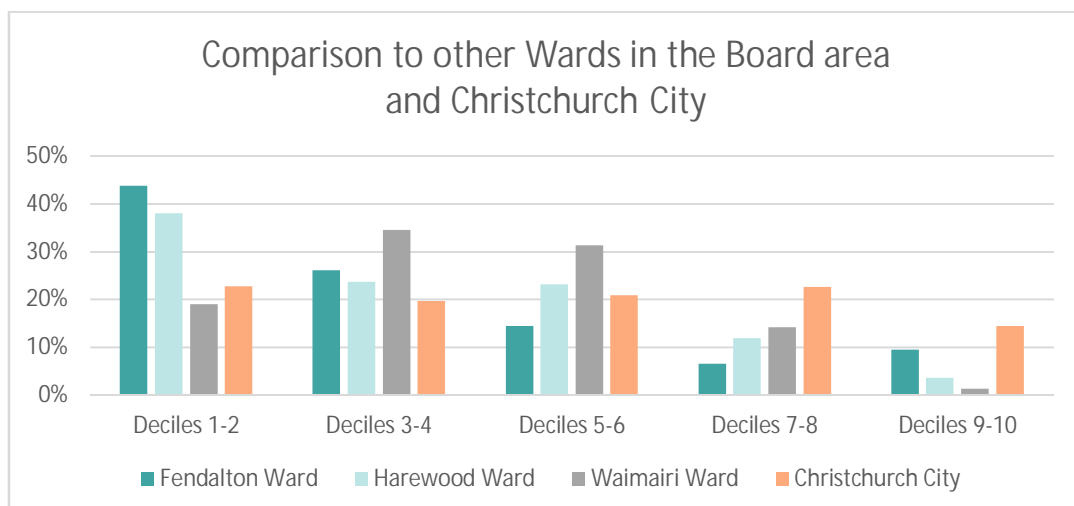
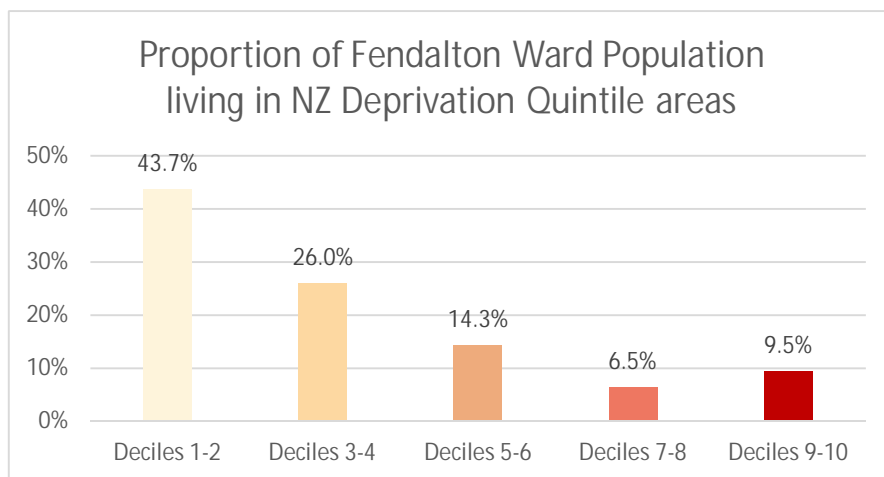
The aim of the NZ deprivation index research programme is to develop indexes of socioeconomic deprivation for New Zealand, to support and inform:

