

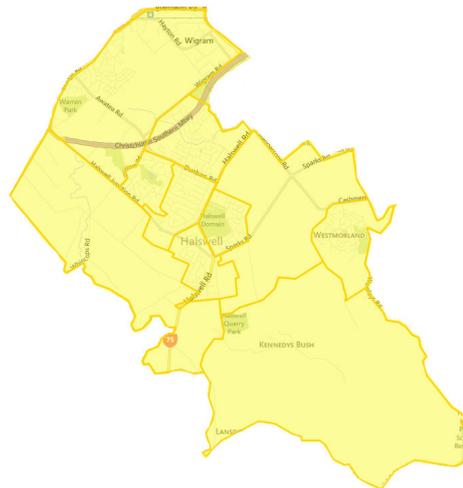
# Community profile - November 2014

## Halswell / Wigram

(Census area units: Wigram, Halswell South, Aidanfield, Halswell Domain, Halswell West, Westmorland, Hendersons Basin, Oaklands East, Oaklands West, Kennedy's Bush)



*In 2011 and 2012, the Wigram area was included in the Greater Hornby Community Profile.*



The Halswell/Wigram area is made up of residential outer suburbs of Christchurch in open country nine kilometres south-west of the city centre. In recent years new subdivisions have created pocket suburbs and reduced the green belt separation from the city, virtually joining Halswell to the urban area.

The south-west of Christchurch is one of the South Island's largest urban growth areas and is the part of Christchurch predicted for the largest population growth through to 2031. Most of the housing in the area is modern, with few social housing facilities. Recognising the need to plan for this growth, in April 2009 the Christchurch City Council adopted the South-West Christchurch Area Plan, which guides development in the greater Halswell area. Growth of the Halswell/Wigram area has accelerated since the earthquakes, with a number of large developments under construction.

The Wigram area has grown significantly. Since the 2006 census the population has risen 42 percent, much of which can be attributed to the residential development on the former Wigram Airforce Base. Ngai Tahu is developing Wigram Skies and is planning extensive future initiatives, including a town centre.

There are 19,683 residents in Halswell/Wigram, a 22 percent increase since the 2006 census. Aidanfield alone rose by 141 percent and Wigram by 42 percent. This compares with a city-wide decrease of 2 percent in population. Population spread across the age demographics is similar to that across the city.

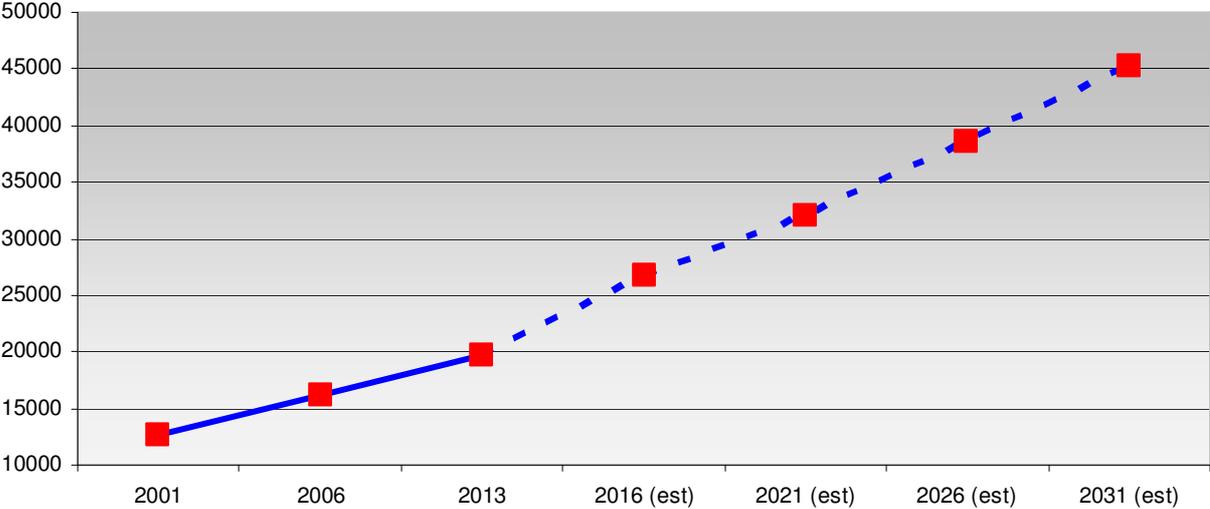
The population now has two medical centres, one in Oaklands and another one in the new Longhurst development. A large retirement village in Aidanfield has several residential living and care options and a variety of recreational facilities and services. Additionally, a long-term residential and respite care facility, including outpatient services for adults living with disability, is also based in historic Aidanfield.

Halswell/Wigram has three primary schools with another one in the planning stages for Wigram skies in the coming years. A Christian school for Years 0-10 and an alternative education primary school draw students from throughout Christchurch. A special needs residential education facility serves young people from throughout New Zealand.

