

Waipuna Halswell-Hornby-Riccarton Community Board Submissions Working Group

BACKGROUND INFORMATION

For the Information of the Independent Hearings Panel on Plan Change 14.

Date: 3 November 2023

Community Boards

Community boards were created by the Local Government reforms in 1989.

They carry out functions and exercise powers delegated to them by councils.

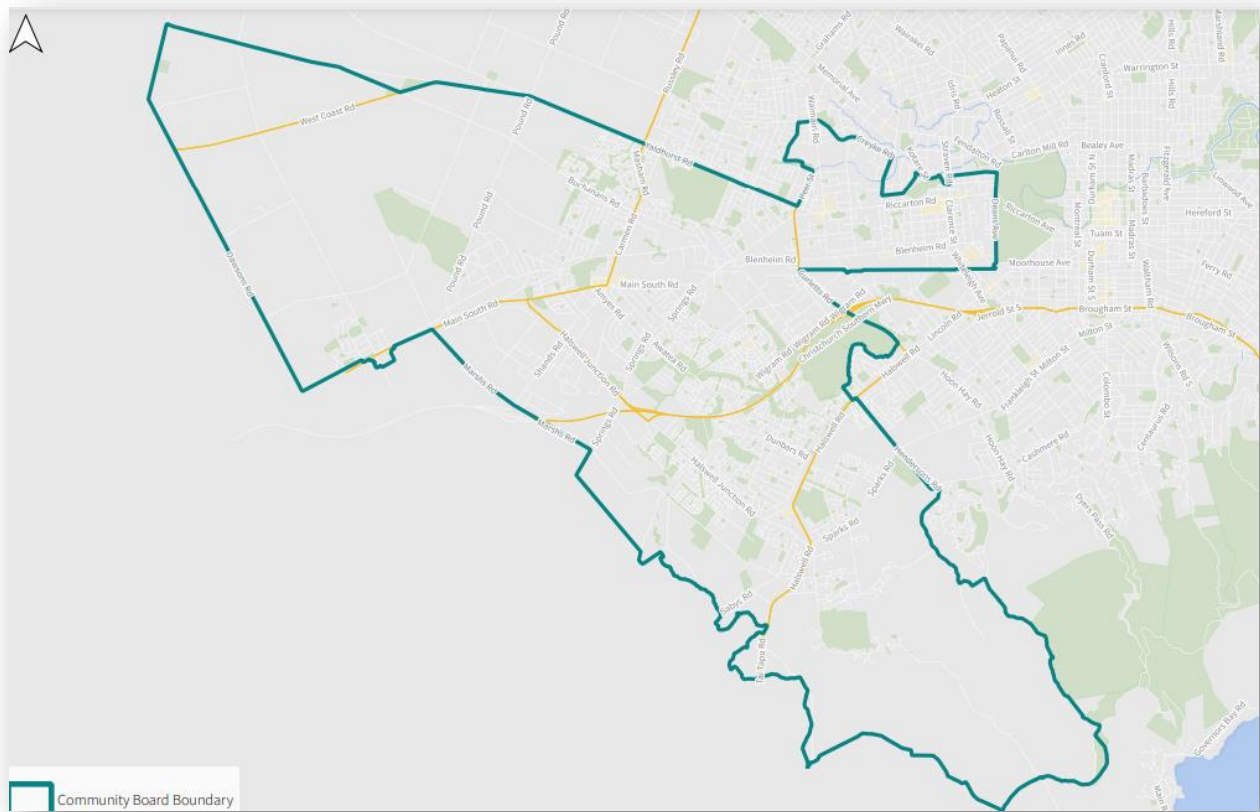
There are six community boards within the Christchurch City Council area.

Local body elections for community board members and councillors are held every three years.

The community board's main role is to:

