Community profile  
Greater Halswell Area

Greater Halswell is an outer suburb of Christchurch, located in open country nine kilometres south-west of the city centre on State Highway 75. Largely a residential suburb until recently, Halswell was completely separated from the city geographically, but in recent years many new subdivisions have been created to the north of the area, creating new suburbs. These have effectively joined Halswell to the Christchurch urban area.

The Halswell area is growing rapidly, with subdivisions expanding the residential areas of Aidanfield to the north-east, and The Rocks at the top of Kennedy’s Bush Road on a hill to the south, with the rest of Halswell on the flat ground of the Canterbury Plains.

The more established suburb of Oaklands is situated on the west side of State Highway 75. Further to the west is Westlake. Across Dunbars Road, Aidanfield is the larger of the recent subdivisions. Others include Milns Estate, Halswell on the Park, Broken Run and Country Palms. Kennedy’s Bush to the south and Westmorland towards Cashmere are situated on the Port Hills.
Key demographics

**Usually resident population count**
(Data from Statistics New Zealand)

<table>
<thead>
<tr>
<th>Year</th>
<th>Greater Halswell</th>
<th>Christchurch City</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996</td>
<td>19,000</td>
<td>25,000</td>
</tr>
<tr>
<td>2001</td>
<td>21,000</td>
<td>27,000</td>
</tr>
<tr>
<td>2006</td>
<td>23,000</td>
<td>30,000</td>
</tr>
</tbody>
</table>

**Ethnic groups in the area (%)**
(Data from 2006 Census, Statistics New Zealand)

<table>
<thead>
<tr>
<th>Ethnic Group</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>European</td>
<td>77.4</td>
</tr>
<tr>
<td>Māori</td>
<td>4.1</td>
</tr>
<tr>
<td>Pacific Island</td>
<td>0.6</td>
</tr>
<tr>
<td>Asian</td>
<td>5.4</td>
</tr>
<tr>
<td>MELAA (Middle Eastern, Latin American and African)</td>
<td>0.2</td>
</tr>
<tr>
<td>Other</td>
<td>16.8</td>
</tr>
</tbody>
</table>

**Median personal income compared to Christchurch City**
(Data from Statistics New Zealand)

<table>
<thead>
<tr>
<th>Year</th>
<th>Halswell</th>
<th>Christchurch City</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2001</td>
<td>5,000</td>
<td>10,000</td>
</tr>
<tr>
<td>2006</td>
<td>10,000</td>
<td>20,000</td>
</tr>
</tbody>
</table>

**Employment status (%)**
(Data from 2006 Census, Statistics New Zealand)

<table>
<thead>
<tr>
<th>Category</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employed</td>
<td>52.3</td>
</tr>
<tr>
<td>Unemployed</td>
<td>27.0</td>
</tr>
<tr>
<td>Part-time</td>
<td>17.8</td>
</tr>
<tr>
<td>Full-time</td>
<td>0.8</td>
</tr>
</tbody>
</table>

**Home ownership (%)**
(Data from Statistics New Zealand)

- Dwelling Owned or Partly Owned by Usual Resident(s): 41.0%
- Dwelling Not Owned by Usual Resident(s): 35.0%
- Family Trust: 20.0%
- Not Stated: 4.0%

**Family type (%)**
(Data from 2006 Census, Statistics New Zealand)

- Couple without Children: 25.0%
- Couple with Child(ren): 35.0%
- One Parent with Child(ren): 20.0%
- Not Stated: 20.0%
Social infrastructure mapping

Within the greater Halswell area there are 63 organisations identified, consisting of nine community organisations, 10 sports groups, 22 recreational/leisure groups, six faith-based organisations, four residents’ groups, no business associations and 12 community meeting venues.

The greater the size of the circle, the greater the impact and reach the organisation has within the community. There are 11 organisations within the Halswell community that have a great amount of reach and impact, with the greatest proportion being meeting spaces used within the community. A number of community groups have medium impact across most sectors.
Social capital mapping

**Community development organisations**
- **1a** Number of organisations
- **1b** Strength of organisations
- **1c** Community development principles

**Connectedness**
- **3a** Number of neighbourhood support groups
- **3b** Number of residents’ associations
- **3c** Access to networking groups/forums

**Volunteering**
- **2a** Investment in volunteers
- **2b** Number of volunteer hours from Fundforce
- **2c** Number of volunteer hours from Census

**Participation**
- **4a** Community events
- **4b** Fundforce participation rates
- **4c** Club membership numbers

**Resilience**
- **5a** Preparedness/response plan in place
- **5b** Identified groups to lead local response
- **5c** Capability of groups to lead local response
**Land condition in Halswell**

Some areas of Halswell were zoned 'B' from the Tonkin Taylor Report released in December 2010.

The land map released by CERA in June 2011 showed some pockets in the area were designated as 'orange' zone. These were situated near waterways. Furthermore, there are significant areas of white zone mainly on the Port Hills and on government and reserve land.

Following the October 2011 rezoning announcement, all land in the area is now zoned as 'green'. However, under the Department of Building and Housing technical classifications there is a wide variation of zones within the Halswell area. The land on the Port Hills (including Westmorland) has the Port Hills zoning where rebuilding or repair be needed, normal consent requirements need to be met.