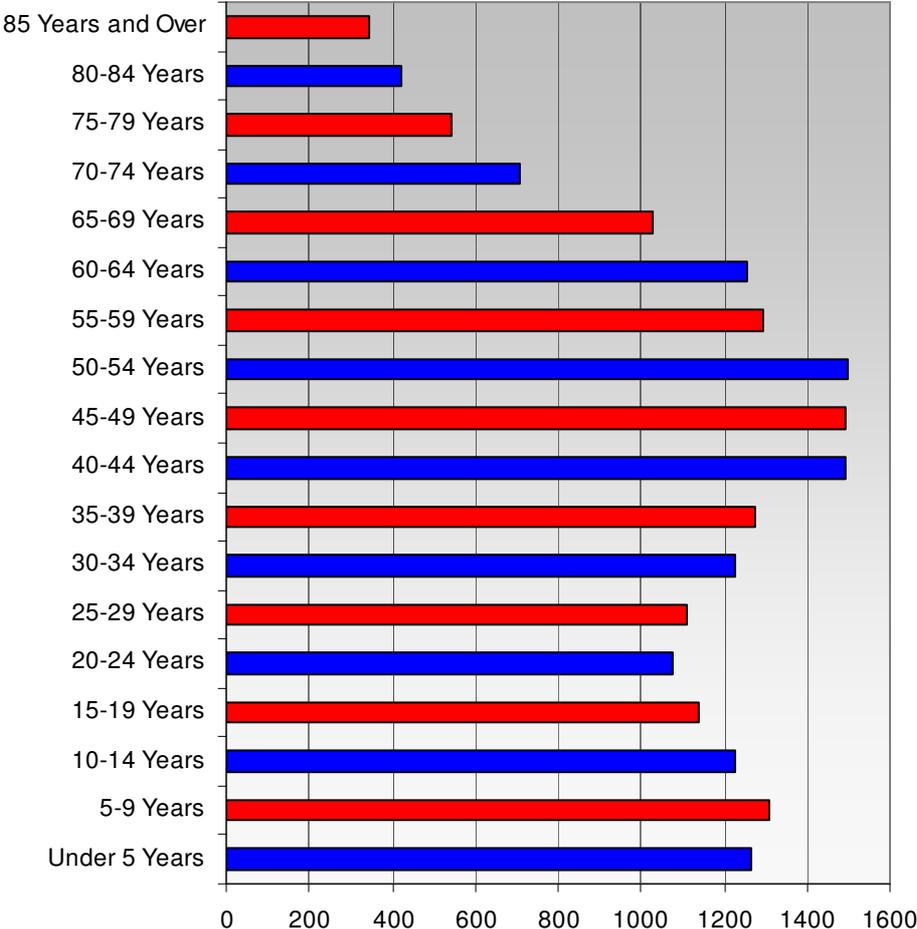
Wigram/Halswell has several large recreational parks plus local neighbourhood parks such as Halswell Quarry Park, Westlake Reserve with sports facilities, Westmorland East Valley Reserve and Carrs Reserve (kart racing). The Halswell Domain and Warren Park are well-used sports parks. A waterway corridor is being built along Awatea Road, next to part of the Wigram Skies development.

# Key demographics

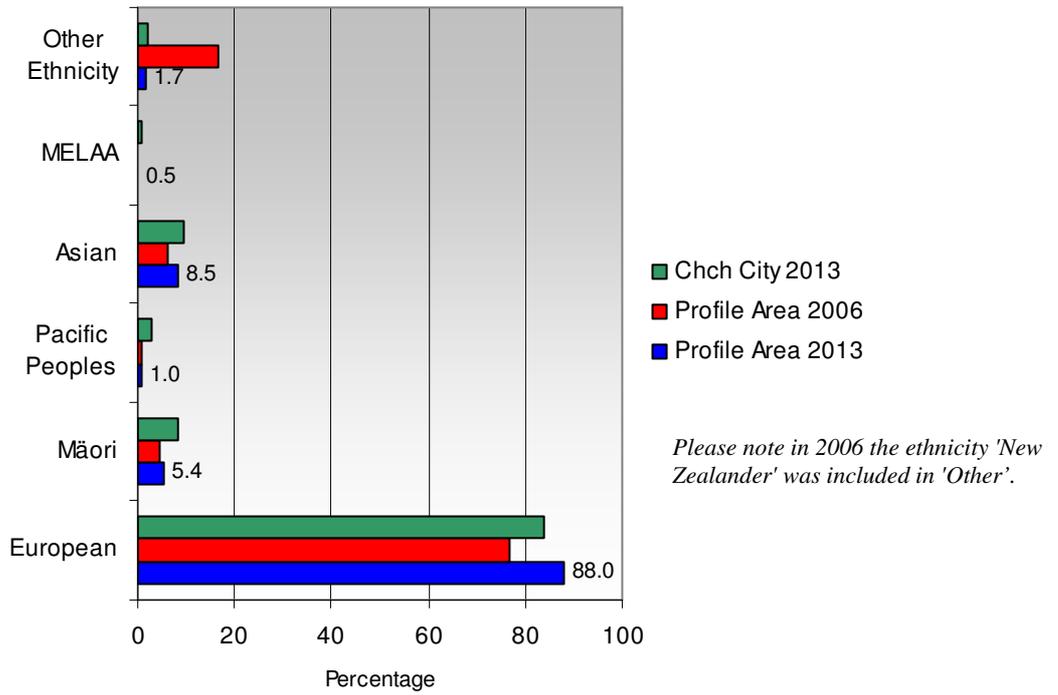
**Usually resident population count**  
(Data from Statistics NZ)



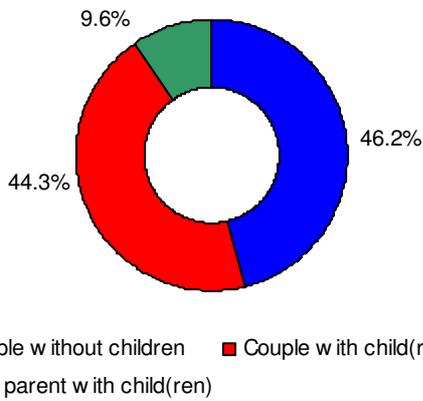
**Age for usually resident population (number of people)**  
(Data from 2013 Census, Statistics NZ)  
**Profile Area**



