Innes Ward

Community Profile

September 2026

The Listening Post, MacFarlane Park

Christchurch City Council

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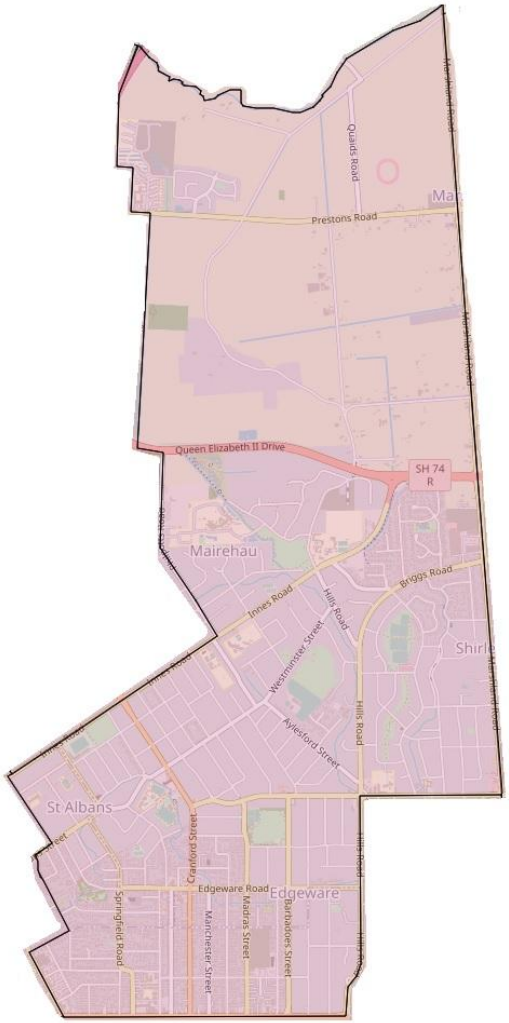
MacFarlane Park Community Gardens Children's Club

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 Innes Ward is home to a diverse range of people, including families, retirees, and young professionals. A number of neighbourhoods are well established with distinctive character features, whilst there is also significant intensification across the Ward which is having a significant impact on housing availability, costs and changing the established housing style of the neighbourhood.

Edgeware and St Albans areas are popular suburbs due to the proximity (three km) to the city centre and have with good access to parks and schools.

Shirley and Mairehau are mature suburbs that are popular with families due to both suburbs offering affordable housing compared to other areas in Christchurch.

Key features in the Innes Ward include the soon to be re-built Edgeware Pool which has been advocated for many years by the community. The St Albans Pavillion and Pool Inc aim is to be open for summer 2026.

The Innes Ward has a number of family friendly parks and greenspaces for all residents to enjoy.

Te Whatu Manawa Māoritanga o Rehua Marae

Abberley Park, St Albans

Facts and Figures

Innes Ward 2023 Census

25,035
Population

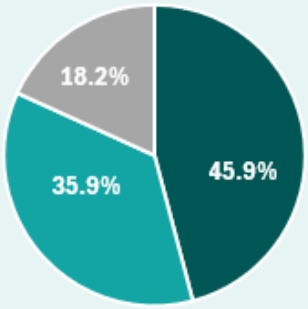
35.3
Median Age

10,575
Dwellings

Cultural Diversity

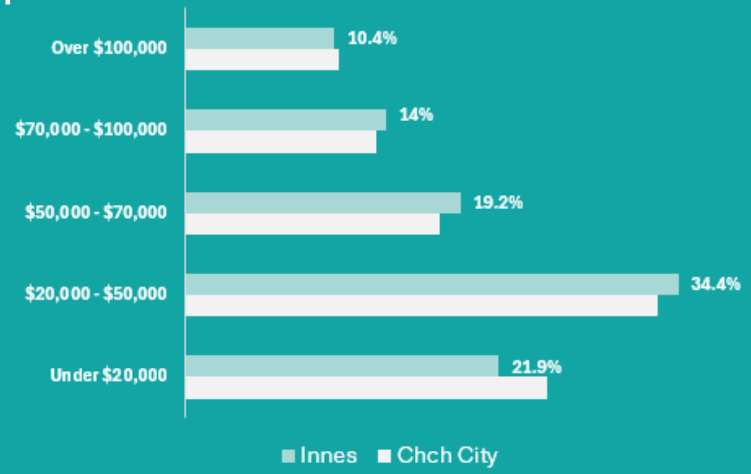
78%	European
11.7%	Māori
4%	Pacific Peoples
15%	Asian
2.3%	MELAA