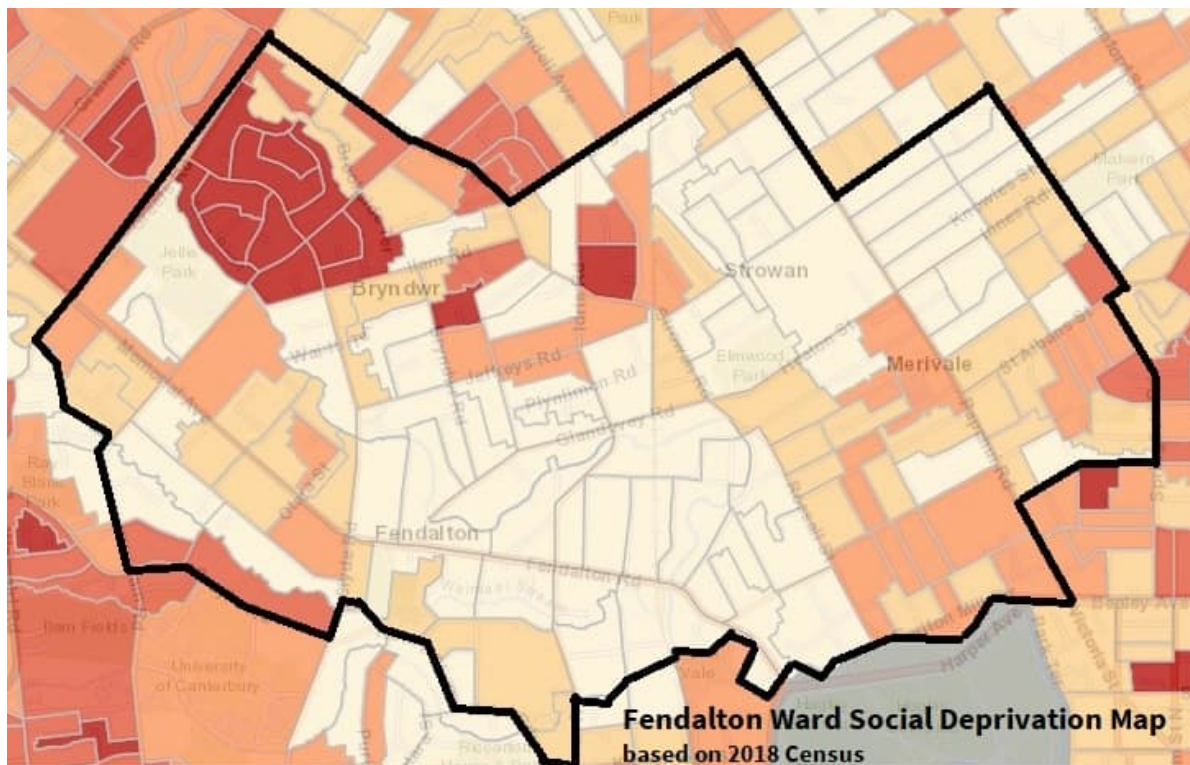
- Application in funding formulas
- Research in especially health and other social services. For example, in the health sector, many researchers use the indexes to describe the relationship between socioeconomic deprivation and health outcomes
- Community groups and community-based service providers to describe the populations they serve, and to advocate for extra resources for community-based services.

The nine variables included in the 2018 deprivation index are as follows:

- People aged 18-64 receiving a means tested benefit
- People living in households with equivalised income below an income threshold
- People with no access to the Internet at home
- People aged 18-64 without any qualifications
- People aged <65 living in a single parent family
- People not living in own home
- People living in household with equivalised bedroom occupancy threshold
- People aged 18-64 unemployed
- People living in dwellings that are always damp and/or always have mould greater than A4 size.

The scale of deprivation ranges from 1 to 10: 1 represents the areas with the least deprived scores. 10 represents the areas with the most deprived scores.





NZDep2018 decile



The Fendalton Ward area is considered one of the more affluent areas in the city with a large percentage of the area being rated as 1 - 2 on the deprivation index. In the suburbs of Fendalton, Strowan, Holmwood and Merivale, approximately 20 percent have an annual income of over \$100,000 compared to just under 7 percent across the whole of the city. In terms of occupations, nearly 40 percent are in the Manager or Professional category.

Triggered by the impact of COVID and people returning to New Zealand the 2021 year saw records broken as house prices rose in the face of high demand and a short supply of listings. The Real Estate Institute survey of December 2021 has shown New Zealand's median house price rose 23 per cent in a year, while Canterbury had its largest annual increase since records began, a rise of 31 per cent. As at December 2021, Christchurch's city's median price had reached \$700,500. By comparison the median price of a house in Strowan and Merivale are \$1.2 million, \$1.3 million respectively and the highest average price in Christchurch is Fendalton on an average of \$1.54 million.