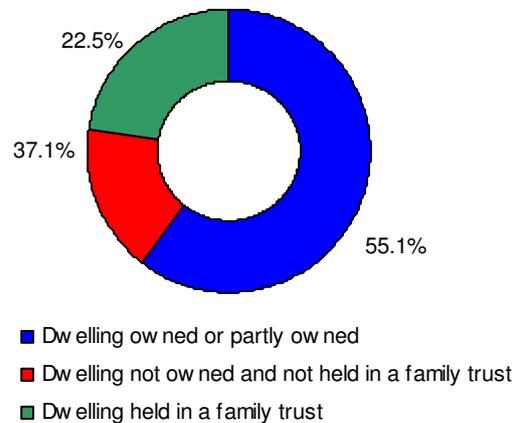
**Ethnicity for usually resident population (%)**  
(Data from 2013 Census, Statistics NZ)



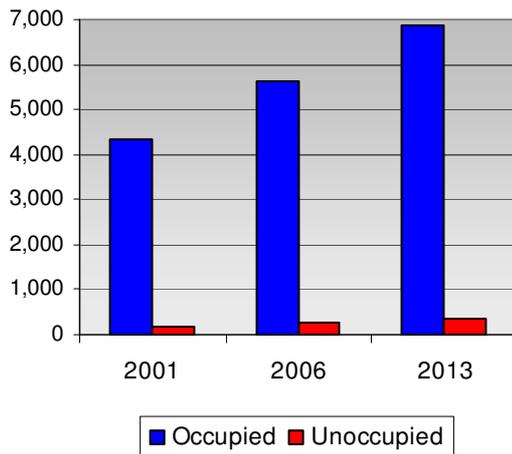
**Family type (%)**  
(Data from 2013 Census, Statistics NZ)



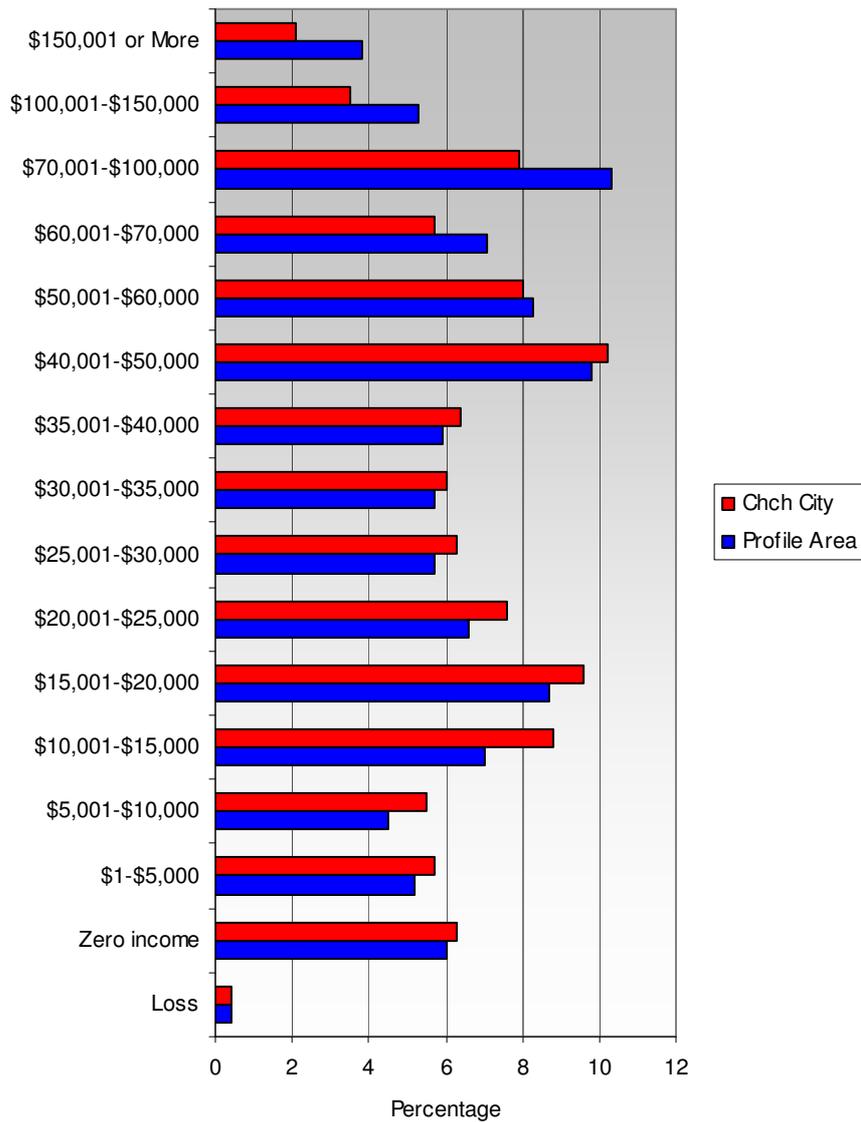
**Home ownership (%)**  
(Data from 2013 Census, Statistics NZ)



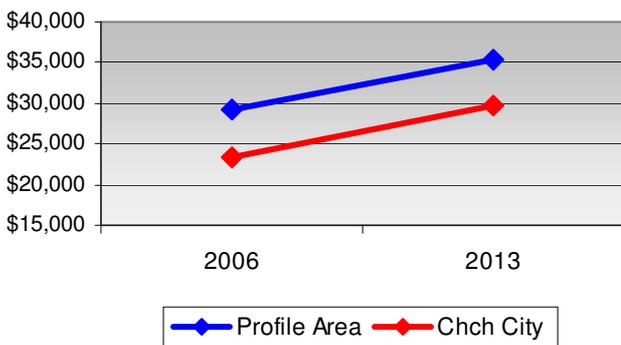
**Occupied and Unoccupied Dwellings**  
(Data from Statistics NZ)