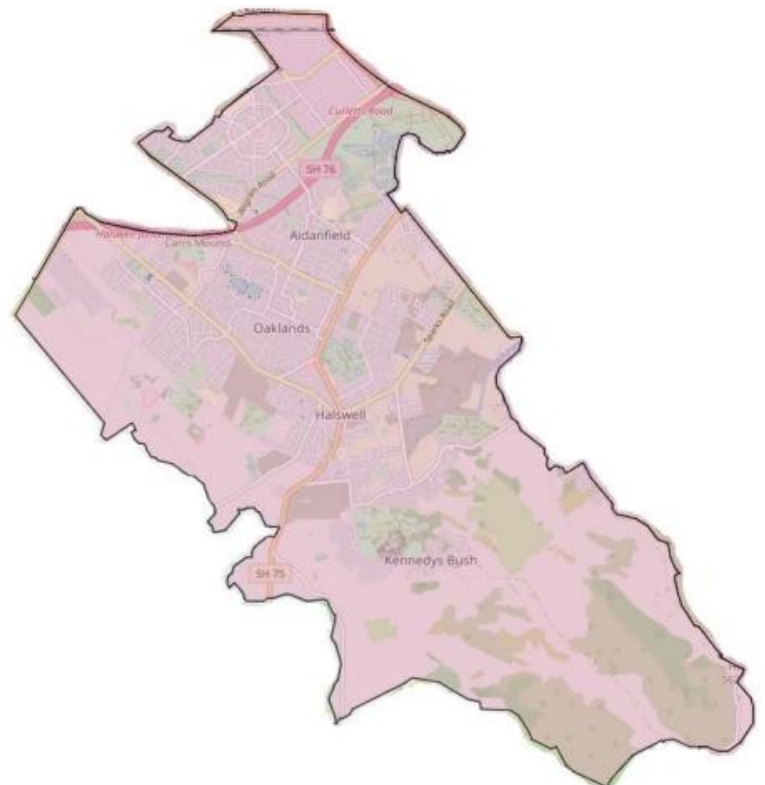
- Represent and advocate for the interests of its community.
- Consider and report on all matters referred to it by the council, or any matter of interest to the board.
- Maintain an overview of council services in the community.
- Prepare an annual submission to the council for expenditure within the community.
- Communicate with community organisations and special interest groups within the community.

Waipuna Halswell-Hornby-Riccarton Community Board area



Halswell Ward Profile

The Halswell Ward includes the suburbs of Halswell, Wigram, Aidanfield and Kennedys Bush. The ward is one of the largest urban growth areas in the South Island with most of the housing in the area being modern, with few social housing facilities. The Council's South West Area Plan also guides development in this area. The many new subdivisions in the Halswell Ward has progressed it from being an outlying community separated from the city geographically.



Halswell Ward Map

Development of the rural parts of Halswell continues with Milns Park, Riverstone, The Fields, Quaifes Park and Cloverdon some of the latest developments.

The Halswell Ward is well served for greenspace from the 60.4 hectare Halswell Quarry through to numerous neighbourhood parks that have been created as a part of property development contributions. A considerable number of the greenspaces contain water with lakes, drainage swales and creeks curving

through them. Halswell Domain is a popular park used extensively by a large variety of sporting and recreational groups. Te Hāpua: Halswell Centre adjoins the domain with an outdoor swimming pool, library and community facilities.

The Southern Motorway cuts through the middle of the ward, dividing the wider Wigram and Halswell areas. This means there are essentially two hubs within the ward – that around the Halswell shopping area and Te Hāpua: Halswell Centre, and the other falling within the Wigram Skies development area.

Demographic Summary (2018 Census Data)

- **Population**

In 2018, the population of Halswell ward was 23,800. This was 6.5 per cent of Christchurch City's population.

Between 2013 and 2018, this ward's population increased by approximately 9,000 people, or 61 per cent. Christchurch City's population increased by 8 per cent.

The median age in 2018 was 36.2 years for people in Halswell ward. This ward had a higher proportion of people aged 0-14 years, and a lower proportion of people aged 40-64 years, than for all of Christchurch City. 19 per cent of people were aged under 15 years, 37 per cent were aged 15-39 years, 29 per cent were aged 40-64 years, and 15 per cent were aged 65 years and over.

- **Ethnicity, 2018**

The most common ethnic group in Halswell ward was European, with 72 per cent of the population identifying with this ethnic group in 2018. The next most common ethnic group was Asian (25 per cent), followed by Māori (6 per cent), Pacific Peoples (2 per cent) and Middle Eastern/Latin American/African (1 per cent).

- **Households**

In 2018, there were 8,250 households in Halswell ward.

The majority of these households (75 per cent) were one-family. This was compared with 65 per cent for all of Christchurch.

One-person households made up 16 per cent of all households, compared with 25 per cent city-wide.

Other multi-person households (e.g. flatting situations) made up 5 per cent of this ward's households.

- **Families**

In 2018, there were 6,800 families living in Halswell ward. 44 per cent of families were couples without children, 46 per cent were couples with child(ren), and 10 per cent of families were one-parent with child(ren).

