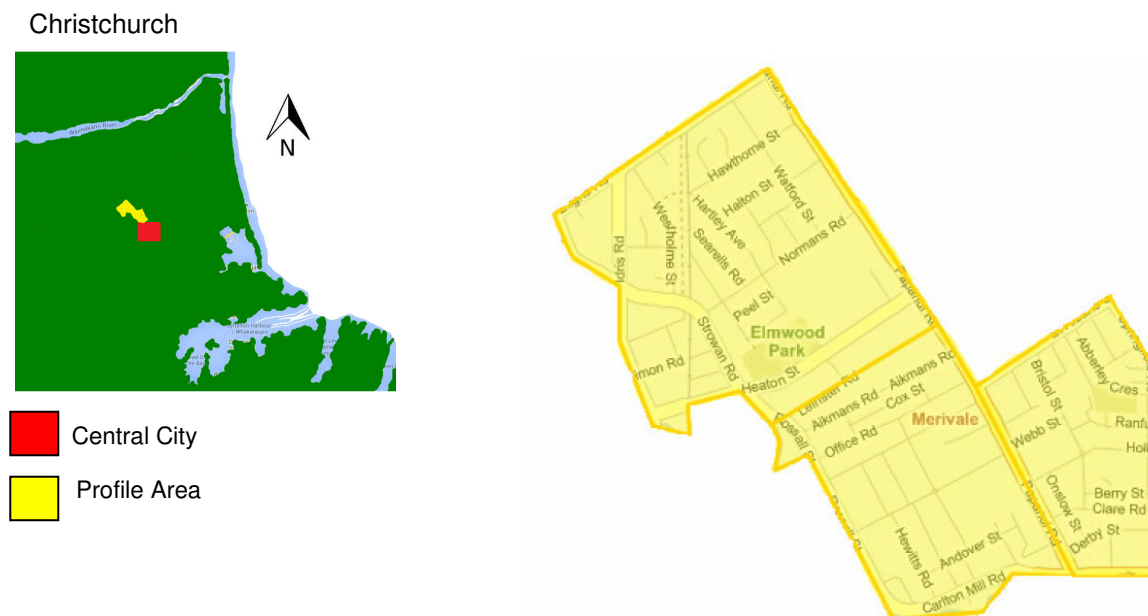


Community profile - November 2014

Merivale / Strowan

(Census area units: Merivale, Strowan, St Albans West)



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 area has retained much of the charm and graciousness of the early estates. There are still a few of the narrow streets and lanes, and many of the original cottages have been restored. There is a good-sized shopping and business precinct which includes Merivale Mall, boutiques and up-market shops.

The schools in this area are St Patrick's School, Elmwood Normal School, Heaton Intermediate School, St Andrew's College, St Margaret's College, Rangī Ruru Girls' School, Selwyn House and Waimairi School. Ferndale School for children with special needs is also located in the area.

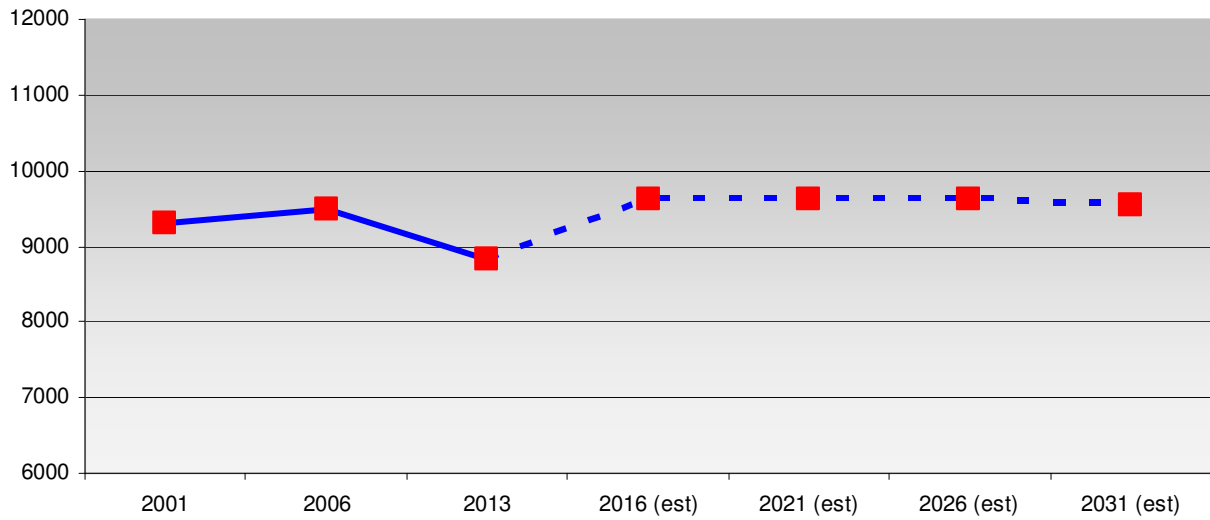
The area has good access to health services, and St George's Hospital and Nurse Maude are also located within the area.