At the other end of the spectrum, the Census area of Bryndwr North has a deprivation rating of 9 - 10, being considered the 'most deprived'. This area consists of a large number of social housing properties, some Council owned but the majority are Kainga Ora (previously Housing NZ) properties. The other two high deprivation areas shown on the map above are also social housing complexes.

Site clearance has begun on the new Kainga Ora social housing development in Bryndwr. The plan is to build 34 new warm and dry homes on a section of land in Bevin Place, off Ilam Road. It will be a mix of one to five bedroom units, mostly two-storey.

The new houses are designed to help address the growing demand for state housing in Christchurch, including Bryndwr. This planned development is also an opportunity to replace and replenish some of the older, original Housing New Zealand stock in the Bryndwr area. The units are expected to be completed early in 2023.

In terms of income, approximately 73 percent of people in this area earn under \$50,000, with only 6 percent falling into the Manager or Professional category.



# Community Infrastructure



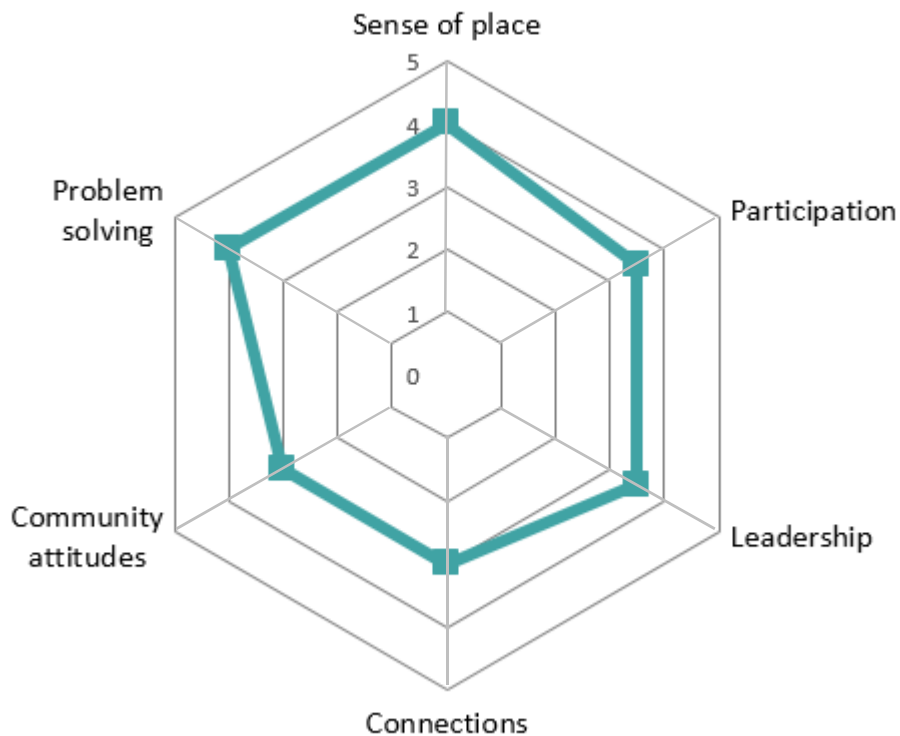
Although the number of Community development/support organisations is low, there are significant community support services being provided by the faith-based organisations in the area. St Barnabas Church in Fendalton provides a range of activities and support for vulnerable and isolated older adults as well as providing a variety of programmes for young people. The Village Church and Community Centre also provides a range of activities for people in the Bryndwr community.

There is a large number and variety of sport, recreation and leisure groups which range from large sports clubs through to smaller recreation and leisure activities such as Tai Chi and walking groups. The Fendalton Ward is home to The Elmwood Club, which incorporates nine different sports clubs including cricket, bowls, croquet, hockey, netball and volleyball.

