

# Fendalton Ward

## Community Profile

April 2025



*Mona Vale Homestead*





# Contents

Ward Area Overview.....	3
Facts and Figures.....	4
Community Infrastructure.....	5
*Socio-economic Deprivation Index.....	6
Strengthening Communities Together Strategy	
○ People.....	7
○ Place.....	8
○ Participation.....	9
○ Preparedness.....	10
Key Community Issues.....	11



Fendalton Park Artwork

*Profiles compiled by the Community Support and Partnerships Unit, Christchurch City Council*

**\*New Zealand Index of Deprivation (NZDep)**

The NZDep is an area-based measure of socioeconomic deprivation in Aotearoa New Zealand created by Otago University. It measures the level of deprivation for people in each small area. It is based on nine Census variables. To read more about the variables used and view maps in more detail, visit <http://www.ehinz.ac.nz/indicators/population-vulnerability/socioeconomic-deprivation-profile/>

# Ward Area Overview

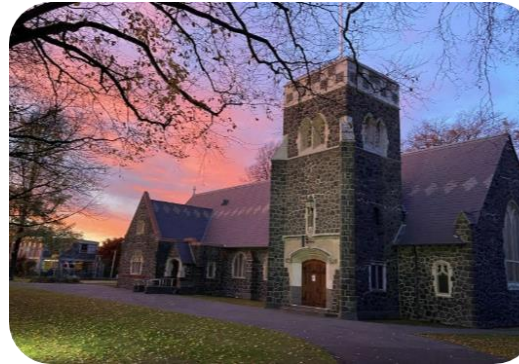
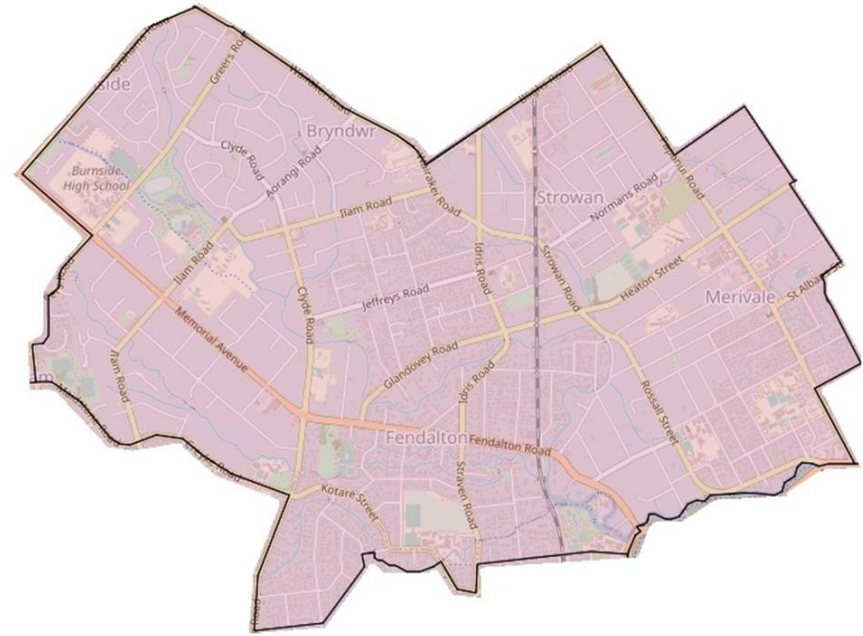
The Fendalton Ward includes the suburbs of Fendalton, Merivale, Strowan, Bryndwr, parts of Ilam and a small portion of St Albans.

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 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 per cent.

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.