Elmwood Park lies in the middle of the area and is home to a number of sporting clubs.

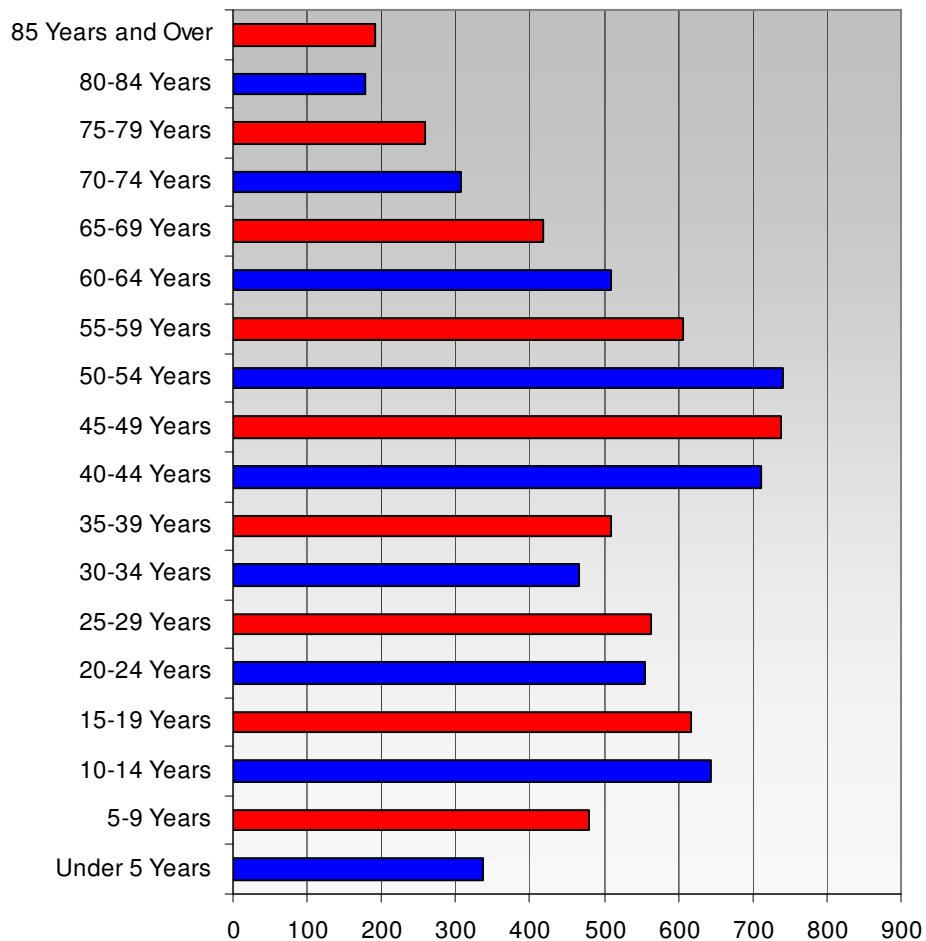
According to 2013 Census data, the median age for this area is 42 years old. This is higher than the Christchurch City median of 38 years.

Key demographics

Usually resident population count
(Data from Statistics NZ)