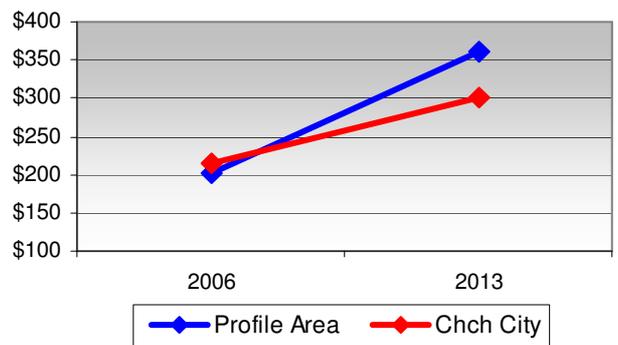
**Personal income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



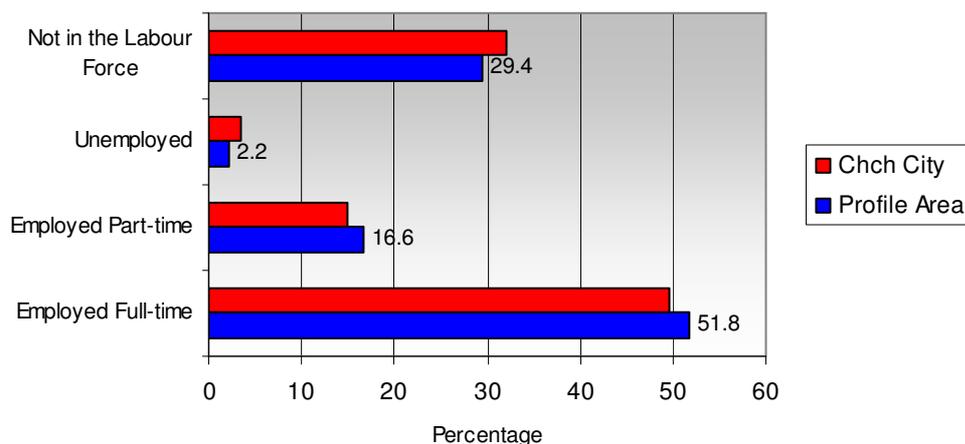
**Median Personal Income for Profile Area compared to Christchurch City**  
(Data from Statistics NZ)



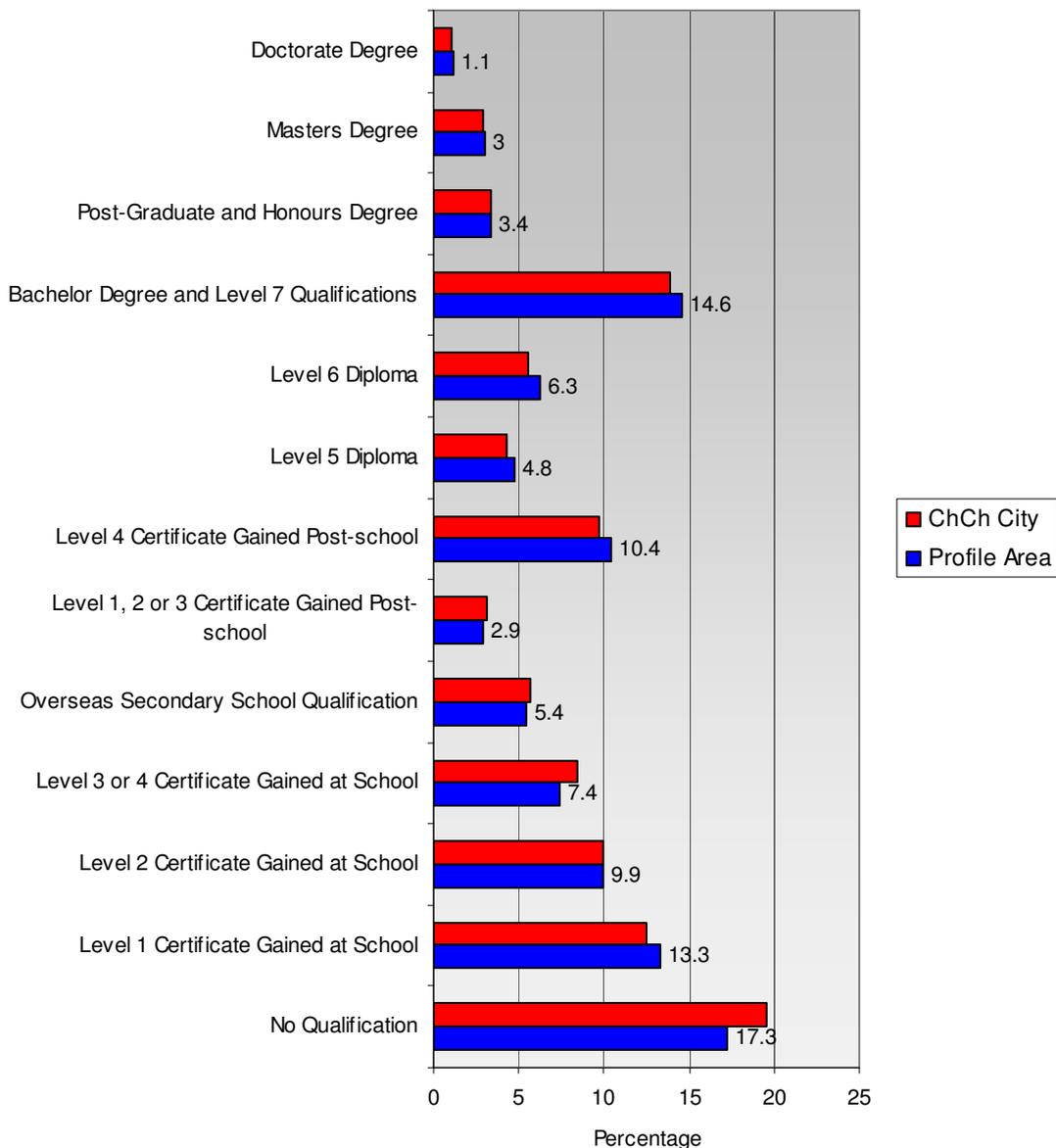
**Median Weekly Rent for rented households, in private occupied dwellings**  
(Data from 2013 Census, Statistics NZ)