There are two Council-owned community facilities - the Fendalton Community Centre and Abberley Park hall. Both of these facilities are well used by a variety of groups. There is also good access to a number of other community facilities owned by local churches and sports clubs.

The Fendalton Library is located in this ward and is very popular with local residents.

# Community Capacity Map



Scale: 1 = Low 5 = High

## Measures and Indicators

Sense of place - Residents are familiar with their town's (local) history and have an affinity with the place. (4)

Participation - Residents support local groups with their money or time. (3.5)

Leadership - Leadership is strong and participatory; leaders are accessible. (3.5)

Connections - Residents are trusting and inclusive of others. (3)

Community attitudes - Residents have a positive attitude towards their community and its future. (3)

Problem assessment - Residents communicate to identify problems and take action. (4)

Note:

The above ratings have been allocated based on a number of factors including:

- Residents' responses to the above indicators in the Christchurch City Council's annual Life in Christchurch Survey.
- Feedback from key local community organisations and stakeholders (including local elected members).
- The Council's Community Development Adviser's and Community Recreation Adviser's knowledge and experience of working in the local area.



# Community Outcomes

The Community Outcomes have been developed as part of the Council's Strategic Framework, which provides a big picture view of what the Council is trying to achieve for the community.

The Community Outcomes describe what we aim to achieve for Christchurch. They are:

- Resilient communities
- Liveable city
- Healthy environment
- Prosperous economy

You can view the Council's Strategic Framework and read more about the Community Outcomes here: <https://ccc.govt.nz/the-council/how-the-council-works/20182028-vision/strategic-framework>

The narrative below provides an overview of the area in relation to each of the outcomes.

## Resilient Communities

The Fendalton Ward area has a wide range of community programmes and activities available to local residents. These include a variety of recreational and leisure groups and local support groups which offer practical help to residents. There are a number of local organisations who make their facilities available for the community to use to undertake their activities.

Previous research undertaken in the Fendalton area showed that social isolation was an issue, particularly for some older adults. St Barnabas Church is working hard to address this issue and provides a range of activities, including a visiting service, for residents. They have most recently redeveloped or upgraded their buildings for better community access and use.

More recent research was undertaken in the Bryndwr area around the needs of young people. This research highlighted a lack of opportunities for leadership development and sadly, a lack of strong role models for young people. St Aidan's Church established the Rangatahi Bryndwr Trust which provides a range of programmes for young people in partnership with local schools. The church has recently just completed their earthquake repairs on their building (from 2011 earthquakes) so have moved all of their services back into their premises after sharing activities around the area with other providers.

The Fendalton Ward is ethnically diverse and the Christchurch Community Church, (formerly the Christchurch Chinese Church), based in Bryndwr, provides a wide range of programmes and services to support the migrant and wider local community.

The Waimāero Fendalton-Waimairi-Harewood Community Board provides funding to a range of projects across the Fendalton Ward area and supports activities of local organisations. The Board also has a Youth Development Fund, which provides a small amount of funding to individual young people who are undertaking recreational or personal development activities. They also fund, "Summer with your Neighbours", each year. This is a small subsidy towards events that bring people closer together and celebrating the unique and diverse mix of each neighbourhood.

The Fendalton Ward is also home to a number of popular schools who collaborate well together and many have community support services operating in them.

With the COVID pandemic lockdowns organisations in this area quickly mobilized and adapted to continue to provide services and support to not only vulnerable people but everyone in the community as everyone has been impacted or affected by the pandemic in some way, mainly socially and financially.

The Fendalton-Waimairi-Harewood Community Governance Team hosts a bi-monthly networking meeting for representatives of local community organisations, which provides an opportunity for groups to share ideas and hear about current community issues and activities. There are some great examples of collaboration between community organisations in the area.

A number of local residents in the ward take the opportunity to come and speak to the Community Board about issues that affect their lives. However, it is also noted there is plenty of room for improvement in terms of making people aware of how they can participate in local decision-making and be provided with the encouragement and support to do so.