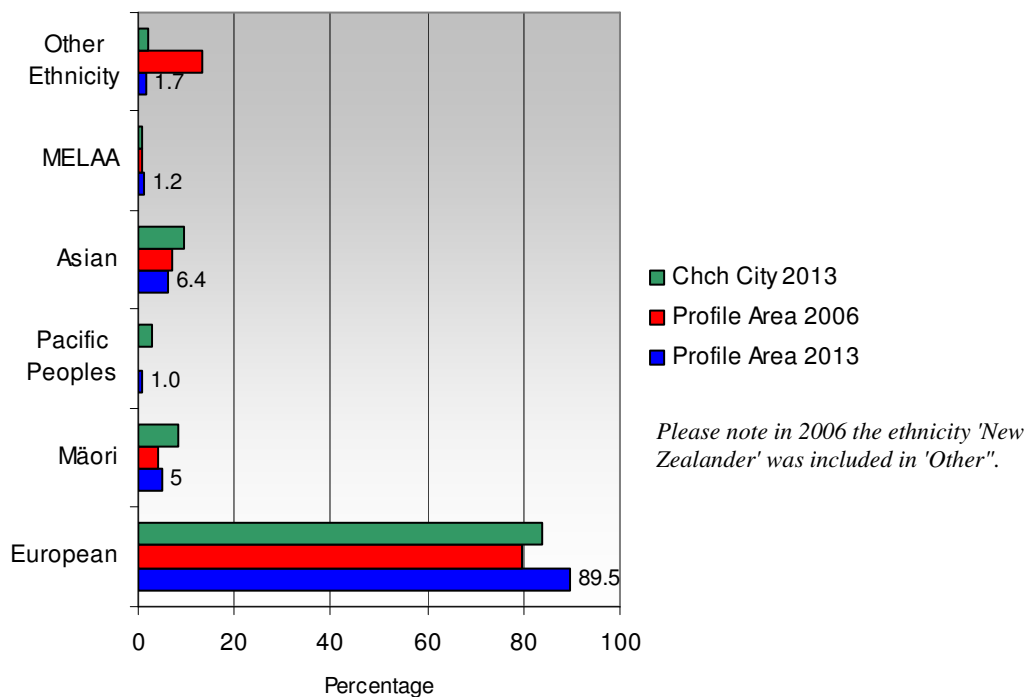


Age for usually resident population (number of people)
(Data from 2013 Census, Statistics NZ)
Profile Area



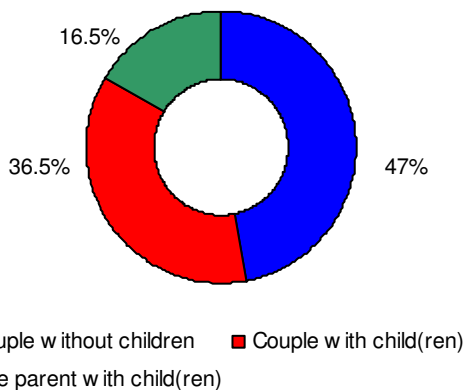
Ethnicity for usually resident population (%)

(Data from 2013 Census, Statistics NZ)



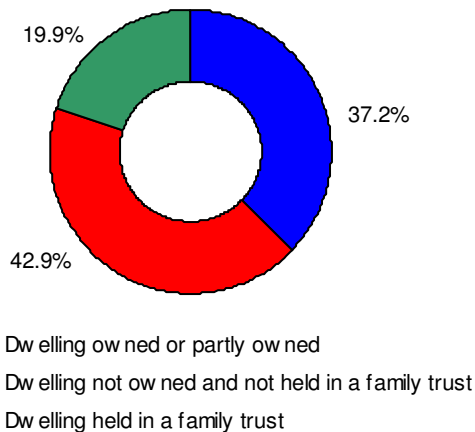
Family type (%)

(Data from 2013 Census, Statistics NZ)



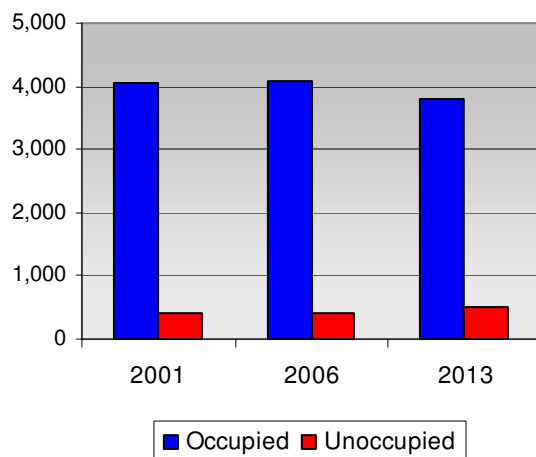
Home ownership (%)

(Data from 2013 Census, Statistics NZ)