*St Barnabas Church, Fendalton*



*Millbrook Reserve, Merivale*

# Facts and Figures

Fendalton Ward 2023 Census

**25,122**  
Population

**40.9**  
Median  
Age

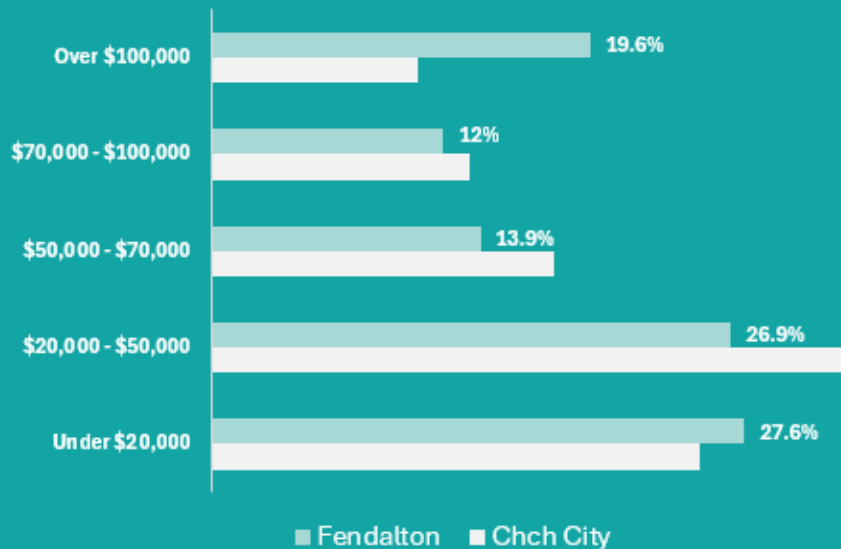
**9,396**  
Dwellings



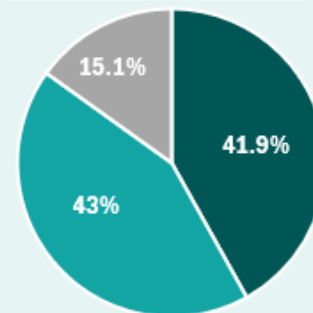
## Cultural Diversity

78.3%	European
7.7%	Māori
2.6%	Pacific Peoples
17.1%	Asian
2%	MELAA

## \$ Personal Income



## Family Type



- Couple without Children
- Couple with Child(ren)
- One Parent with Child(ren)

## Businesses

Approximately  
**4,218** businesses  
employing  
**9,976** people  
(Feb 2024)

# Community Infrastructure



3

Community  
development/support  
organisations

58

Sport/recreation  
groups

9

Faith-based  
organisations

20

Schools

37

Community-owned  
facilities

1

Council-owned facility

3

Residents'  
Associations

1

Council library

## Facilities and Amenities

- 1 Council library - Fendalton
- 1 Council service centre - Fendalton
- 1 Council community centre - Fendalton
- 4 shopping centres - Fendalton Mall, Fendalton Village (Ilam/Clyde), Merivale Mall, Wairakei/Greers
- 20 schools - 10 Primary, 2 Intermediate, 4 Secondary, 2 Composite Year 1-13, 2 Special
- 1 private hospital - St George's
- Major sport and recreation amenities - Jellie Park Recreation and Sport Centre

Faith-based groups such as St Barnabas, The Village Church, St Aidan's, and All Souls provide vital community support, including activities for vulnerable and isolated adults, youth programmes, and facility hire.

The ward offers diverse sports and recreation options, from large clubs to smaller groups and Jellie Park Recreation and Sports Centre, which features a gym, indoor and outdoor pools, hydro slides, recreation classes, and large outdoor green spaces.