The local community constables have been pulled into responding to the pandemic and so the response to local safety issues that may arise has been reduced. The Waimāero Fendalton-Waimairi-Harewood Community Board has started a Safety Initiative due to increased anecdotal evidence of crime. And reports on social media. This focuses on supporting the community to respond to any criminal activity identified in their area and to be better connected with Canterbury Neighbourhood Support and the Christchurch North Community Patrol, who will adapt their patrol areas to hotspots and areas of concern, escalating things with the Police as necessary. Strowan has been identified by residents as looking for support.

The ward is home to the Fendalton Library and Service Centre, which is very well utilised and provides a range of activities for local residents and meeting spaces for community groups.

The Fendalton Community Centre on Clyde Road is one of the most utilised community facilities owned by Council and is used by a wide range of groups. It is also home to the Fendalton Playcentre and the Fendalton Afterschool Programme. The recreation hall of the Community Centre is used by the Fendalton Open Air School as their School Hall during term times

## Liveable City

The Fendalton Ward is situated half way between the central city and the airport. Its location means there is easy access to most services and regular public transport options.

The ward is well serviced by a range of businesses including Merivale Mall, Fendalton Mall and the Fendalton Village. There is also a good number of medical centres and St George's Hospital. The area also has a number of small, boutique businesses, which provide plenty of options for local customers.

In terms of housing, the ward has a range of different housing types to meet residents' needs. The suburb of Fendalton is well known for its large character homes. The 2011 earthquakes resulted in a number of these homes being demolished and being replaced by modern, well- designed houses which, although having a different look, add new character to the area.

The Fendalton Ward is home to thousands of trees. The Bryndwr area in particular has beautiful tree-lined streets. While they are beautiful and enhance the environment, trees are the number one issue that residents come to the Community Board about. As they mature and get very large, there are issues for residents with shading, footpath damage and impacts on health, e.g. allergies. Regular feedback from residents indicate high levels of frustration in terms of dealing with these tree issues when the trees are strongly protected in the District Plan. As such it is often a difficult area for elected members to navigate on behalf of residents.

The suburb of Merivale has seen some radical changes in terms of housing, with a number of new multi-dwellings being constructed. The Merivale Mall is also planning a large extension. Both of these impact on the area, with residents coming to the Community Board with issues around car parking and traffic congestions.

The Bryndwr area has a large number of social housing dating back to the 1950s. Kainga Ora (formerly Housing NZ) are currently undertaking a new housing development in Bryndwr, which will replace older houses with new accessible and energy efficient homes.

The Fendalton Ward is lucky to have a good number of large parks and smaller reserves. In particular, Elmwood Park and Abberley Park which are both highly utilised and valued by the local community. It is clear from the communication the Community Board receives from the public relating to parks, that greenspaces are highly valued and appreciated by residents.

The Waimāero Fendalton-Waimairi-Harewood Community Board holds Community Garden Pride Awards and the large number of award recipients (over 200 each time) shows that people in Fendalton take pride in their gardens and enjoy contributing to the beautification of the city.

## Healthy Environment

The Fendalton Ward has four key waterways, which run through the area; the Waimairi Stream, Wairarapa Stream, Wai-iti Stream and the Avon River/ Ōtākaro.

The Avon River/ Ōtākaro and its tributaries, including the Wairarapa and Wai-iti streams, are all groundwater fed streams, whose source waters originate in the north-western part of the city. The Wairarapa Stream has significant cultural importance, flowing through the historic property of Mona Vale, a popular garden park in Fendalton. Both streams also have a strong connection to the adjacent residential properties, with many using the streams as landscape features or for kayaking/boating.

Following the 2011 earthquake, various assessments and studies have been carried out on the streams. A landscape, cultural, recreational and heritage values assessment was undertaken by Graham Densem Landscape Architects in February 2013. A team of two people walked the full length of the Wairarapa Stream from Grahams Road to Mona Vale, and Wai-iti Stream from Aorangi Road to its confluence with the Wairarapa Stream. Obvious earthquake effects were seen, but appear to have been mostly at a site-specific scale and have had little effect on the wider landscape, cultural, recreational and heritage values of the Wairarapa and Wai-iti streams.