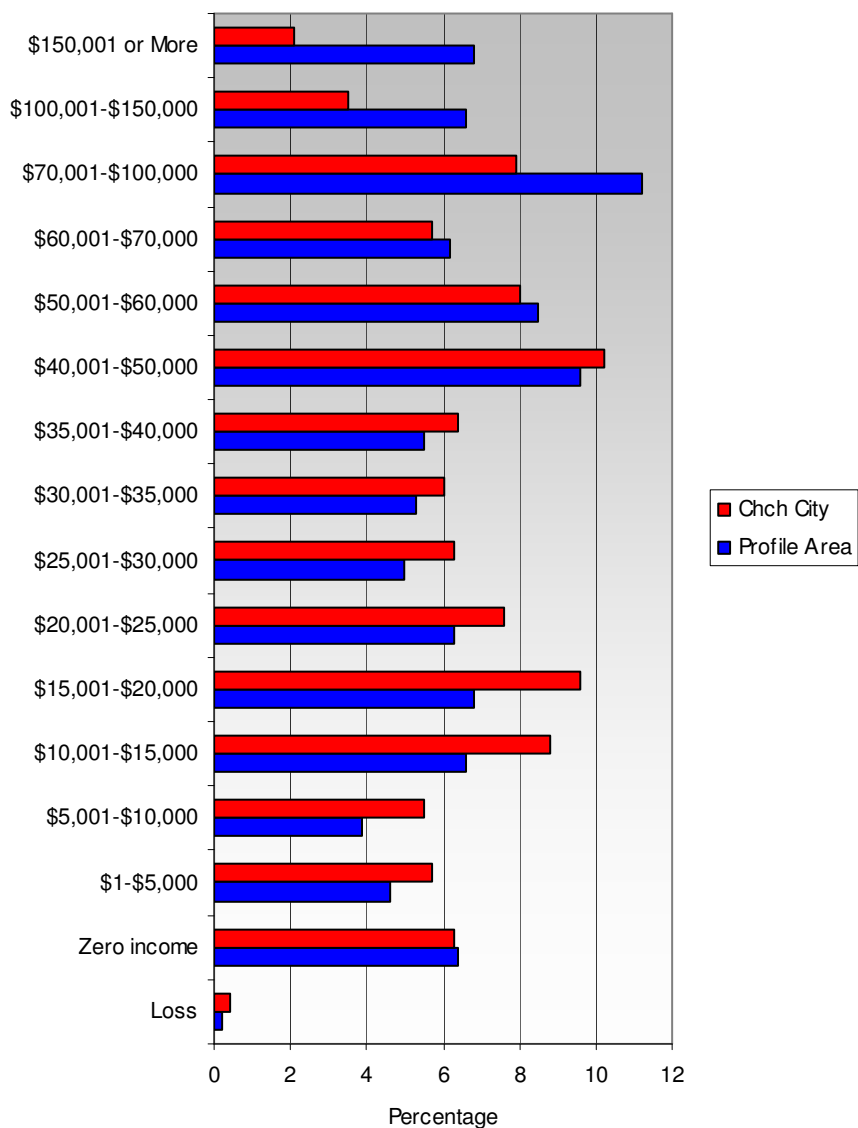


Occupied and Unoccupied Dwellings

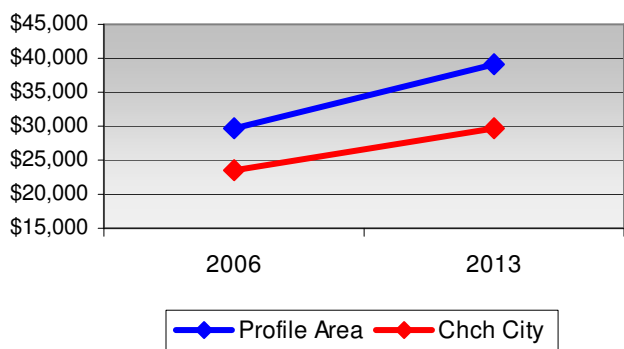
(Data from Statistics NZ)



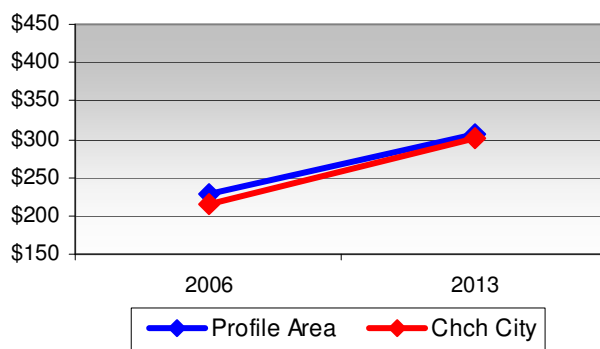
Personal income for Profile Area compared to Christchurch City (%)
(Data from Statistics NZ)



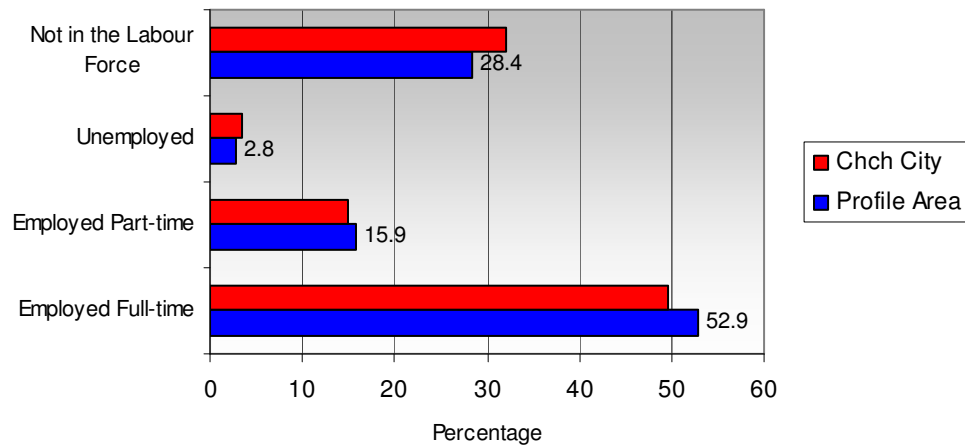
Median Personal Income for Profile Area compared to Christchurch City
(Data from Statistics NZ)