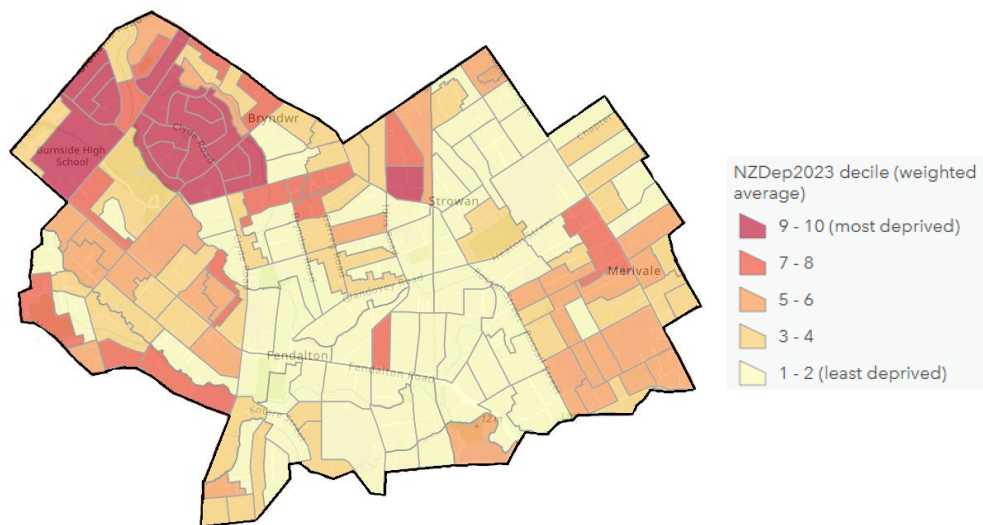
The Fendalton Community Centre is well used by the local community, including by Tūora Fendalton School (formerly Fendalton Open Air School), which celebrates 150 years in 2025.

Fendalton Library is a popular community hub, with the Council's Community Governance Team providing free meeting rooms for community groups.

There are 20 schools in the area, including Burnside High, one of New Zealand's largest secondary schools and home to the Aurora Centre - a professional performing arts venue with a 700-seat auditorium hosting touring acts and community events.



# Socio-economic Deprivation Index



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.

Relative to the rest of Christchurch City, Fendalton Ward had lower levels of deprivation overall.

In the Fendalton Ward, around 11 per cent of the population lived in the 'most deprived' areas (i.e. deciles 9 and 10), compared with 16 per cent of all of Christchurch City's population.

Around 37 per cent of the ward's population lived in the 'least deprived' areas (i.e. deciles 1 and 2), compared with 22 per cent of all of Christchurch City's population.

Fendalton, Strowan, Holmwood, and Merivale are generally more affluent, with about twice the proportion of residents earning over \$100,000 annually compared to the city average. Most work in managerial or professional roles.

However, the ward includes pockets of high deprivation. The Jellie Park Census Area Unit has a deprivation rating of 9-10 and contains many social housing properties. There are 105 social housing units managed by the Ōtautahi Community Housing Trust and 529 owned by Kāinga Ora (formerly Housing NZ). Two other high-deprivation areas in the ward are also linked to social housing complexes.

In 2024, Kāinga Ora completed a 34-home development at Bevin Place, Bryndwr, offering a mix of one to five bedroom homes with green spaces

and communal areas. In April 2025, two more developments opened. Kāinga Ora is planning to build more new homes across multiple sites in Bryndwr and Burnside, replacing older properties with modern housing.

In terms of housing affordability, the Fendalton Ward has some of the highest sale prices across the city. Median house prices for the past 12 months were: ([realestate.co.nz](https://www.realestate.co.nz))

Fendalton - \$1,301,000  
Strowan - \$1,232,000  
Merivale - \$1,375,000  
Bryndwr - \$723,000

# Strengthening Communities Together Strategy

This section of the Community Profile provides a narrative of the ward in relation to the four Pillars of the strategy. You can view the full strategy document on the Council's website by clicking [here](#).



## Te Pou Tua Tahi: Te Tāngata

### Pillar 1: People

The city actively promotes a culture of equity by valuing diversity and fostering inclusion across communities and generations.



*Kai Ora Bryndwr Event*

The Burnside (Jellie Park) and Bryndwr areas are home to a diverse, vibrant community supported by strong local initiatives fostering connection, support, and well-being. The Burnside Bryndwr Community Network (BBCN), launched in 2023, brings together local schools, churches, residents, and community organisations to promote shared learning, well-being, and connection. In 2024, the Christchurch City Mission appointed a Community Development Worker to help drive the Network's goals and respond to local priorities by building relationships, strengthening collaboration, and supporting resident engagement.