Family Type



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

$ Personal Income



Businesses

Approximately
2,160 businesses
employing
6,189 people
(Feb 2024)

Community Infrastructure

4 Community development/support organisations	**25** Sport/recreation groups	**8** Faith-based organisations
4 Community-owned facilities	**2** Council-owned facilities	**1** Community-run library
1 Residents' Associations	**1** Marae	**6** Schools

Facilities and Amenities

- Recreation amenities include 16 parks and reserves
- Major shopping centres: Homebase Shirley; Edgeware Shopping Centre
- Schools: Five Primary, and one Secondary
- There are two Council owned community facilities: Kohinga St Albans Community Centre and Mairehau Library (community managed)
- One marae - Te Whatu Manawa Māoritanga o Rehua Marae

The Innes Ward is home to a number of long-standing community organisations that deliver 'hands on' support, and programmes to the community they serve. Shirley Community Trust, Shirley Village Project, Neighbourhood Trust, and Community Focus Trust are well respected non-government organisations who provide a depth and reach of services and are highly regarded by the community members who utilise their assistance.

There are a large number of organisations offering recreational and sporting activities to the community, from large-scale sporting organisations through to smaller leisure and recreational activities.

The St Albans Residents Association manages and operates the Council-owned facility: Kohinga – St Albans Community Centre.

There are two Council owned community facilities - Kohinga St Albans Community Centre and the Mairehau Community Library, both are run by the community.

Te Whatu Manawa Māoritanga o Rehua Marae is a community-based marae in the heart of Christchurch and has been based in Springfield Road since 1957, with the wharenui opening in December 1960.

Socio-economic Deprivation Index

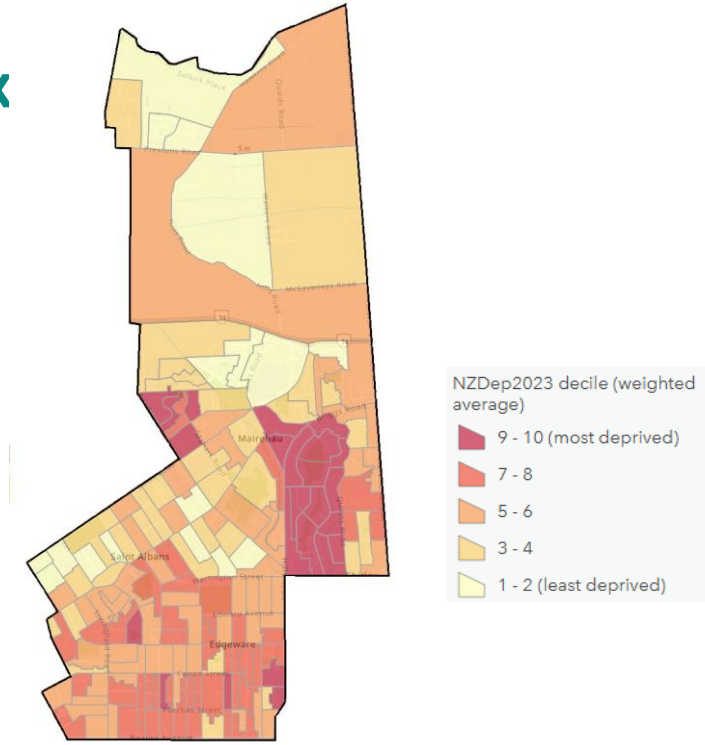
The scale of deprivation ranges from 1 to 10:

- 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, Innes ward had similar levels of deprivation overall.