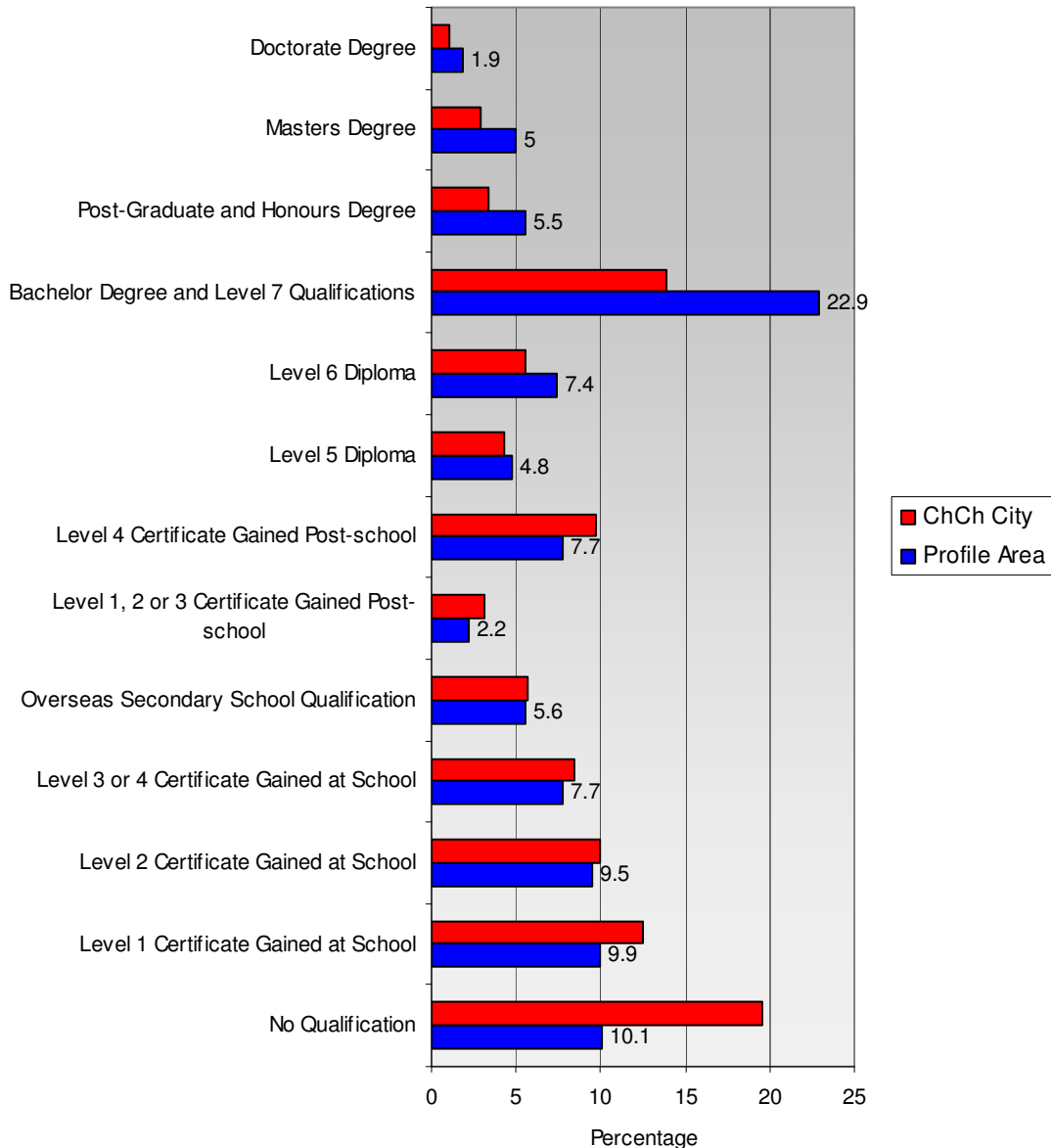
Median Weekly Rent for rented households, in private occupied dwellings
(Data from 2013 Census, Statistics NZ)