Key community resources like the Bryndwr Banter newsletter and Burnside Community Directory help residents discover local services and activities and feel more connected to their neighbourhoods. Delivered as hard copies, they help bridge the digital divide for older adults, newcomers, and those without internet access.

The Rangatahi Bryndwr Trust plays a vital role in youth development, fostering leadership and strong connections with schools and local services. Christchurch Community Church continues to support migrant and multicultural communities and reduce isolation through wide-ranging programmes. A recent example of

community-led innovation is a bilingual safety video, initiated and led by the Christchurch Community Church with support from the Council, Civil Defence, and emergency services. This project enhances community safety and access to essential information for Mandarin-speaking residents.

The Merivale Corner Community Development space continues to attract high attendance at its activities and outings. It produces the community newsletter, The Chronicle and delivers successful speaker sessions on useful topics for patrons and the wider community. They provide computer access and film activities so those unable to attend in person can participate online.

St Barnabas on Fendalton Road remains a hive of community activity. Its community van, available for all to use, is regularly booked for activities and excursions. Outreach programmes visit rest-homes to support isolated older adults. The premises, including a hall and kitchen, are well-used by community groups.

The Waimāero Fendalton-Waimairi-Harewood Community Board and local staff support projects across the ward to empower the community. Fendalton has one of Christchurch's highest volunteer rates, with over 2,500 people volunteering (2023 census).



## Te Pou Tua Rua: Te Whenua

### Pillar 2: Place

We support and help build connections between communities and their places and spaces to foster a sense of local identity, shared experience and stewardship.



*Jellie Park Pool*

In Bryndwr, community-led placemaking brings life to local spaces. Kia Ora Bryndwr, held at Morley Reserve, attracted around 200 attendees in its first year, 2025. The event connected residents of all ages, with shared kai fostering a welcoming atmosphere. Live performances by the local brass band, interactive activities, and community stalls ensured there was something for everyone. Kia Ora Bryndwr will now be an annual event.

Morley Reserve is also home to the Bryndwr Community Gardens, supported by Council with a new drinking fountain and gifted fruit trees. The garden is a valued community asset.

The adjacent former scout hall hosts a long-running martial arts group, adding further vibrancy to the reserve.

The new community playground at St Aidan's is a lively hub for tamariki and whānau. This three year project, supported by Better Off Funding, involved community effort and rediscovered a 1953 commemorative plaque.

Green space in Bryndwr is limited, but these spaces are creatively used for play, connection, and community-led activities.

Many places in the ward are well supported by and connect the community. During the summer months, Jellie Park is a popular destination for families. The outdoor summer pools, hydro slides, kids' splash deck, diving boards, and BBQ picnic areas offer a fun day out for the whole whānau.

Another green asset of note is the historic garden park of Mona Vale, a pleasant walk through a garden of yesteryear, with both the homestead and gatehouse listed as heritage buildings. Elmwood Park is home to a variety of sporting codes. While it no longer operates as a hub, the sports are well supported, and the site includes new practice cricket nets.

The Fendalton Community Centre is one of the most utilised Council facilities and hosts many cultural and recreational activities and groups.



*Fendalton Library*





## Te Pou Tua Toru: Te Mahi

### Pillar 3: Participation

Residents and groups in the wider community are socially and actively engaged and able to initiate and influence decisions affecting their lives.

## Bryndwr Banter



*Bryndwr Banter community newsletter*

Community participation is fostered through resident-led initiatives and local networks. A key upcoming project in Bryndwr, led by the Burnside Bryndwr Community Network (BBCN), will explore how residents connect, communicate, and engage. Findings will guide future planning, reduce barriers to participation, and support a stronger sense of local identity and belonging. The project includes a general survey, targeted focus groups, and informal pop-up conversations in local spaces.