There are pockets of TC3 – blue zoning along the northern boundaries with Halswell Junction Road, bordering the Halswell Stream, and along Halswell Road. This means that moderate to significant land damage from liquefaction is possible in future significant earthquakes. Home owners who are needing repair and rebuild to foundations must get site-specific geotechnical investigation before any work can proceed.

Much of the rest of the Halswell residential land is designated TC2 – yellow, which means that minor to moderate land damage from liquefaction is possible in future significant earthquakes.

As there is a considerable amount of rural land within the area, a corresponding unmapped rural zoning is attached.

The only TC1 – grey designation in the area is in the Broken Run subdivision off Wigram Road.
Pre and post earthquake analysis

Social environment
a. Community organisations | 1 | 2
b. Community connectedness | 3 | 4
c. Community participation | 3 | 4

Built environment
d. Housing stock | 5 | 4
e. Roading infrastructure | 5 | 3
f. Commercial/community infrastructure | 3 | 2

Economic environment
g. Local business/services | 3 | 2
h. Access to local services | 4 | 3
j. Local economy | 4 | 4

Natural environment
k. Air quality | 5 | 4
l. Parks and spaces | 5 | 3
m. Accessibility to natural environment | 4 | 3
Impact of earthquakes
Post-4 September 2010 and 22 February 2011

Natural environment
After the 4 September 2010 earthquake there was concern over the water quality in Halswell Stream and the Heathcote River tributaries in this area. Water testing has since cleared these waterways. After the February 2011 earthquake, water from wells in the Halswell area was being supplied to other areas of Christchurch.

Liquefaction and land damage in Halswell Domain was a concern after the September 2010 earthquake. Some remedial work has been carried out in the domain and it is now being used again for winter sports. The Halswell Quarry received some damage to pathways and land in the September 2010 earthquake.

There appears to have been a short-term reduction in air quality when silt has been stirred up by high winds.

Economic environment
Businesses in the Halswell area have continued to operate largely uninterrupted. The two garages on Halswell Domain did stop selling fuel for a short while after both earthquakes, due to concerns over the extent of land damage around the underground tanks. Halswell New World supermarket has prospered, providing shuttles for Lyttelton and hill suburb residents who were without a supermarket. Other restaurants and cafés in the area have reported increased patronage, and this is expected to rise in the coming summer months of 2011.

Employment rates have continued to be above average in the Halswell area.

Access to shopping, businesses and services have been the same as before the September 2010 earthquake.

Social environment
Community organisations in the Halswell area have continued operating. Some organisations using the Halswell Community Hall have been forced to relocate due to the damage to the building and its red sticker status following the September 2010 earthquake. The Halswell Library closed for a short period, as did the Halswell Pool. There may be a shift of people into the Halswell area with people relocating from eastern suburbs. Two schools, Discovery One and Unlimited, have relocated into Halswell and are site-sharing with Halswell Residential College.

Anecdotal reporting from the local community constable indicates that crime has decreased slightly in the area.

Most sporting and recreational activities are continuing. Sports clubs continue to attract a lot of members.

Built environment
Some houses were damaged due to shifting ground and liquefaction, however, for the majority of the area damage has been limited to cracking and chimneys.
Future risks and opportunities

As land remediation decisions continue to be announced, there is a likelihood that the western side of the city will become an attractive option for people having to relocate. The South-West Area Plan completed in 2006 signalled the future development projections for this area. There is a possibility that some of the time frame estimations for land need will be brought forward due to land demand from former eastern Christchurch residents. The community has already signalled that some community infrastructure services will need to be developed. One such example is with GP practices, which are turning away new residents seeking to enrol.

There is concern over the potential flooding risks and water quality of the Halswell Stream and other waterways in the area. When future developments are undertaken, effective stormwater planning as identified in the South-West Area Plan will need to be adhered to.

Future neighbourhood designs, developments and programmes will need to exhibit on-going knowledge of the local area. There has already been some concern expressed about the narrowness of the roads in some of the newer developments in the Halswell area, specifically in relation to on-street parking combined with narrow roads.

There are a number of roads in the area that are not pedestrian- and cycle-friendly and do not have designated footpaths. There needs to be some development of the roadways from a safety perspective, especially along major roads and State Highway 75 from Aidanfield Drive through to Dunbars Road.

A new library/community facility is planned for Halswell and was approved by the Council in the 2009-19 LTCCP. Planning for this is under way.

A Halswell e-newsletter was started in 2009 and has proven to be a worthwhile and effective form of communication within the community. This project, driven and led by the community, has great potential.

While there are quite a few events held in the Halswell area which have high local attendance, often the willingness of locals to participate in the organisation is not great. The introduction of community organisations working along community development principles would assist with social cohesion in the area.

Halswell Domain is extremely well used and sought after by sports clubs in the area. There is a demand for sports grounds with adjacent facilities. Future greens pace developments alongside the new motorway could help alleviate some of this. However, sports clubs may request associated facilities be developed as well.

There are currently no neighbourhood support groups in Westmorland. Promotion of Neighbourhood Support could be an option for Canterbury Neighbourhood Support.

On 1 November 2011 CERA announced a land redesignation proposal for West Halswell which would change the land designation to Living 3. This would allow for development of 1,458 residential sections.