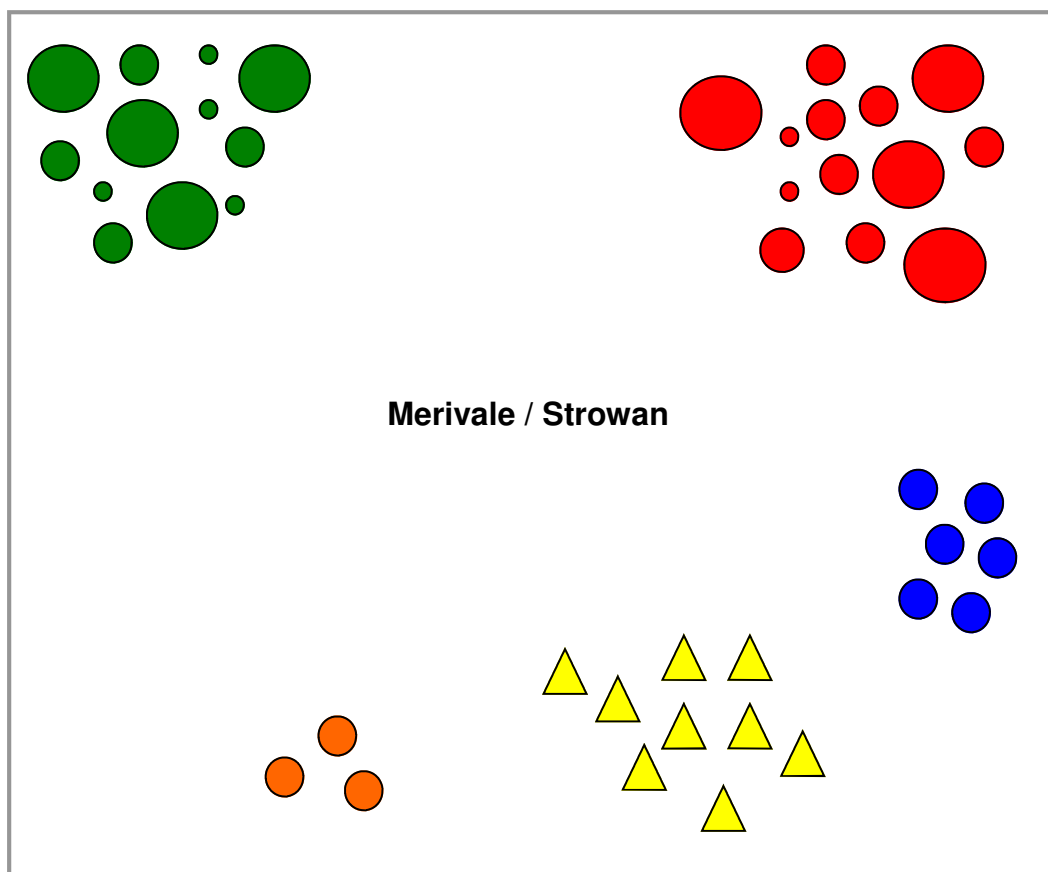
Work and Labour Force status (%)
(Data from 2013 Census, Statistics NZ)



Highest Educational Qualification for the census usually resident population, aged 15 years and over (%)
(Data from 2013 Census, Statistics NZ)



Community infrastructure mapping



- | | |
|--|--|
| ● Community development/support organisations | ▲ Schools |
| ● Sport/recreation/leisure groups | ▲ Community facilities (Council-owned) |
| ● Faith-based organisations | ▲ Libraries (Council-owned) |
| ● Residents'/business associations | |

The above ratings have been based on reach, diversity, and participation. For example, bigger circles tend to be groups that provide a wider range of services, or have large numbers of participants. They also tend to be groups that are well networked within the community.

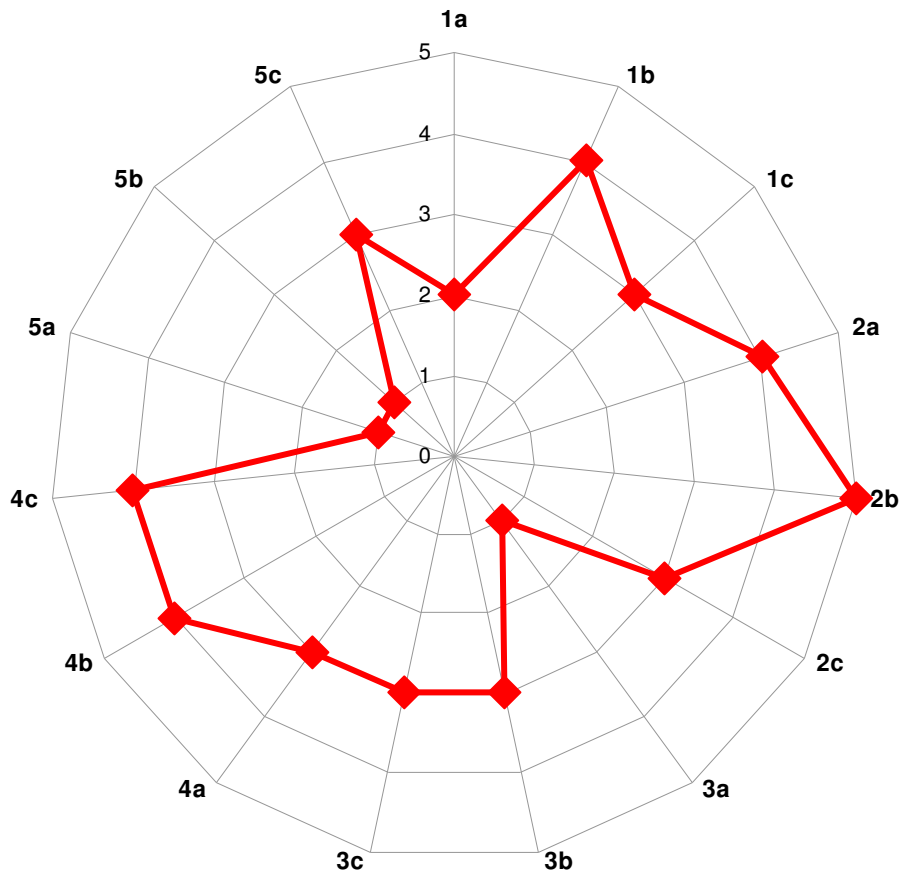
The social infrastructure of this area is made up of 12 community organisations and 13 sport and recreation groups. There are four key providers of community and social support services. Three of these are Nurse Maude, Royal New Zealand Foundation of the Blind, and Rehua Marae, all of which provide services city-wide. The fourth key group is the Merevale Corner Community Centre, which provides a variety of activities and programmes for the local community, particularly older adults.