The Bryndwr Banter is delivered three times a year to 3,500 homes by volunteers from seven local organisations. The Chronicle, from The Merivale Corner, reaches over 4,000 homes. These newsletters keep residents informed and connected and are supported by the Community Board.

The installation of a new drinking fountain and fruit trees at Morley Reserve, and the playground development at St Aidan's, were achieved through strong resident/Council partnerships. The community van available at St Barnabas is another successful Community Board project and is well-used.

These projects highlight the power of local advocacy, with residents actively shaping their environment and strengthening connections. Ongoing support for local groups and initiatives continues to build community participation and engagement, helping residents feel empowered and connected.

Residents and groups regularly speak to the Community Board about issues affecting local life. Trees and roads are key topics, and feedback shows parks and green spaces are highly valued by residents. A notable example was the Jeffreys Park trial bike jumps, which went to the Board on 12 May 2025 and drew strong community attendance both for and against the project.

As trees mature and grow large, concerns raised include shading, footpath damage, and health impacts like allergies. Residents readily share these issues with the Board.

Public forums provide space to present solutions; for example, a deputation in 2024 resulted in Fendalton Park being developed into an athletics site for wider community use.



*All Souls Church - Merivale Corner Community Hub*



## Te Pou Tua Rua: Te Whenua

### Pillar 4: Preparedness

People feel safe in their communities and neighbourhoods and work together to understand, adapt and thrive in the context of change and disruption.

## Climate Change Resilience

Climate change is the biggest challenge of our time. It is already affecting our weather, health and wellbeing, natural environment, taonga species, mahinga kai, food production, biosecurity, infrastructure, and the economy.

The Christchurch City Council is responding to climate change in Ōtautahi Christchurch by working towards targets for reducing emissions, and by helping our communities prepare for and adapt to our changing climate.

Key risks identified include hot weather and drought, strong winds, wildfires, heavy rain and flooding, and rising sea level, coastal and ocean changes.

Inland communities of Christchurch face key risks from increasing temperatures, drought, and more intense rainfall, which threaten terrestrial and aquatic ecosystems, while flash flooding from extreme rainfall and river flooding impacts built assets and infrastructure.

Bryndwr's strong community networks and collaborative efforts continue to play a vital role in building local resilience.

Following the Christchurch earthquakes, Christchurch Community Church, just outside the Fendalton Ward but with many members from Bryndwr, acted as a Community Hub, offering Mandarin-language welfare support, shelter, food, and psychosocial care. Their ongoing work continues to enhance preparedness and community connection.

In partnership with the Council and emergency services, the Church also led the Safety Without Barriers project. This initiative produced bilingual safety videos covering emergency procedures, crime prevention, and New Zealand laws. Widely shared on WeChat, Facebook, in supermarkets, and at universities, the videos empower Mandarin-speaking residents, many living in the ward, to stay safe and informed.

Local groups are also helping residents prepare for a changing climate and future emergencies. A safety foldout, co-designed by a community-led working group using simple, accessible language, was delivered with the Winter 2024 edition of the Bryndwr Banter newsletter to 3,500 homes. It provides clear, practical advice on emergency response and safety.

The installation of a community-requested drinking fountain at Morley Reserve supports adaptation to hotter, drier weather by improving access to water.

These examples highlight how Bryndwr residents are taking proactive, inclusive steps to support one another and strengthen local resilience.

To further support community preparedness, local Community Governance Team staff organised a Community Organisations Emergency Response Hui in May 2025 for groups across the Fendalton-Waimairi-Harewood area. The hui explored how local organisations can respond during emergencies, whether through staff, a building, or other resources. A local group shared their experience developing a Response Plan. The hui also covered the role of Civil Defence and what it means to be a Community Hub in an emergency.

The Merivale Corner and All Souls Church have naturally stepped up to support the community during past events. Both are now exploring what's required to formally become Community Hubs, with a team attending the hui in May 2025.

The Merivale Corner also delivered the Council-created safety foldout with The Chronicle newsletter to Merivale residents. Many residents have shared positive feedback, appreciating having all the information in one handy place rather than needing to search online.



