

Addington

District Plan: "Local"
Previous factsheets: "Neighbourhood"

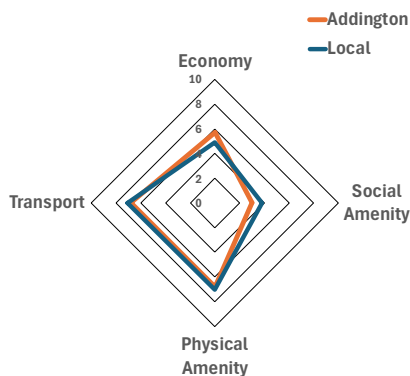
INTRODUCTION

This information sheet provides an objective appraisal of the Addington commercial centre, drawing on statistical data sources, specialist advice and surveys.

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Addington is a linear centre extending along Lincoln Road, close to the central city. One of Christchurch's oldest centres, Addington was established in the late 1800s to serve industrial and housing around the railway yards.

In the 2000s some of the industrial areas adjacent to the centre were redeveloped for commercial offices and more recently to housing. The change in the centre's catchment has driven change within the centre, resulting in a more diverse range of food and beverage outlets and re-investment in existing buildings. The centre is mainly zoned as Local Centre Zone.

Economic performance of the centre continues to improve. Overall spending has increased and the overall economic score is also higher. The centre continues to show an increase in business and employment activity, driven by the strong commercial/office development in the area post 2010. Vacant land is lower than the average across all centres. The centre has a good range of food and beverage outlets and a few community venues. However, the centre does not offer a wide range of other social amenities, lacking in particular health facilities and government services.

The physical environment of the centre has changed since the previous assessment. Paving has been renewed, there are new pedestrian crossing points at some intersections and traffic calming at others. The speed limit through the centre has also been lowered. Although still a centre with high vehicle traffic, the physical environment has generally improved.

Addington scores well for access by car and public transport. Bus access and reliability has been improved with changes to the street layout, including peak hour dedicated bus lanes. The centre is walkable to the central city and housing density growth areas.

Access is hampered by the high traffic environment, particularly at peak times, which puts pressure on car parking supply and makes cycling through the centre a riskier proposition. The pedestrian environment has been improved with the street environment changes.

In summary, the centre continues to improve with public investment in the street environment and private investment in the centre and surrounds.

STRENGTHS

- Wide range of food and beverage outlets.
- Established office development is a source of customers for the centre.
- New housing is growing the catchment population.
- Physical environment is improved.
- Accessible and central location.

OPPORTUNITIES

- Street improvement continue to attract investment.
- Catchment population growth may encourage and sustain a wider range of services in the centre.
- Completion of the Wood's Mill development.

WEAKNESSES

- High traffic environment and peak congestion impacts on access and environment quality.
- Higher levels of crime.
- Weak retail offer and social amenity.

THREATS

- Traffic and congestion.

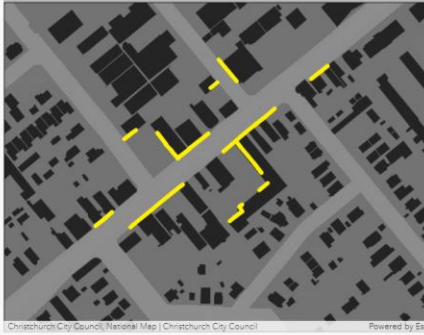
ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

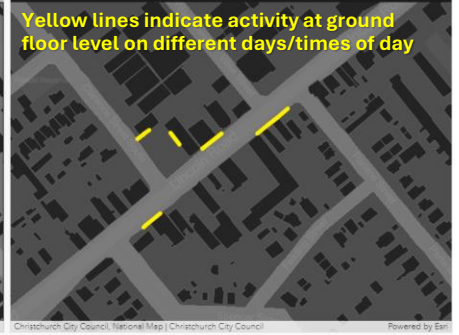
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



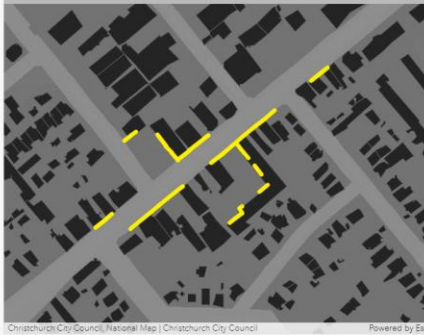
Weekdays: Nighttime opening (9pm on)