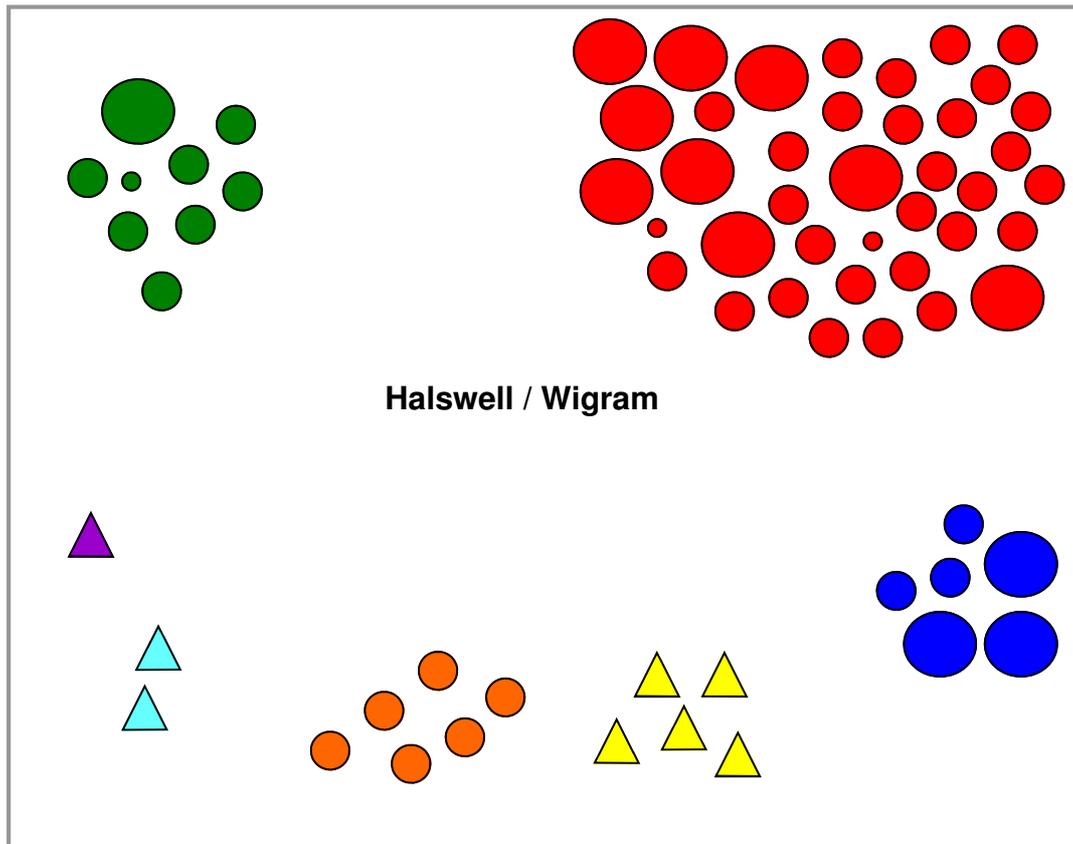
**Work and Labour Force status (%)**  
(Data from 2013 Census, Statistics NZ)



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



# Community infrastructure mapping



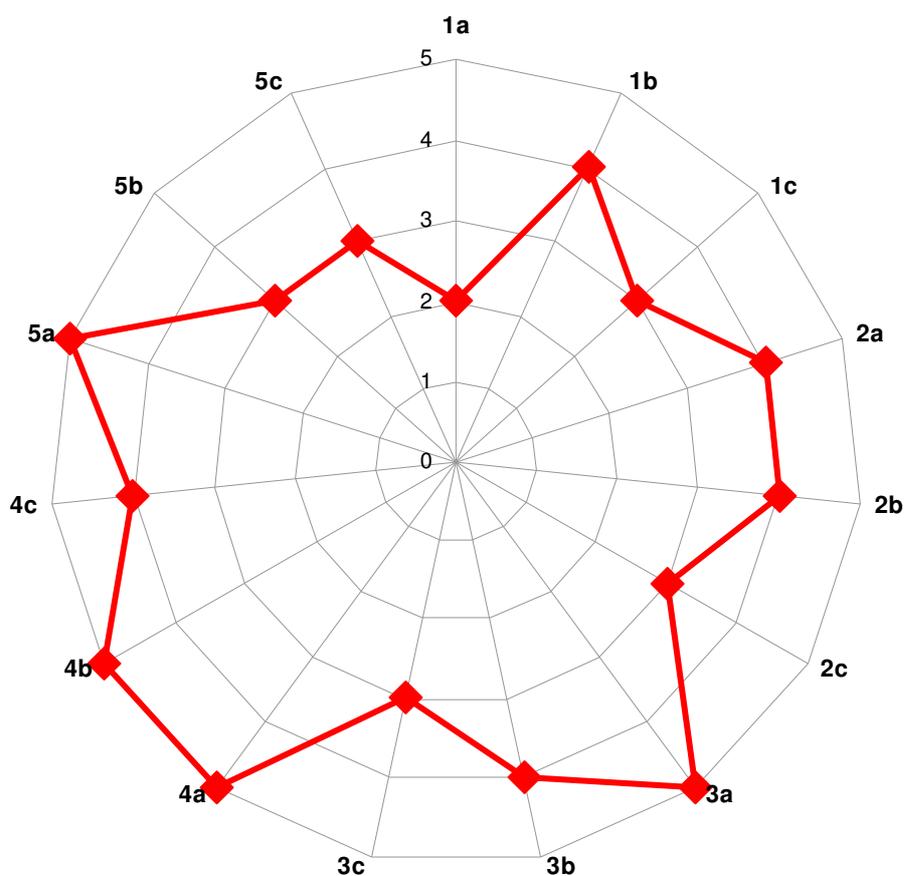
- Community development/support organisations
- Sport/recreation/leisure groups
- Faith-based organisations
- Residents'/business associations
- ▲ Schools
- ▲ Community facilities (Council-owned)
- ▲ Libraries (Council-owned)