The sports clubs include two large tennis clubs, two bowling clubs, cricket and croquet clubs.

There is an active Residents' Association in Merivale, as well as the Merivale Business Association. The St Albans Residents' Association also covers a portion of this profile area.

Although the above map only shows the Council-owned community facilities, it is acknowledged that other organisations in the area also have space available for community use.

Community resilience mapping



Scale: 1 = Low 5 = High

15 Measures of resilience

<p>Community Support Organisations (rating)</p> <p>1a # of organisations (2)</p> <p>1b strength of organisations (4)</p> <p>1c community development principles (3)</p>	<p>Volunteering (rating)</p> <p>2a investment in volunteers (4)</p> <p>2b # of volunteer hours from Fundforce (5)</p> <p>2c # of volunteer hours from Census (3)</p>
<p>Connectedness (rating)</p> <p>3a # of Neighbourhood Support groups (1)</p> <p>3b # of residents' associations (3)</p> <p>3c access to networking groups/forums (3)</p>	<p>Participation (rating)</p> <p>4a community events (3)</p> <p>4b Fundforce participation rates (4)</p> <p>4c club membership #s (4)</p>
<p>Preparedness (rating)</p> <p>5a # of Neighbourhood Support groups (1)</p> <p>5b # households in Neighbourhood Support (1)</p> <p>5c capability of groups to lead local response (3)</p>	

Note: **2b, 4b** - These ratings only take into account figures from community projects funded by the Council.
2c - These figures are based on 2006 Census data, as this information is not yet available for 2013.
3a, 5a, 5b - These ratings are based on groups and households registered with "Christchurch Gets Ready" as at November 2013.

Community environment

Social environment

This area has 12 active community groups that mainly consist of specific interest groups which only provide services to certain sectors of the community. There is only one key group which provides a wide range of activities for the whole community: the Merevale Corner Community Centre, which provides programmes for families with young children through to a variety of activities for older adults. This group also plays an important role in keeping the community connected through the publication of the Merivale Chronicle, a bi-monthly community newsletter distributed to over 4,000 letterboxes in the area.

The Merevale Corner Community Centre continues to operate out of the Elmwood Bowling Club, in Heaton Street, as no decision has been made on the rebuild of St Mary's Anglican Church, in Church Lane, which is where the group originated.

This area is well catered for in terms of sport and recreation opportunities, many of which are located at Elmwood Park. The establishment of The Elmwood Club has seen improved collaboration between these clubs and also the sharing of resources. The manager of The Elmwood Club is proactive in the community and is keen to work closely with other organisations to deliver a range of recreational opportunities.

The Merivale Precinct Society is a strong Residents' Association which also takes a collaborative approach to supporting local residents. It has recently been instrumental in the establishment of the Merivale Business Association, which now has its own legal status and is attracting a good membership from the local business community.

Due to the closure of many bars in the central city, the bars in the Merivale area have seen a huge increase in patronage. This initially caused some major issues for residents from the area. These issues were raised with the Council and a decision was made, supported by New Zealand Police, to put in place a temporary liquor ban for this area. The Council approved a permanent ban which came into force on 9 September, 2012. There are still the occasional issues that arise but the police are monitoring the situation and the Council's Safe City Officers regularly patrol the area on Friday and Saturday nights.

In terms of community connectedness and resilience, the area ranks low with regard to the number of neighbourhood support groups. However, in terms of preparedness, the area has groups with good capacity to provide support to the community following a disaster.

Feedback from community organisations indicate that there are still high levels of anxiety amongst a number of residents in this area who suffered damage to their homes as a result of the February 2011 earthquake. A large number of people in this area are still struggling with insurance and land remediation issues and repairs or rebuilds appear still to be some time away.

There are only three households in the area that are registered as part of a Neighbourhood Support group. This number is very low compared to other areas in the Fendalton–Waimairi ward. A Community Board-funded project to promote Neighbourhood Support will be targeting the Merivale/Strowan area in June 2014. Hopefully this will see an increase in the numbers of households participating.

Built environment

There was significant damage to buildings in this area. According to the CERA website, there have been 29 CERA-initiated demolitions or partial demolitions, made up of a mixture of commercial and residential properties. This figure does not include the number of private residences that have been demolished through the insurance process.

There are 35 Housing New Zealand-owned properties within this area and 71 Council-owned units.

The roads were badly affected by liquefaction, particularly in the blocks west of Papanui Road, in Merivale. There have been significant infrastructure repairs which are ongoing in the Merivale area.