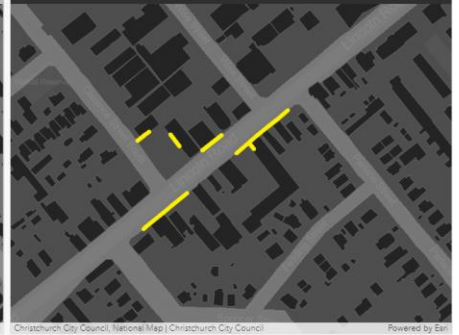
Weekends: Daytime opening (9am-5pm)



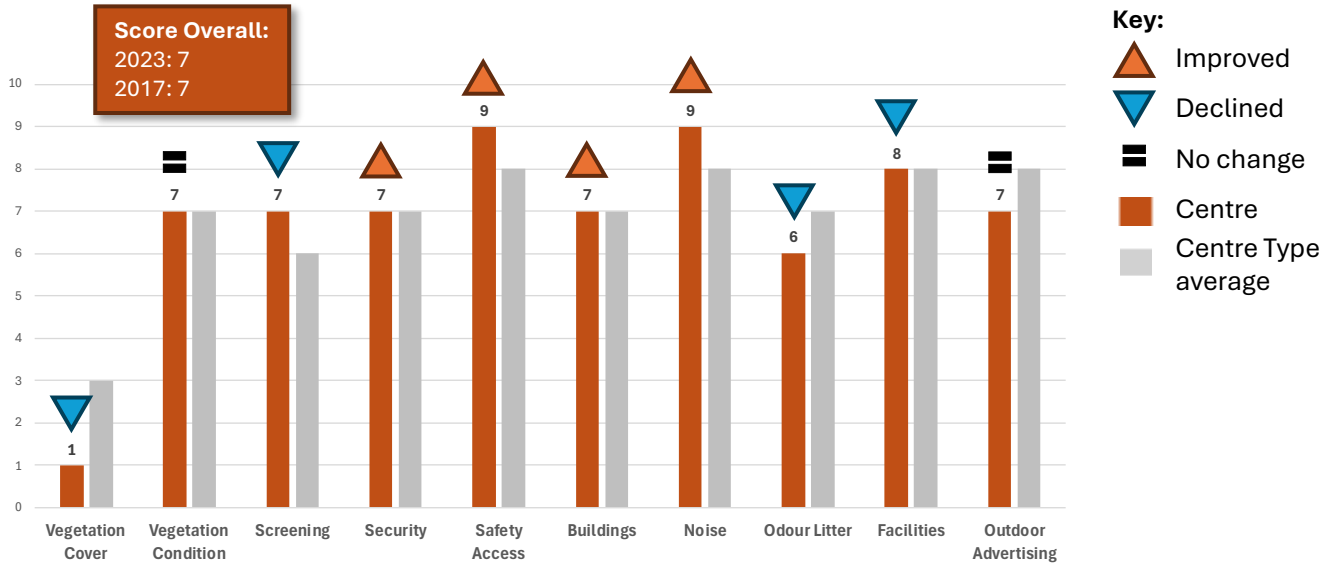
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



PHYSICAL AMENITY ASSESSMENT (SURVEY RANGE LATE 2022/EARLY 2023)



CENTRE IMAGES (2023)

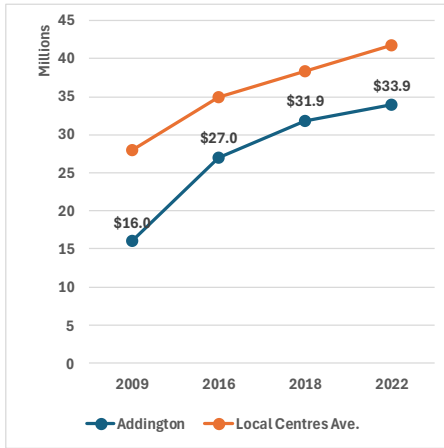


ECONOMIC PERFORMANCE

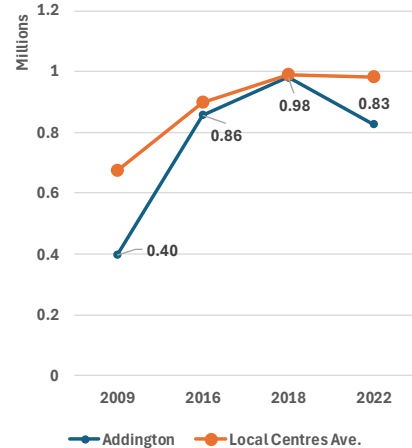
Economic survey score 2023	3.7
Economic survey score 2017	3.7
Centre type average economic survey score 2023	4.9
Vacant land in centre	3%
Centre type average vacant land	15%