Relative to the rest of Christchurch City, Halswell ward had lower levels of deprivation overall. Halswell ward did not have any areas classed as 'most deprived' (i.e. deciles 9 and 10, or quintile 5). Around 61 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).

- **Household income**

The median income for households in Halswell ward was \$96,700 in 2018. This was compared with a median of \$73,900 for all of Christchurch City.

12 per cent of households in this ward had an annual income of \$30,000 or less, compared with 19 per cent of people for Christchurch City as a whole.

48 per cent of households in this ward had an annual income of more than \$100,000, compared with 36 per cent of households in Christchurch City.

- **Work and labour force status**

In 2018, 54 per cent of those aged 15 years and over in Halswell ward were employed full-time, compared with 50 per cent city-wide. 14 per cent were employed part-time, while 29 per cent were not in the labour force (e.g. students who do not also work, retired people, stay-at-home parents, and those unable to work due to sickness/disability).

In 2018, 2.7 per cent of people were unemployed, compared with 3.8 per cent for all of Christchurch City.

The most common occupational group in this ward was 'Professionals'.

The next most common occupational groupings were 'Managers' (17 per cent) and 'Clerical and Administrative Workers' (13 per cent).

- **Disability**

In 2018, 5 per cent of this ward's population aged 5 years and over were classed as disabled. This was compared with 7 per cent for all of Christchurch.

- **Dwellings**

In 2018, there were 8,950 dwellings in Halswell ward. Of these, 8,270 were occupied private dwellings (92 per cent). Almost 2 per cent of all dwellings were under construction, and less than 1 per cent were occupied non-private dwellings (e.g. hostels, boarding houses, motels etc).

Of the occupied private dwellings, 92 per cent were separate houses and 8 per cent were two or more flats/units/townhouses/apartments joined together.

79 per cent of households in Halswell ward owned the dwelling that they lived in (includes family trusts) (64 per cent for all of Christchurch).

For the households renting their dwelling (21 per cent), the majority paid rent to a private landlord (97 per cent) and 1 per cent of rented dwellings were owned by Housing New Zealand/Kāinga Ora, compared with 12 per cent for all of Christchurch City and 1 per cent of rented dwellings were Council-owned housing, compared with 3 per cent of city-wide dwellings.

Median rent was \$470, compared with \$350 for Christchurch City as a whole.

Hornby Ward Profile



Hornby Ward Map

The Hornby Ward includes the suburbs of Hornby, Hei Hei, Islington, Yaldhurst and parts of Wigram and Sockburn. It also encompasses the rural communities in Yaldhurst and Templeton. It is the part of the city that welcomes those entering Christchurch from the west and the south.

At the centre of the ward is the main road junction of Main South, Carmen and Shands Roads where State Highway 1 does a sharp turn to link the northern corridors with the southern. Further across the ward to the north, State Highway 73 which leads to the west along Yaldhurst Road, forms much of the ward's northern boundary.

The existence of the Wigram Aerodrome and industrial estates in Sockburn led to Hornby occasionally being considered a town. However, as adjacent suburbs have developed along with the expansion of the commercial sector, that separation no longer exists. The development of areas between Hornby are also decreasing the separation of Templeton with the other parts of the ward.

The more rural areas of Templeton and Yaldhurst are home to a number of lifestyle properties. Quarrying operations continue to feature in these areas as a contentious issue.

The city's two residential correction facilities, Christchurch Men's Prison and Christchurch Women's Prison are both located in the Hornby Ward off opposite sides of Kirk Road in Templeton.

Demographic Summary (2018 Census Data)

- **Population**

The population within the Hornby Ward boundary: 23,274

The median age in 2018 was 36.1 years for people in Hornby ward compared to the median age in Christchurch City of 37.1 years.

This ward had a higher proportion of people aged 15-39 years, and a lower proportion of people aged 65+ years, than for all of Christchurch City. 17 per cent of people were aged under 15 years, 39 per cent were aged 15-39 years, 31 per cent were aged 40-64 years, and 13 per cent were aged 65 years and over.

- **Ethnicity, 2018**

The most common ethnic group in Hornby ward was European, with 68 per cent of the population identifying with this ethnic group in 2018. This was compared with 78 per cent for Christchurch City as a whole.

The next most common ethnic group in Hornby ward was Asian (21 per cent), followed by Māori (13 per cent), Pacific Peoples (6 per cent) and Middle Eastern/Latin American/African (1 per cent).

- **Households**

In 2018, there were 8,150 households in Hornby ward.