*The above ratings have been based on reach, diversity and participation. For example, bigger circles tend to be groups that offer more services, or have large numbers of participants. They also tend to be groups that are well networked in the community.*

Nine community organisations in Halswell/Wigram offer services and activities that contribute to community well-being. They run community events, information networks and social support. The six faith-based organisations run a variety of social, recreational and educational programmes and activities which also contribute to the well-being of residents, particularly families. The 39 sport, recreation and leisure groups run many activities for residents. They are well patronised, with some sporting clubs being the largest in Christchurch. Collectively they contribute to the social fabric of the community.

The five schools serve the locals as well as young people from beyond the area. There are five active residents' associations which advocate for the local residents, and run events for residents to get to know each other. The library is well used, as is the summer pool. The facilities in the diagram above are council-owned and there are additional facilities run by churches, sport and recreation clubs, schools and the Halswell Community Hall, all of which are well used.

# Community resilience mapping



Scale: 1 = Low 5 = High

## 15 measures of resilience

### Community Support Organisations (rating)

|           |                                  |     |
|-----------|----------------------------------|-----|
| <b>1a</b> | # of organisations               | (2) |
| <b>1b</b> | strength of organisations        | (4) |
| <b>1c</b> | community development principles | (3) |

### Volunteering (rating)

|           |                                     |     |
|-----------|-------------------------------------|-----|
| <b>2a</b> | investment in volunteers            | (4) |
| <b>2b</b> | # of volunteer hours from Fundforce | (4) |
| <b>2c</b> | # of volunteer hours from Census    | (3) |

### Connectedness (rating)

|           |                                    |     |
|-----------|------------------------------------|-----|
| <b>3a</b> | # of Neighbourhood Support groups  | (5) |
| <b>3b</b> | # of residents' associations       | (4) |
| <b>3c</b> | access to networking groups/forums | (3) |

### Participation (rating)

|           |                               |     |
|-----------|-------------------------------|-----|
| <b>4a</b> | community events              | (5) |
| <b>4b</b> | Fundforce participation rates | (5) |
| <b>4c</b> | club membership #s            | (4) |

### Preparedness (rating)

|           |   |     |
|-----------|---|-----|
| <b>5a</b> | # of Neighbourhood Support groups           | (5) |
| <b>5b</b> | # households in Neighbourhood Support       | (3) |
| <b>5c</b> | capability of groups to lead local response | (3) |

**Note:** **2b, 4b** - These ratings only take into account figures from community projects funded by Council as indicated in the Council's 'Fundforce' database.

**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

# Community environment

## Social environment

Community organisations in Halswell/Wigram kept running after all the earthquakes. The community hall, library and pool are all open and well patronised. The community has contributed ideas for the new library/community centre/pool facility that is being built. This should be open in Nov 2015.

Anecdotal reports suggest that people are moving into the Halswell/Wigram area for various reasons, such as shifting from other parts of the city, migrating from overseas, and moving from other parts of New Zealand, often to work in the rebuild and recovery. Figures from the 2013 census show that the population has risen 22 percent, from 16,134 to 19,686. The population has risen 141 percent in Aidanfield and 49 per cent in Wigram.

Discovery 1 primary and Unlimited Paenga Tawhiti secondary schools moved temporarily to Halswell after the earthquakes. However, Unlimited shifted to the University of Canterbury's Dovedale Education campus, where the Discovery 1 School will join them after they amalgamate in 2014. Discovery 1 is site-sharing with Halswell Residential College, forming Education@Halswell. This has created an educational enclave of three schools and one pre-school along Nash Road. Halswell Residential College changed to a co-educational facility following Ministry of Education restructuring in the special education sector. Aidanfield Christian, Halswell and Oaklands schools enjoy strong local community relationships, while the other schools have a more distant relationship.

There is no state secondary school in the area, which means that all secondary students leave to attend several different schools. This has resulted in the youth lacking cohesion and a sense of identity with Halswell/Wigram. The absence of a secondary school hub is noticeable in an area this large.

Most sport and recreational activities are continuing after the earthquakes, with some activities shifting to venues in the greater Halswell area from other parts of the city. The area enjoys a strong sporting community, with sports clubs continuing to attract members, resulting in several large clubs. There are also various physical well-being activities on offer. Olympia Gymsports is in the former Airforce recreation centre in Corsair Drive in Wigram. The community also supports cultural groups that offer activities from arts and crafts to the performing arts.

Community celebrations and events are a feature of life in Halswell/Wigram. These encourage 'bumping' spaces for people living in the area as there is no central hub. Examples of these are the October Light Party, the new Halswell monthly Summer Market, the three Christmas Carols across the region, the Wigram Skies 'In Good company' event in conjunction with Ngai Tahu and the Family Funday at Oaklands School.

Halswell has had to redefine its collective identity as continued subdivision and a rapidly growing population have changed its rural village status. It has no central public gathering space and several large roads have fragmented the area and separated subdivisions that have distinctive characteristics.

The Halswell Community Project has grown since mid-2012 and resulted in community-led initiatives. This organisation has brought various groups together to work on projects for the betterment of the community. One such example is the Halswell Community Market, which started in 2013. Other initiatives include a community garden in a plot of land from St Mary's Church, a welcome pack to new residents, and a growing facebook page and e-newsletter.