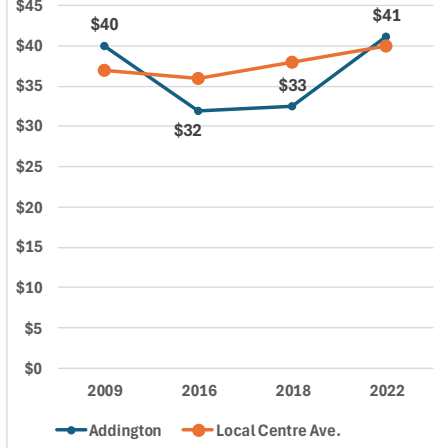
TOTAL SPEND (\$)



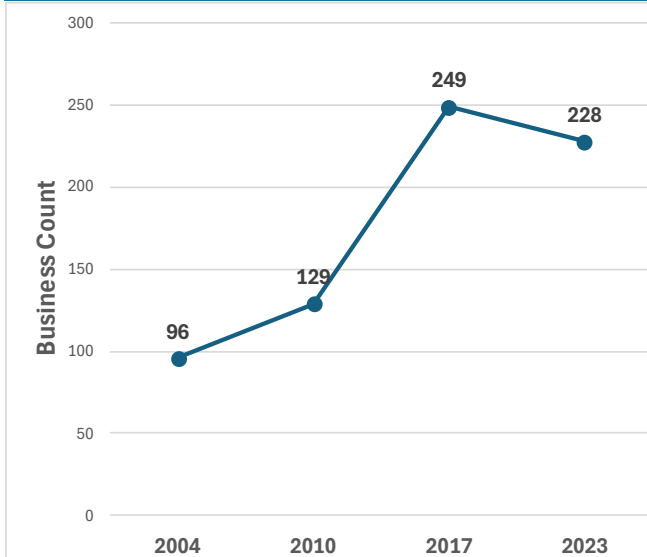
TRANSACTION COUNT



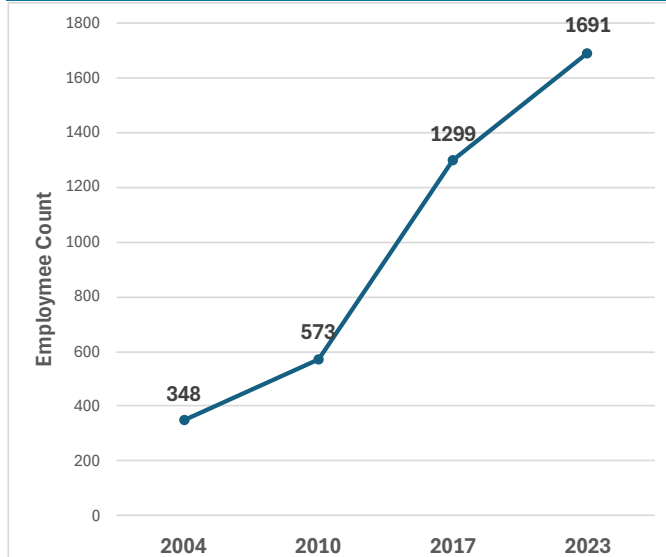
TRANSACTION AVERAGE (\$)