The majority of these households (67 per cent) were one-family households, One-person households made up 22 per cent of all households and other multi-person households (e.g. flatting situations) made up 7 per cent.

- **Families**

In 2018, there were 5,990 families living in Hornby ward; 42 per cent of families were couples without children, 39 per cent of families were couples with child(ren), 18 per cent were one-parent with child(ren).

- **Household income**

The median income for households in Hornby ward was \$72,300 in 2018 (compared with a median of \$73,900 for a Christchurch City.) 11 per cent of families had an annual income of \$30,000 or less.

Relative to the rest of Christchurch City, Hornby ward had higher levels of deprivation overall.

- **Work and labour force status**

In 2018, 53 per cent of those aged 15 years and over in Hornby ward were employed full-time, compared with 50 per cent city-wide; 12 per cent were employed part-time, while 30 per cent were not in the labour force (e.g. students who do not also work, retired people, stay-at-home parents, and those unable to work due to sickness/disability). 4 per cent of people were unemployed.

The most common occupational group in this ward was 'Technicians and Trades Workers' (16 per cent) and the next most common occupational groupings in this ward were 'Labourers' (15 per cent) and 'Professionals' (14 per cent).

- **Disability**

In 2018, 8 per cent of this ward's population aged 5 years and over were classed as disabled. This was compared with 7 per cent for all of Christchurch.

- **Dwellings**

In 2018, there were 8,750 dwellings in Hornby ward. Of these, 8,150 were occupied private dwellings (93 per cent), less than 1 per cent were occupied non-private dwellings (e.g. hostels, boarding houses, motels etc).

67 per cent of households owned the dwelling that they lived in (includes family trusts). For the households renting their dwelling (33 per cent) the majority paid rent to a private landlord (81 per cent) and 16 per cent of rented dwellings were owned by Housing New Zealand/Kāinga Ora and 2 per cent were Council-owned housing.

Riccarton Ward Profile



Riccarton Ward Map

The Riccarton Ward includes the suburbs of Riccarton, Ilam, Sockburn and Upper Riccarton. The most recent representation review saw changes to the Riccarton Ward which came into effect in October 2023.

Hagley Park is on the eastern border of the ward, through to Racecourse Road along Epsom Road to the Sockburn roundabout. The ward's northern boundary extends along Matai Street West, around Riccarton Bush, along Totara Street, up Clyde Road and through to Creyke and Maidstone Roads to Solway Avenue taking in the University of Canterbury's Dovedale Campus. Peer Street forms the western boundary onto Yaldhurst Road / Racecourse Road. The railway line forms most of the southern border.

The Riccarton Ward takes in the University of Canterbury campus, Riccarton House and Bush and the Christchurch Railway Station. There are two bus lounges on either side of Riccarton Road providing an interchange function for routes both in and out of the city as well as the Orbiter Route.

The busy Riccarton Road bisects much of the ward, not just physically but also demographically and socially. There are marked differences in income levels, as well as housing prices, density and ownership between the two sides of the corridor. There are a number of older houses on traditionally larger sections on the north side of Riccarton Road, whereas the south side has seen increases in housing density as the larger sections are subdivided and developed into multiple unit housing. This includes social housing where the former state house and section model is being converted into multi storied complexes.

There are three major shopping centres in the ward; Bush Inn Centre, Tower Junction and the popular Westfield Mall, which is the largest retail complex in the South Island. Blenheim Road and Mandeville Street also comprise a mix of commercial and retail premises. There are also some light industrial businesses operating through Sockburn and south of Blenheim Road.

Demographic Summary (2018 Census Data)

- **Population**

In 2018, the population of Riccarton ward was 24,100. This was 7 per cent of Christchurch City's population.

Between 2013 and 2018, this ward's population increased by approximately 1,500 people, or 7 per cent. Christchurch City's population increased by 8 per cent.

The median age in 2018 was 28.0 years for people in Riccarton ward. The median age in Christchurch City was 37.1 years.

This ward had a much higher proportion of people aged 15-39 years than for all of Christchurch City.

In this ward, 11 per cent of people were aged under 15 years, 56 per cent were aged 15-39 years, 21 per cent were aged 40-64 years, and 12 per cent were aged 65 years and over.

- **Ethnicity**

The most common ethnic group in Riccarton ward was European, with 58 per cent of the population identifying with this ethnic group in 2018 (compared with 78 per cent for Christchurch City as a whole).