The Halswell Menzshed, based at the St John of God facility, is the fastest growing shed in the Canterbury region.

Given the limited choice of activities in the local Wigram area at present, people must pick Halswell or Hornby for their community involvement. Ngai Tahu is mindful of the need to build a sense of community in and around its residential developments, and to this end has and will continue to include initiatives aimed at building community.

There are now two medical centres in Halswell, one in the Longhurst development and the other is the refurbished centre in Halswell. This will ease the demand on services in the area.

## **Built environment**

Halswell School was badly damaged in the 4 September 2010 earthquake and over 2013/14 has been undergoing a rebuild. Halswell School has also secured funding for a enlarged recreation hall, which will be open to the community. Aidanfield Christian School lost its school hall due to earthquake damage.

Some houses were significantly damaged due to shifting ground and liquefaction in the 4 September 2010 and 22 February 2011 earthquakes. However, in most places building and other structural damage was limited to cracking and broken chimneys.

There are many subdivisions and new stages of existing subdivisions being built. One new development – a combination of Longhurst and Knight's Stream Park to the south of Halswell Junction Road – in time may offer 1462 sections. Ngai Tahu is developing Wigram Skies on the former Airforce Base, with the intended developments including retail areas as neighbourhood gathering points. Hill areas are also being developed, with new sections in Westmorland Heights and areas above the Halswell Quarry offering smaller subdivisions. The Aidanfield subdivision is almost finished.

The south-west has been identified in the Greater Christchurch Urban Development Strategy as an area for urban growth. Halswell/Wigram can therefore expect more land development in the future as more subdivision and plan changes are processed. The Canterbury Earthquake Recovery Authority's Land Use Recovery Plan has identified Spreydon Lodge Ltd's development as a good example of a medium-density housing project. Each project in the south-west must meet requirements for affordable housing, mixed tenure, innovative and high-quality design based on universal design principles, and energy efficiency appropriate to each site.

Major sewer upgrades are scheduled to meet the subdivision growth. This includes upgrading the wastewater trunk line and building a new wastewater pump station along Wigram Road.

Significant road projects are planned or underway. The Christchurch Southern Motorway Stage One (CSM1), a four-lane, median-separated motorway between Collins Street and Halswell Junction Road, is finished. Stage Two (CSM2) is a four-lane, median-separated motorway from Halswell Junction Road to join State Highway One near Robinsons Road. Construction is due to start in 2015/16, subject to consents and funding. As subdivisions are built, road works will continue around the area. Whincops Road has been closed over 2014, until it gets realigned with Wigram Road.

Nga Mahi Road, off Blenheim Road, remains a site of industrial and commercial building development. Rebuild work has started at the New World in Halswell.

Consultation by the Council began in November on the Nga Puna Wai Sports hub. The proposed site is the area next to the Canterbury Agricultural Park.

## **Economic environment**

Businesses in the Halswell area largely stayed open after the earthquakes. Halswell New World supermarket underwent a major extension during 2014. This affected the small shopping small as well. A new café has also opened on Halswell Road near Aidenfield. Restaurants and cafés have reported more custom, which is expected to rise as the population grows. The shopping centre on Halswell Road is a well-used commercial hub of the community, as is the small group of shops at the junction of Halswell, Sparks and Halswell Junction Roads. There are more, smaller local clusters in Oaklands.

There is a major industrial area between the railway line and Wigram Road. Transport companies in particular take advantage of the location next to the railway line. On the other side of the railway, Nga Mahi Road off Blenheim Road keeps growing with more businesses locating there.

Access to shopping, businesses and services has been the same as before the 2010 earthquake. However, as the population grows, so too does the demand for more local facilities and services, such as takeaways. Due to the lack of small local commercial centres in the new subdivisions residents have to rely on independent or public transport (when it is available) to commercial centres further away. This creates a potential for isolation and a missed opportunity for a sense of connection and local community that can gather around small commercial hubs.

## Natural environment

After the 2010 earthquake there was concern over the water quality in Halswell River and the Heathcote River tributaries. Water testing has since cleared these waterways. After the 22 February 2011 earthquake, water from wells in Halswell was being supplied to other parts of Christchurch.

New stormwater retention basins with indigenous plantings are nearing completion along Sparks Road and Awatea Road south, as part of the South-West Area Plan goal to achieve a high quality, natural water environment connected across the south-west. As the South-West Christchurch Area Plan, adopted by the Council in April 2009, is carried out there will be more work done.

The Awatea Residents' Association is concerned about compliance by the Owaka Pit Eco Plant. The plant spontaneously combusted at the end of March 2013 and was left to burn until 8 May 2013 when the Fire Service was able to move in safely.

## Land Condition

The Halswell Domain is in full use again after some refurbishment. Halswell Quarry pathways and land suffered some damage in that earthquake, but all areas except the information centre are open to the public. There was also liquefaction at Halswell School in the 2010 and 2011 earthquakes, as well as throughout residential and rural areas. The first earthquake caused the most damage

After the Canterbury Earthquake Recovery Authority's rezoning in October 2011, all land in the area is now zoned 'green'. However, under the Department of Building and Housing technical classifications there is a wide variation of zones in Halswell.

The land on the Port Hills (including Westmorland) has the Port Hills zoning where, should rebuilding or repair be needed, normal consent requirements need to be met. There are pockets of technical category three (TC3 green-blue zoning) along the northern side of Halswell Junction Road, bordering the Halswell River, and along the west side of Halswell Road, on the southern exit of Halswell township. This means that moderate to significant land damage from liquefaction is possible in future significant earthquakes in these areas. Home-owners needing to repair and rebuild their foundations must get site-specific geotechnical investigation before any work can start.