However, residents have raised concerns over the past few years in regards to water flow and, in particular, the Waimairi Stream often being dry. There have also been reports from residents along the stream boundaries who have experienced flooding issues due to weed problems in the streams. Both the Council and Environment Canterbury are aware of these issues and arrange weed removal as required.

In terms of water supply for the area, the earthquake-damaged suction water tank in Jeffreys Reserve is due to be replaced during 2021. The suction tank is not currently in use, and only two wells are directly connected to the water supply. This means that when there is high demand in the area, water is supplied from other wells in the network. When all the four wells are connected, Jeffreys Pump Station will increase or exceed pre-earthquake supply capacity.

The 200 cubic metre damaged suction tank will be replaced by a 500 cubic metre suction tank. The larger tank complies with the new design requirements to balance peak demand, and will ensure water quality including the ability to treat the water, if needed in an emergency.

As previously mentioned, the Fendalton Ward is home to a number of well-utilised parks and greenspaces. As a result of the high usages, over-flowing rubbish from bins in our parks is a constant issue. The Community Board are currently working with Council staff to install Big Belly bins at a number of parks in the Board area, with Abberley Park in the Fendalton Ward being one of the top priorities. The solar-powered Big Belly bins have a built-in compactor that crushes the rubbish, giving them a capacity six times greater than a standard waste bin.

## Prosperous Economy

As at February 2019, the Fendalton Ward had approximately 3,700 businesses employing 9,400 people.

Out of those 3,700 businesses, the top six industry types (in order) are as follows:

1. Rental, hiring and Real Estate Services
2. Professional, Scientific and Technical Services
3. Financial and Insurance Services
4. Health Care and Social Assistance
5. Construction
6. Retail Trade

There are a variety of shopping precincts including Fendalton Mall, Fendalton Village and Ilam/Clyde Road shopping area, Merivale and Carlton Mill Corner.

According to 2018 Census data, 46 percent of people aged over 15 years are in full-time employment, 17 percent in part-time employment, 3 percent are unemployed and 33 percent are not in the labour force. Twenty percent are in receipt of NZ Superannuation, which is slightly higher than the citywide figure of 17 percent.

Nineteen percent of people in the Fendalton Ward are self-employed or work in a business that they own. This is higher than the citywide figure of 12 percent.

Thirty one percent of people in the Fendalton Ward receive income from interest, dividends, rent or other investments, which is significantly higher than the citywide figure of 18 percent.

Twenty seven percent of people in the Fendalton Ward have an annual income over \$70,000, which again is much higher than the citywide figure of 16 percent.

# Current Community Issues

Issue	Progress to date / outcomes
<p>A need for more opportunities for leadership development for young people, particularly in the Bryndwr community.</p>	<p><u>February 2021</u></p> <p>The Board currently provides grant funding to the Rangatahi Bryndwr Trust to provide a range of youth programmes and leadership development. Te Ora Hou Otautahi are also working in the Bryndwr community to identify gaps and work alongside vulnerable young people and their families.</p> <p><u>February 2022</u></p> <p>The Community Board continue to offer the Youth Development grant funding to support youth to participate in opportunities for personal growth. The Youth Development Fund in Fendalton Waimairi Harewood traditionally has high numbers of applications. COVID has reduced opportunities for youth with International travel restrictions and many events cancelled both internationally and domestically in the past year.</p> <p>As of February International and smaller/adapted domestic opportunities are starting to slowly open up again.</p> <p>Locally the Bryndwr Rangatahi Youth Trust have returned to their newly (2011 earthquake) repaired premises looking to reinforce their role and services supporting youth and families in the area.</p> <p>Te Ora Hou also continue to provide their targeted services and have also completed some redevelopments on their premises to better meet the needs of those they work with.</p>
<p>Social isolation, particularly older adults in the Fendalton area.</p>	<p><u>February 2021</u></p> <p>With funding support from the Board, St Barnabas in Fendalton provide a variety of activities for older adults including a visiting service.</p> <p><u>February 2022</u></p> <p>St Barnabas continue to offer their services as do The Corner in Merivale. Both organisations have adapted their programmes to meet community needs so are still operational. They are doing more work hours with increased contact remotely (via phone and computer) to check in on participants and attending zoom meetings etc.</p>