The next most common ethnic group in Riccarton ward was Asian (35 per cent), followed by Māori (7 per cent), Pacific Peoples (4 per cent) and Middle Eastern/Latin American/African (3 per cent)

- **Households**

In 2018, there were 7,400 households in Riccarton ward. The majority of these (54 per cent) were one-family households (compared with 65 per cent for all of Christchurch). One-person households made up 24 per cent of all households and other multi-person households (e.g. flatting situations) made up 19 per cent.

- **Families**

In 2018, there were 4,420 families living in Riccarton ward. 46 per cent of families were couples without children, 38 per cent of families were couples with child(ren), and 17 per cent of families were one-parent with child(ren).

- **Household income**

The median income for households in Riccarton ward was \$60,700 in 2018 (compared with a median of \$73,900 for all of Christchurch City).

25 per cent of households had an annual income of \$30,000 or less, and 27 per cent of households had an annual income of more than \$100,000, compared with 36 per cent of households in Christchurch City.

- **Work and labour force status**

In 2018, 39 per cent of those aged 15 years and over in Riccarton ward were employed full-time, compared with 50 per cent city-wide. 18 per cent were employed part-time, while 38 per cent were not in the labour force (e.g. students who do not also work, retired people, stay-at-home parents, and those unable to work due to sickness/disability). 5.3 per cent of people were unemployed.

The most common occupational group in this ward was 'Professionals' (20 per cent). The next most common occupational groupings in this ward were 'Technicians and Trades Workers' (15 per cent) and 'Labourers' (14 per cent).

- **Disability**

In 2018, 7 per cent of this ward's population aged 5 years and over were classed as disabled. This was the same proportion for Christchurch City as a whole.

- **Dwellings**

In 2018, there were 8,240 dwellings in Riccarton ward. Of these, 7,440 were occupied private dwellings (90 per cent). Less than 1 per cent of all dwellings were under construction, and 1 per cent were occupied non-private dwellings (e.g. hostels, boarding houses, motels etc).

Of the occupied private dwellings, 69 per cent were separate houses and 31 per cent were two or more flats/units/townhouses/apartments joined together.

38 per cent of households in Riccarton ward owned the dwelling that they lived in (includes family trusts), this was 64 per cent for all of Christchurch.

For the households renting their dwelling (62 per cent), the majority paid rent to a private landlord (82 per cent), 14 per cent of rented dwellings were owned by

Housing New Zealand/Kāinga Ora and 3 per cent of rented dwellings were Council-owned housing, compared with 3 per cent of city-wide dwellings.

Board involvement with local organisations

The Council has the right to make appointments to a number of organisations including those entities to which the Council has the right to appoint one or more trustees, directors or members (S6, Local Government Act 2002).

Each triennium, the Board appoints a member or members to outside organisations that represent and/or play a key role in local projects and issues, is included in supporting community engagement of the same, and represents a geographic area or specific sector of the community including:

- **Riccarton Bush Trust**

The Trust manages the 6.4 hectare native bush remnant gifted to the people of Canterbury in 1914 with operating funds provided by the Council in accordance with the Riccarton Bush Amendment Act 2012. At its meeting of 7 December 2022, the Council delegated to the Waimāero Fendalton-Waimairi-Harewood and Waipuna Halswell-Hornby-Riccarton Community Boards the ability to each appoint representatives to the Riccarton Bush Trust.

- **Ruapuna Community Liaison Committee**

Formed under the Christchurch Replacement District Plan that requires the lessees of the Ruapuna Motorsport Park, to form and operate a Community Liaison Committee. It has been practice for the Council appointee to the Committee to be recommended to Council by the Waipuna Halswell-Hornby-Riccarton Community Board from among its members.

- **Te Poutama Ārahi Rangatahi Community Liaison Committee**

The Waipuna Halswell-Hornby-Riccarton Community Board is delegated by Council to appoint the Council's representative(s) to the Community Liaison Committee under regulation 34(2)(b) of the Oranga Tamariki (Residential Care) Regulations 1996 to Te Poutama Ārahi Rangatahi (Harmful Sexual Behaviour programme) in Christchurch.

- **Keep Christchurch Beautiful Incorporated Society**

a voluntary organisation that promotes a cleaner, more beautiful environment within Christchurch, and raises the level of awareness of what the individual can do to improve his or her community, reduce litter and support

environment improvements. Keep Christchurch Beautiful holds charitable status & is an Incorporated Society.

- **Hornby Community Care Trust**

The constitution of Hornby Community Care Trust requires one Trustee to be appointed from the Community Board.