# Key Community Issues

Issue	Actions being taken
<p>An identified need for more opportunities for leadership development for young people.</p>	<p>The Community Board continues to offer the Youth Development grant funding to support youth to participate in opportunities for personal growth. Local Council staff are actively promoting this fund through community groups and schools.</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>The Merivale Corner and All Souls work with a local girls school and have opportunities for youth to participate in activities, the community and develop themselves.</p>
<p>An increase in social housing in Bryndwr, has brought many new residents from outside Christchurch. Many of these individuals and families face challenges in settling into a new community where they may not have established connections, contributing to isolation and limited engagement with local activities.</p>	<p>The support for new residents in Bryndwr is a collaborative effort involving local organisations and government departments, including Kāinga Ora, with funding support from the Community Board.</p> <p>Key strategies for supporting integration and reducing isolation include hosting inclusive events like Kia Ora Bryndwr to foster community connections, providing resources through initiatives like Bryndwr Banter and the BBCN annual hui, and conducting a 2025 community survey to better understand how newcomers engage with the area.</p> <p>Partnerships with local schools, churches, and community groups further ensure that new residents have access to the support they need to feel welcomed and settled.</p>
<p>Bryndwr has a shortage of local sports clubs and accessible recreational facilities. While Jellie Park is nearby and there are many opportunities elsewhere in the ward, transport and cost barriers make it hard for many low-income residents - especially youth and families in Bryndwr - to access regularly.</p>	<p>The Burnside and Bryndwr Engagement Project, led by BBCN in 2025, is gathering feedback from residents to better understand local recreation and youth needs. Insights from this project will help guide future planning and advocacy for improved facilities, safer spaces, and more accessible opportunities.</p>

Issue	Actions being taken
<p>A need for stronger community integration and belonging across diverse groups in Bryndwr.</p>	<p>To foster greater community engagement, the Kia Ora Bryndwr - Connect with Kai event and Bryndwr Banter play key roles in connecting locals by promoting events, services, and opportunities for involvement.</p> <p>Activities like the Breakfast Club and Friday Feature, along with intergenerational events, encourage social interaction across cultures and age groups. These efforts aim to integrate newcomers, strengthen community bonds, and create a more inclusive, supportive environment.</p> <p>There are community initiatives like the English and Mandarin Conversation Clubs, Talking Café, and Walking Café providing spaces for locals, especially newcomers, to connect.</p>
<p>Increasing crime and safety Concerns. These include theft, racism, public antisocial behaviour.</p> <p>There's also a perceived lack of safe, welcoming spaces for young people, with the Jellie Park skate park often reported as feeling unsafe.</p> <p>There is also anecdotal and social media reports of increased crime in the Fendalton Ward.</p>	<p>Distribution of the local Council Community Governance Team safety brochure to suburbs in the ward and staff working with communities on responding to their concerns. This community response is happening particularly in Bryndwr, Merivale and Fendalton. Ways to include more use of Jellie Park to increase the safety through "community security" is being considered.</p> <p>Workers in the Merivale business area annually receive a 'thank you' from the Merivale Corner and All Souls as they recognise the stress and behaviour that they deal with throughout the year.</p>
<p>Increase in pressure on finances, job loss and associated stress. Newly in need families.</p>	<p>Organisations are reporting more people are presenting with stress from rising financial pressures. People formerly able to meet household needs are finding they may need some support to get by. Some are losing their jobs. Organisations are responding to this increased demand and stretching resources so more can be supported in the community. The Community Board is supporting organisations through funding and staff are looking at more collaborative projects to share the load across the community.</p>
<p>Climate Change Concerns</p>	<p>Christchurch City Council is responding to climate change in Ōtautahi Christchurch by working towards targets for reducing emissions, and by helping our communities prepare for and adapt to our changing climate. Communities are being supported to be prepared for emergencies and natural disasters of all kinds as demonstrated by the Community Organisations Response Hui.</p>