Issue	Progress to date / outcomes
<p>Increased housing density affecting the character of neighbourhoods, particularly in the Merivale area.</p> <p><i>February 2022</i></p> <p>High demand and a short supply of houses for sale as well as increasing development and density has pushed house prices to a record high in New Zealand increasing on average by 23 per cent in a year.</p> <p>Canterbury had its largest annual increase since records began, a rise of 31 per cent. As at December 2021, Christchurch's city's median price had reached \$700,500. Owning your own home is getting beyond the reach of many first home buyers and those on lower incomes</p>	<p><u>February 2021</u></p> <p>This issue is currently impacting a number of neighbourhoods across the city.</p> <p>The Government has implemented a directive that aims to increase housing density in multiple cities, including Christchurch.</p> <p>A number of City Councillors have indicated their desire to continue discussions with central government regarding the impacts on local communities.</p> <p><u>February 2022</u></p> <p>The need for housing continues to be an issue and so more houses continue to be placed on smaller sections.</p> <p>The increase in house prices has been pushed further by the impact of COVID with people returning to live back in New Zealand wanting to buy their own home and low interest rates. The increased demand from expats has seen an increase from those in New Zealand as well to buy homes as they do not want to be priced out of the market further adding to demand. Interest rates are rising but the demand has not reduced as much as expected. With increased interest rates it is thought that some who bought homes with large mortgages may not be able to finance these and may lose their homes or become financially vulnerable.</p>
<p>The impact of COVID19 on sporting clubs ability to raise funds through traditional methods, sausage sizzle, pub charities, bar takings, membership subscriptions has meant many have taken a reduction in income.</p>	<p><u>February 2021</u></p> <p>The Community Board through grant funding have been able to offer support to sports clubs by contributing towards projects they may normally have been able to fund themselves.</p> <p>Clubs have considered amalgamation and explored other ways of operating in the COVID environment.</p> <p><u>February 2022</u></p> <p>The Community Board continues to provide support through grant funding. The on again off again nature of operating in Pandemic conditions has seen many sports and clubs adapt reasonably well due to the frequency of the impacts of changing movement in the community and government regulations. The biggest impact is now when numbers are limited so larger gatherings, tournaments and opportunities for fundraising are still impacted.</p>

Issue	Progress to date / outcomes
<p>Larger movements in the workforce due to COVID19 impacts of business closures and resignations resulting in increased demand for retraining and increased demand on social services and including people not used to using support services.</p>	<p><u>February 2021</u></p> <p>Community groups have adapted and increased support services to those in need, or newly in need, responding as best they can. The Community Board continue to support these organisations with grant funding to enable them to provide these services and meet the increased need.</p> <p>In addition to local community support Central Government has provided opportunities for financial support and retraining.</p> <p><u>February 2022</u></p> <p>Retraining is still being sought by higher than usual numbers but there was a noticeable surge in people resigning positions to make career changes rather than predominantly from being made redundant.</p> <p>Social Service Support agencies are again seeing an increased demand for financial support, social services help and from their food banks. In the initial OMICRON phase of COVID people are not going out as much. Businesses are continuing to restructure and the Government have financial support packages in place. Hospitality and tourism are amongst the hardest hit industries.</p> <p>The Community Board continue to support community organisations with grant funding to enable them to provide services and meet increased need. They also advocate for change and support at a political level.</p>
<p>Community leaders and workers are tired and overwhelmed. As a result of the constantly changing COVID 19 environment and working hard to ensure that they can continue business as usual, operating safely and within the COVID 19 Framework.</p>	<p><u>February 2022</u></p> <p>With feedback from key community groups and organisations in the Fendalton-Waimairi-Harewood area, Council staff are putting together a series of training/support/education topics in 2022 to help support community organisations, leaders and workers through this challenging time.</p>