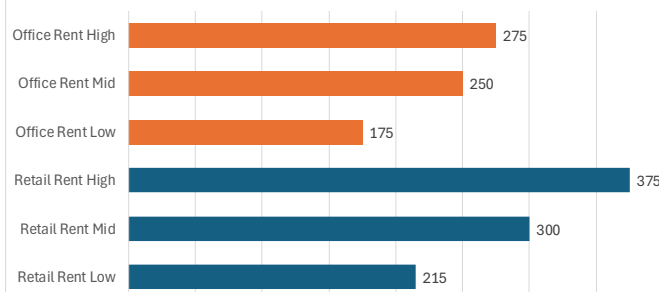
BUSINESS COUNT



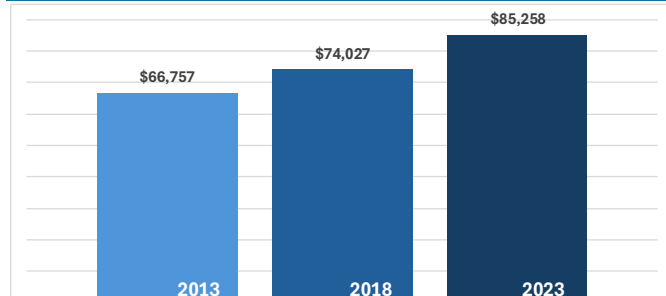
EMPLOYMENT COUNT



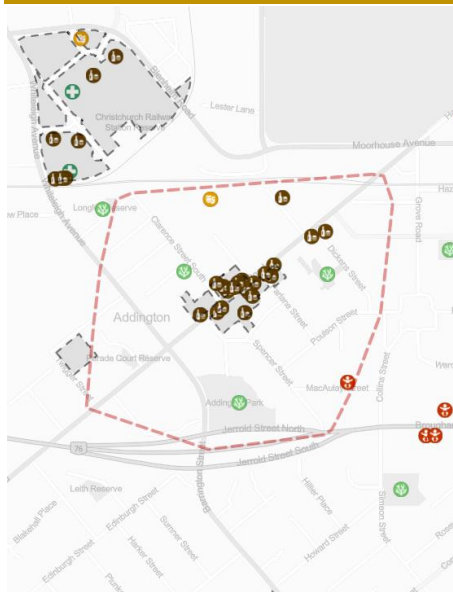
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING



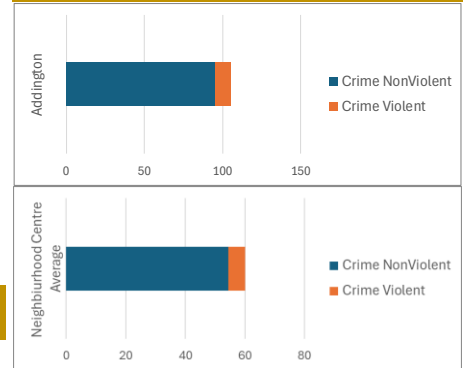
CATCHMENT PROFILE

	2013	2018	2023
Residents under 15yrs	12%	11%	11%
Residents 65yrs and over	12%	14%	18%
Residents on Social welfare	12%	10%	14%
Average % of hh with no car	9%	9%	10%
Average number of vehicles/hh	1	1	1

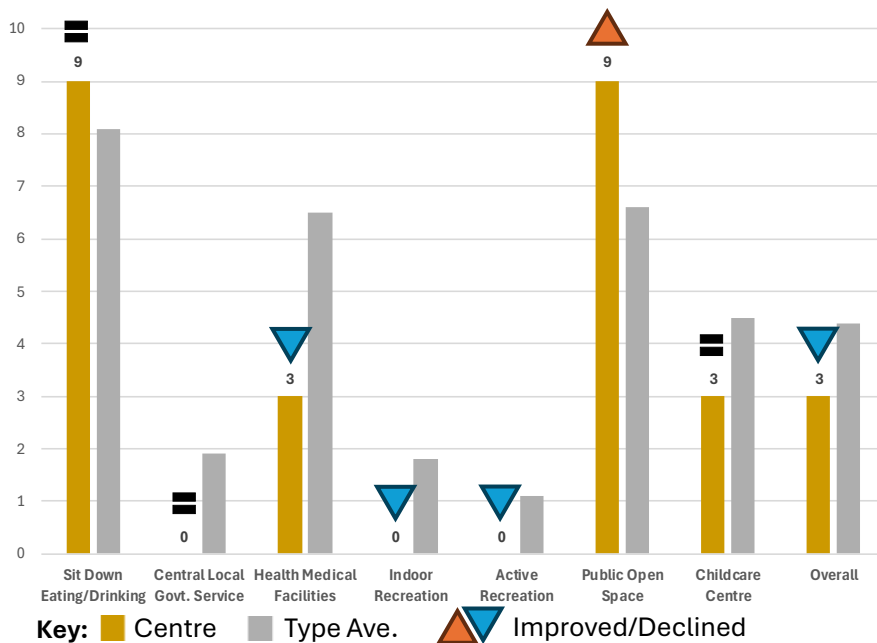
CATEGORY

- Cafe Bar Restaurant
- Public Open Space
- Health Medical Facilities
- Childcare Centre
- Indoor Recreation
- Central Local Government Service
- Active Recreation
- Community Owned Operated Facilities