In the Innes Ward, around 14 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 8 per cent of this ward's population lived in the 'least deprived' areas (i.e. deciles 1 and 2), compared with 23 per cent of all of Christchurch City's population.



In respect to employment, 54.4 per cent of residents aged over 15 years are employed full-time which is slightly above the Christchurch City figure of 50.1 per cent. 30.4 per cent are not in the workforce. 2.5 per cent are unemployed which is on a par with the Christchurch City figure of 2.7 per cent.

In the Innes Ward, 46 per cent of families consist of couples without children, which is slightly higher the Christchurch City figure of 43.3 per cent. Families consisting of one parent with child(ren) is 18.2 per cent, which again is higher than the Christchurch City figure of 16.5 per cent, however the Innes Ward is lower than both the Papanui and Central Wards.

In the Innes Ward, 52.3 per cent of dwellings are either owned or partly owned. This is lower than the Christchurch City figure of 64.8 per cent.

Of those currently renting their homes, 17 per cent pay under $200 a week in rent, 45.1 per cent pay between $300-$499, and 1.1 per cent are paying over $800 per week.

The highest levels of deprivation (range 9-10) are in the suburb of Shirley. This area has large numbers of social housing properties, including 260 Council-owned units managed by the Ōtautahi Community Housing Trust and 498 properties owned by Kāinga Ora.

With regard to housing affordability within the Innes Ward, the median sales price of houses in the area for the past 12 months were:

Edgeware - $605,000; Mairehau - $680,013; St Albans - $826,806; Shirley - $630,500 *(realestate.co.nz)*

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.

The Bear Hunt - Walking Festival, hosted by the Shirley Community Trust

The Waipapa Papanui-Innes-Central Community Board provides funding for a range of projects across the Innes Ward area and supports activities and local organisations via the Strengthening Communities Fund, the Discretionary Response Fund and the Youth Development Fund which provides a small contribution to young people undertaking recreational or personal development activities.

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

Groups and organisations across the Innes Ward continue to celebrate their identity through community development, arts, culture, heritage, sports and recreation which addresses and reduces loneliness and social isolation.

Shirley Village Project (SVP) identifies community issues and takes a collective approach by agencies, community groups and stakeholders to support residents to have ownership of community-led development and finding their own solutions.

SVP organise and run the Listening Post, that happens at the local park after school on a Monday afternoon where community volunteers provide kai and fun activities for the children and their whānau on their way home from school, it provides an opportunity in the community for all ages to mix together.

Neighbourhood Trust delivers an array of services and programmes for the community, the Golden Connection programme for vulnerable over-55s (includes meals, bus trips, movies, Foot Clinic, games afternoons and walking group) to increase connection and socialisation between older adults.

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.

Kohinga St Albans Community Centre

English Park

The Innes Ward is located four kilometres north-west of the Centre Business District (CBD) of Christchurch and its location provides access to most services and regular public transport options.

The Innes Ward is primarily a residential area with a mix of older and newer (high intensification) housing stock. The area is home to a diverse range of people, including families, retirees, and young professionals.

In total there are there are 13 parks and reserves in the Innes Ward area, including: Abberley Park, English Park, MacFarlane Park, St Albans Park, and Westminster Park.

2023 Census figures show that there are 6,189 employees and 2,160 businesses in the Innes Ward.

The Innes Ward has a large retail centre at Homebase Shirley (currently under development to increase capacity) and Edgeware Village on Edgeware Road near Colombo Street's northern end. Although The Palms is not in the Innes Ward it provides shopping services to many residents in the Shirley area.

The Christchurch Northern Corridor (the Corridor) is a major road infrastructure that goes through St Albans. The aim of the Corridor is to improve transport connections and reduce travel times for commuters moving between the northern suburbs and the Central City. The Christchurch Northern Corridor Downstream Effects Management Plan (DEMP) is a plan designed to address the potential environmental and social impacts the Corridor has on the Innes Ward and community.