Much of the rest of the Halswell residential land is designated technical category two (TC2 green-yellow), which means that minor to moderate land damage from liquefaction is possible in future significant earthquakes. The only technical category one (TC1 green-grey) designation is in the Broken Run subdivision off Wigram Road. There is a large area of rural land that has not been mapped for classification.

# Key issues identified

| Issue  | Progress to date / outcomes   |
|--|---|
| <ul style="list-style-type: none"> <li>As the western side of the city is likely to become an attractive option for people relocating within or moving to Christchurch some land development may be brought forward to meet demand. This poses a risk that physical and community infrastructure services won't keep pace with subdivision development and population growth.</li> </ul> | <p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>On 1 November 2011 the Canterbury Earthquake Recovery Authority re-designated west Halswell land to Living 3, allowing up to 1458 residential sections to be developed. Longhurst and Knight's Stream Park subdivisions started in 2012.</li> <li>Some physical infrastructure in the South-West Area Plan, such as wastewater facilities, has been advanced to meet demand from new subdivisions.</li> <li>Christchurch City Council is talking with the Ministry of Education and Canterbury District Health Board to hasten planning for social infrastructure for the growing population.</li> <li>West Halswell development includes plans for more pre-schools and a shopping centre.</li> <li>Planning and design is well under way for a new integrated Council library, pool and community facility, including a Council Service Centre desk, around the existing pool site on Halswell Road, due for completion at the end of 2014.</li> </ul> <p><u>November 2013.</u></p> <ul style="list-style-type: none"> <li>Building has started on the Longhurst and Knight's Stream Park. Development in Aidanfield is almost finished.</li> <li>The South-West Plan allows for the infrastructure improvements to be brought forward.</li> <li>Construction on the integrated Council library, pool and community facility has been delayed slightly, and is now due to start in 2015.</li> <li>Ngai Tahu continues to work on the Wigram Skies subdivision.</li> <li>The Riccarton-Wigram Community Board has arranged for research into how the shift of population from east to west has affected social well-being, with results due in 2014.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>The increased population as the subdivisions start to fill make an impact on infrastructure and services. A lot of the sports organisations are at capacity. The Menshed is the fastest growing in the country.</li> <li>The LURP makes available land for commercial purposes on Halswell Road, opposite the Aidenfield development.</li> </ul> |

| Issue  | Progress to date / outcomes   |
|--|---|
| <ul style="list-style-type: none"> <li>Halswell residents risk being isolated, with a lack of social connectedness. Factors include the absence of a public community space where people can gather; the lack of small local infrastructure such as shops in subdivisions, the enclave-style subdivisions that don't connect with each other, and the large busy roads slicing through various residential areas. This risk of social and physical fragmentation could rise as traffic volumes increase with population growth and the opening of the three stages of the Christchurch Southern Motorway.</li> </ul> | <p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>The community-led Halswell e-newsletter and website has offered a means for people to share information amongst the community. With growing popularity it could evolve into a new community development organisation embracing several projects. Other organisations are running projects with the potential to further establish community development principles in the area, which will give the community the opportunity to address local community needs.</li> <li>The planned road, cycleway, pathways and public open space network links in the South-West Area Plan should improve community cohesion. The planned new integrated library, pool and community facility near the largest commercial centre in the area and the well-used domain, will act as a central community hub.</li> <li>Many community events offer a way for people to gather, work together, and meet and welcome new members of the community.</li> <li>The council is ensuring that new subdivision consent applications incorporate appropriate facilities. For example, the new west Halswell development plans to have a commercial centre.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>The Halswell Community Project is the first community development-specific organisation in the area. The e-newsletter continues to expand distribution. The Halswell Project has started a monthly market and has plans for a community garden.</li> <li>The Halswell Menzshed at St John of God is the fastest growing men's shed in Canterbury.</li> <li>Plans for the new library/pool/facility progress, despite a delay in construction.</li> <li>Halswell School has funding for a combined use recreation facility.</li> <li>Locally organised community events are well patronised. A community event for Wigram is planned for March 2014.</li> <li>Welcome packs are being planned for new arrivals to Wigram.</li> <li>The Land Use Recovery Plan published in November 2013 supports medium-density housing in the Spreydon Lodge Ltd development in Halswell.</li> </ul> |

| Issue  | Progress to date / outcomes  |
|--|--|
| continued....  | <ul style="list-style-type: none"> <li>Developers of the Longhurst and Wigram Skies subdivisions are ensuring good and liveable neighbourhood design is factored into their developments.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>The Halswell Community Project continues to build on its Welcome pack to give to new residents. The Strengthening Communities Advisor and the Community board continue to support the project.</li> <li>The new Halswell library/community Centre is engaging with all aspects of the community to make them aware of the new facility and become involved.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Without local youth services and facilities, other than sport, youth will become bored, and fail to feel they belong to their community. This could lead to petty crime.</li> </ul>   | <p><u>November 2012</u></p> <ul style="list-style-type: none"> <li>The new integrated library, pool and community facility needs youth-oriented facilities and services to give youth a place to gather and study. Service providers and community groups also need to offer activities for young people.</li> </ul> <p><u>November 2013</u></p> <ul style="list-style-type: none"> <li>As above.</li> </ul> <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>The Halswell Community Project continues to be innovative in their community involvement. They ran a youth engagement exercise and from this came a Halswell Youth Committee, which is raising awareness of issues for young people. The young people presented to the Community Board in October 2014.</li> </ul> |
| <ul style="list-style-type: none"> <li>The local Residents groups have been worn down from the volume and complexity of the issues affecting their area. The influx in population and infrastructure has raised many issues in the community such as speed and road changes, new developments with no facilities etc.</li> </ul> | <p><u>November 2014</u></p> <ul style="list-style-type: none"> <li>In November, the Strengthening Communities Advisors organised an initial capacity building workshop for Riccarton/Wigram Residents Groups to strengthen their organisations.</li> </ul>   |