- **Neighbourhood Support Christchurch Area Incorporated**

The constitution of Neighbourhood Support Christchurch Area Incorporated requires that the District Committee shall include representatives of the Waipuna Halswell-Hornby-Riccarton Community Board area.

- **Christchurch Beautifying Association**

The Christchurch Beautifying Association run annual Street and Garden Awards and invite a representative from the Board to participate in judging of the street and garden awards to be held early next year.

- **Key Local Stakeholders and Residents' Associations**

Residents' Associations in the Board include:

- Awatea Residents' Association
- Central Riccarton Residents' Association
- Deans Avenue Precinct Society
- Delamain Residents' Association
- Gilberthorpes Estate Residents Association
- Greater Hornby Residents' Association
- Halswell Residents' Association
- Ilam and Upper Riccarton Residents' Association
- Kennedy's Bush Residents' Association
- Riccarton Bush/Kilmarnock Residents' Association
- Riccarton Park Residents' Association
- Steadman Road Area Residents' Association
- Templeton Residents' Association
- Yaldhurst Rural Residents' Association

Board members regularly interact with Residents' Associations and other key local stakeholders, attending of Residents' Association meetings, network meetings and engaging at a variety other opportunities, both formal and informal.

Furthermore, Residents' Associations and other local groups and individuals regularly present to Board meetings and provide information directly to the Board and informally to Board members.

Consultation With the Community re Plan Change 14.

The Community Board area, particularly Hornby and Riccarton are particularly affected by Plan Change 14 proposals for high density residential development around commercial centres. The Board area includes Westfield Mall, Bush Inn Centre and Hornby Hub with provision for at least 22 metre high development.

There has been specific consultation with residents on Plan Change 14:

- The Board Chairperson attended the Riccarton Bush-Kilmarnock Residents Association held at Riccarton House where the possible plan change was announced and heard both anger and sadness expressed at what was proposed.
- In February 2023 the Chairperson and Riccarton Ward Councillor convened a meeting with the Hornby and Riccarton Residents Associations to discuss the proposed Plan Change. Each Association was represented by three people. There was firm opposition to Plan Change 14 expressed by the associations at the meeting.
- The Board Chairperson has attended many of their meetings of the Church Avenue Residents Association and heard residents' concerns.
- The Board Chairperson attended the Annual General Meeting of Deans Avenue precinct Society where there was concern expressed by residents at their current medium density area having six storeys development.
- The Board Chairperson attended a Greater Hornby Residents Association meeting attended by sixty people who all signified their opposition to Plan Change proposals.
- In July 2023 The Board Chairperson attended the Annual General Meeting AGM of the Riccarton Bush /Kilmarnock Residents Association and heard expression of deep concern about Plan Change 14.
- The Board Chairperson attended a Halswell Residents' Association meeting and heard the views of Halswell resident on Plan Change 14

- There has been direct communication of individual residents' views and concerns about the Plan Change to Board Members.
- On 11 September 2023 pm a meeting between Residents Association representatives with Council staff (including senior planners) was held to discuss the changes in the 42a report of Ike Klynbos. Elected Members and central government candidates were present. There was strong opposition expressed to the proposed increase in heights.

All five Riccarton Associations and the Greater Hornby Residents Association spoke at the Council meeting that considered the Plan Change.

The Board is aware that the following Residents Associations have lodged submissions:

- Five Riccarton Residents Associations, Deans Avenue Precinct Society, Riccarton Bush -Kilmarnock Residents Association, Central Riccarton Residents Association, Ilam Upper Riccarton Residents Association, and Church Corner Residents Association.
- The Greater Hornby Residents Association who are strongly opposed and
- The Halswell Residents Association

The Board supports the Residents Associations submissions.

Board Governance Arrangements

At its meeting on 15 December 2023 the Board agreed its governance arrangements and Delegated authority to the Community Board Chairperson and Deputy Chairperson to:

- in consultation with Board members, consider submission opportunities and decide whether to lodge submissions on behalf of the Board
- following consultation with Board members, to approve, finalise, and lodge submissions on behalf of the Board
- appear and be heard on the behalf of the Board at any hearing of submissions
- following consultation with members withdraw (in whole or part) a submission made on behalf of the Board.

All submissions to be reported to the Board for record keeping purposes.

Pursuant to this delegation submissions on Plan changes 13 and 14 were lodged on behalf of the Board and were reported to the Board at its meeting on 15 June 2023.