The Innes Ward is fortunate to be home to strong organisations, sporting, recreational groups and clubs that provide the space and opportunities for the people living in Innes to feel that they belong and have a sense of local identity.

Shirley Community Trust (SCT) is one such organisation that works and provides support, community programmes, events and a weekly café to give the community spaces to connect.

MacFarlane Park is in the heart of Shirley and a taonga (treasure) for local residents, SCT, Shirley Village Project and the Shirley Rugby League Club who all act as kaitiaki (stewards) of the park.

A recent Crime Prevention Through Environmental Design (CPTED) assessment was completed on the park and Council staff are working with the community on the CPTED recommendations to improve the safety of the park.

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.

Mairehau Community Garden

The Waipapa Papanui-Innes-Central Community Board represents and acts as advocates for the interests of the community, maintaining an overview of services provided by the Council within the community and communicating with community organisations and special interest groups.

The Community Board sets its priorities for its term, a number which are within the Innes Ward, advocating for community facilities, sport and recreation facilities, greenspace, and amenities in areas of high intensification, and areas earmarked for future intensification in partnership with the community.

Council staff work with the community to support, encourage and empower organisations and individuals to engage with the Council and to participate in decisions affecting their communities and neighbourhoods.

Staff also organise Liaison meetings and information sessions with community groups on a regular basis to connect and share what is happening within the ward area.

Residents are encouraged to attend the Public Forum part of the Community Board meeting agenda or to make a Deputation to the Board on a report of interest/impact.

There are strong community social networks across the ward area. Active participation in civic life is encouraged with Residents' Associations and Neighbourhood groups playing a lead role.

The St Albans Residents Association (SARA) is a strong and articulate community voice for residents living in St Albans. SARA has a long history of activism and advocacy and publishes the St Albans News that is delivered to over 7,000 households and has a website offering community information to locals.

There are opportunities for residents to be involved in decisions that are important to them through the "Have your say" page on the Council Korero Mai platform and participation in the Annual Residents' Survey.

The community, sporting and recreational organisations and groups within the Innes Ward are heavily supported by volunteers. This volunteering commitment supports the organisations but also is provides a pathway and opportunity for those who might be socially isolated to join and contribute.

The Community Board and Council seek to support and increase volunteering opportunities within the wider community and supports organisations providing such opportunities.

Figures from the 2023 Census shows that 2,016 people or 10.8 per cent of the Innes population(aged over 15 years) state that the undertake voluntary work for an organisation, group, or marae. These figures are slightly lower from previous Census results (2013, 12.6 percent and 2018, 12.6 per cent)

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.

Much of the city faces key risks from increasing temperatures, drought, and more intense rainfall, which threaten ecosystems and put pressure on built infrastructure through flash flooding. Areas closer to the coast are additionally exposed to sea level rise, storm surge, tsunami, rising groundwater, and river flooding. These impact both natural habitats through coastal squeeze limiting species migration, and the built environment by heightening flood and inundation risks.

In an emergency or disaster research shows that strong, connected communities are better prepared to respond to and recover from disasters. In the event of a major emergency, official responders will prioritise the most urgent issues, so it is likely that for the first few day's people will need to help each other within the local community.

Community Response Plans are developed by community groups, organisations and community to keep residents safe, prevent further harm and access available local resources. Staff are working with two community organisations within the Innes Ward on their Community Response Plans, Shirley Community Trust and St Albans Residents' Association.

The team from Christchurch Civil Defence Emergency Management (CDEM) have provided advice and guidance in the development of these Plans. The Plans include maps showing the location of Community Hubs within the area, location of Defibrillators and stresses the importance of making a plan in the event of an emergency, the importance of having an emergency kit with at least three days supplies of food, water, medications, baby care, pet food, toilet paper, torch, first aid kit, radio (battery or wind up),a grab bag of warm clothes and essential documents.