Economic environment

There is a good variety of retail outlets and businesses in this area, mainly located along the Merivale section of Papanui Road and around Aikmans Road, Mansfield Avenue and Leinster Road areas. The Merivale Mall has approximately 40 stores, from designer boutiques and lifestyle stores through to chic restaurants and bars.

A number of businesses suffered damage following the February 2011 earthquake. However, the business community has shown tremendous resilience and has worked hard to get things back up and running. The establishment of the Merivale Business Association is a great step forward and has attracted a good number of businesses that are keen to work together to promote the business precinct in this area. There is also a shopping area located on Normans Road at the Wairakei Road end.

There have been significant developments at the Carlton Mill Corner site, including the building of the new Carlton Bar.

Natural environment

Elmwood Park is a large green space in this area. North Hagley Park is also within close proximity. Although there was significant damage to buildings and properties, there appears to have been very little impact on access to the natural environment.

Land Condition

A large portion of land in this area has been designated as technical category three (TC3, blue), meaning moderate to significant land damage from liquefaction is possible in future large earthquakes. Site-specific geotechnical investigation and specific engineering foundation design is required.

The remaining land is designated as technical category two (TC2, yellow), meaning minor to moderate land damage from liquefaction is possible in future significant earthquakes. Standard timber-piled foundations are permitted for houses with lightweight cladding and roofing and suspended timber floors or enhanced concrete foundations.

The EQC Drilling Programme for this area has been completed.

Key issues identified

Issue	Progress to date / outcomes
<ul style="list-style-type: none"> There is a risk that ongoing insurance, EQC and repair/rebuild issues will have a detrimental effect on people's anxiety and stress levels. There may be an increase in demand for support services for people in this area, particularly older adults who have limited support networks. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Strengthening Communities staff, in conjunction with local community organisations, churches, and other support agencies, will continue to monitor this situation and help those in need to access additional resources as required. <p><u>November 2013/14</u></p> <ul style="list-style-type: none"> Staff continue to monitor this issue. The Merivale Corner Community Centre, with financial support from the Fendalton–Waimairi Community Board, continue to work in this area to provide support to older adults.
<ul style="list-style-type: none"> The community resilience in this area ranked quite low with regard to its number of Neighbourhood Support groups. There is an opportunity to work with Canterbury Neighbourhood Support to promote the service. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Strengthening Communities Adviser to work with Canterbury Neighbourhood Support to encourage increased participation from residents. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The Fendalton–Waimairi Community Board has provided funding to promote Neighbourhood Support in the Fendalton Waimairi ward. A variety of different approaches are currently being trialled and will hopefully generate interest and an increase in number of households involved in Neighbourhood Support groups. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Council staff in partnership with Canterbury Neighbourhood Support continue to promote the establishment of new groups whenever possible.
<ul style="list-style-type: none"> There are concerns from residents that a TC3 classification on their land will lower property values in this area. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> This will be an ongoing issue and it will take some time to see how the property market reacts to the technical categories going forward. CERA and Department of Building and Health have made it clear that the technical categories only apply to the foundation requirements of new buildings or properties with foundation damage on the land. A number of properties on TC3 land did not suffer any foundation damage, meaning repair work can be undertaken. <p><u>November 2013/14</u></p> <ul style="list-style-type: none"> As above.

Issue	Progress to date / outcomes
<ul style="list-style-type: none"> The demand for meeting venue space has dramatically increased in this area. Most community groups and churches are currently at maximum capacity. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Community Recreation Adviser and Strengthening Communities Adviser to provide support to community organisations as requested. As other community facilities in the ward are repaired it is hoped this demand will decrease. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The demand appears to have slowed down to more manageable levels. The Elmwood Bowling Club has become a popular venue for hire. St Mary's Church is currently in discussions with the Anglican Church regarding the rebuilding of their building. They are keen to look at the possibility of including useful "community space" as part of their new build. This will also enable the Merevale Corner Community Centre to return to its original site. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Rebuild plans for the Elmwood Club and St Mary's Church are well underway.
<ul style="list-style-type: none"> There is an opportunity to support the newly established Merivale Business Association to promote the area as a shopping destination, and to look at opportunities to collaborate on projects such as market days and community events. 	<p><u>November 2012</u></p> <ul style="list-style-type: none"> Council staff to maintain a relationship with the association and provide support as appropriate. <p><u>November 2013</u></p> <ul style="list-style-type: none"> The Fendalton–Waimairi Community Board has provided funding to support the establishment of this association. Membership continues to grow and the association is part of a combined Merivale group, consisting of representatives from the residents' association, community organisations, schools, businesses, Police, and Council staff, looking at the ongoing needs of the Merivale community. A Merivale Community Conversation is planned for the end of March 2014. <p><u>November 2014</u></p> <ul style="list-style-type: none"> Business Association going very well. The website merivale.info is due to be launched in the new year which will provide information about local businesses and community activities.