Emergency preparedness pack

Key Community Issues

Issue	Actions being taken
Christchurch Northern Corridor The Christchurch Northern Corridor (CNC) opened in December 2020 accompanied by impact concerns from local residents. A Notice of Requirement lays out the Council's legal obligations to address traffic impacts resulting from the opening of the CNC for the Commissioning Period (nominally ten years following the CNC's opening in December 2020). Where traffic increases by more than 30% as a result of the opening of the CNC in the affected area identified by an independent traffic engineer, measures to mitigate the impacts must be considered.	The Special Purpose bus priority lanes on Cranford Street trailed from February 2021, prioritising buses at peak traffic times, was made permanent by Council in December 2024. Flockton Street is to have a renewal of the road corridor pavement to reduce vibrations, this includes the installation of four safe speed platforms in response to the increase in traffic following the opening of the CNC.
Connected Transport Network The Community Board plan identifies that a city with a good transport network plan is vital for a connected and accessible community. The Board will ensure that safety is at the forefront of all transport recommendations and decisions it makes including the need for safe speeds and safe streets for all our residents. The Board is committed to advocating for the installation of a pedestrian safety crossing on Springfield Road.	The Council Transport team presented their transport programmes to the Waipapa Community Board late 2024. The crossing in Springfield Road is listed as a future project under the school safety programme. The prioritisation criteria that have been agreed to have resulted in construction of this crossing point in future years (FY28-30). The Waipapa Community Board have raised this as a priority in the 2025/26 Annual Plan.

Issue	Actions being taken
The National Policy Statement on Urban Development (NPS-UD) 2020 Intensification In October 2021 the Government announced new intensification rules and speed-up of the Government's National Policy Statement on Urban Development (NPS-UD). The proposed new law would allow buildings of up to three storeys on most city sites without the need for resource consent from August 2022. This means Councils cannot hinder developments by banning height limits and requiring car parking in urban areas.	In September 2022 the Christchurch City Council voted against a government directive to introduce new housing intensification standards. Christchurch was the only tier 1 council in the country not to notify a plan change in response to government housing directives in the NPS-UD and the Medium Density Residential Standards (MDRS) In April 2025 the Council asked the Minister Responsible for the Resource Management Act for an extension of the current 12 December 2025 deadline for the remainder of its Plan Change 14 decisions. It will seek an extension until 30 September 2026. This issue continues to be of concern to residents in respect of high-density housing developments and the loss of the existing historical nature of the neighbourhoods. The concern about the loss of neighbourliness and community connectedness continues to be an issue. Neighbourhood organisations, residents' groups, and individuals continue to raise concerns.
Community Safety In their Community Board Plan the Board recognised the Implementation of Safety Initiatives across Papanui-Innes-Central with the purpose for all residents to experience a safer and more positive environment to live, work and recreate in, enabling the community to continue to grow and be strong, cohesive, and vibrant.	The Board funded a Crime Prevention through Environmental Design (CPTED) report for MacFarlane Park in Shirley. Council staff, local residents, community and organisations are working to implement the CPTED recommendations.
New Communities	The development of the new Oakbridge subdivision at the top of the Innes Ward has 14 stages with a total of just over 400 new homes being built and/or planned for. Council has approved a for a new subdivision at 140 Prestons Road, with consent for 248 Lots (242 Residential Lots) and Earthworks, with a total of 20 stages.

Issue	Actions being taken
Community Resilience	Community resilience to climate change, El Niño, and the cost-of-living crisis is about ensuring that people, businesses, and local organisations can adapt, recover, and thrive in the face of increasing environmental, social, and economic challenges. More frequent extreme weather events such as droughts, floods, storms, and heatwaves will place pressure on infrastructure, food production, water supplies, and household budgets. At the same time, rising living costs can reduce people's ability to prepare for and respond to these impacts, particularly for vulnerable households. To strengthen resilience, Council is adapting and resourcing climate infrastructure, educating communities in emergency preparedness, supporting local food and water security, and working with community organisations in continuing to build strong community networks. Collaboration between communities, iwi, local government, businesses, and social service providers is essential to ensure that resources, knowledge, and support are available when needed, creating communities that are better prepared and more connected.