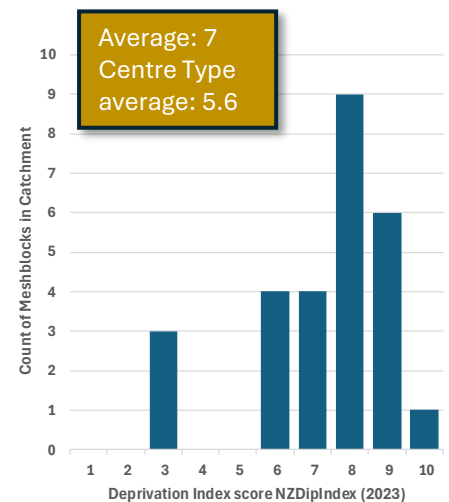
CRIME (2022)



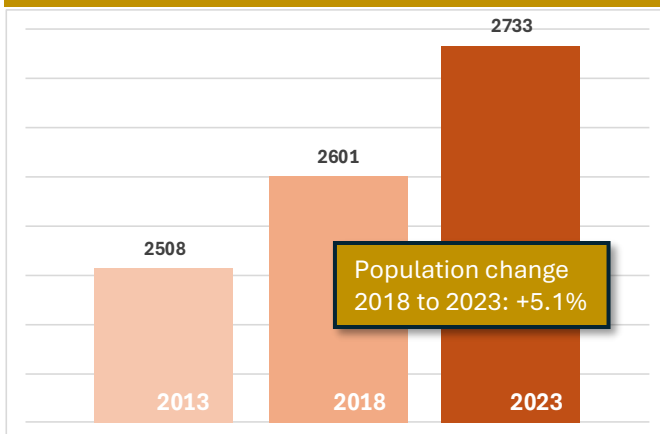
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



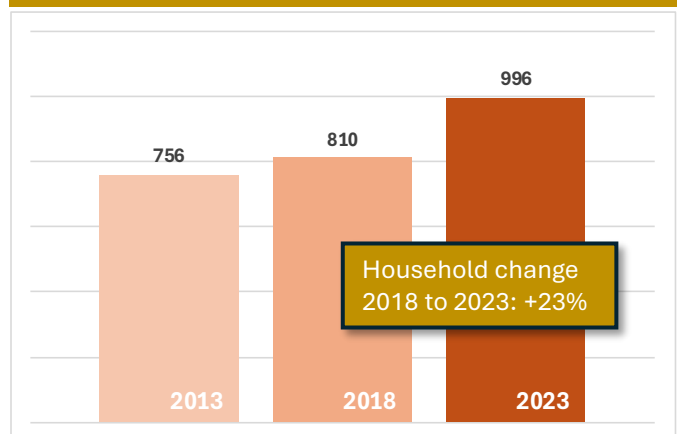
DEPRIVATION RANGE (2023)



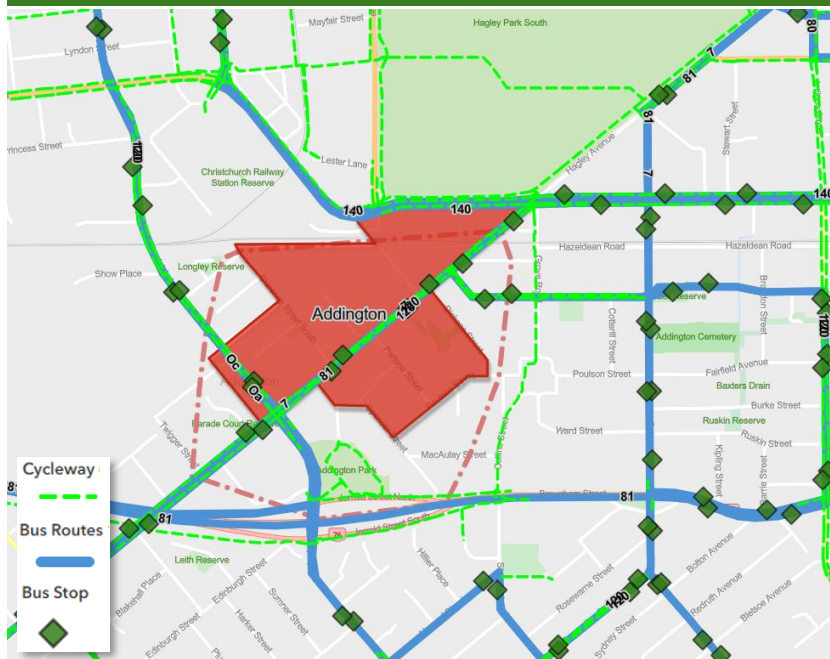
CATCHMENT POPULATION 2018-2023



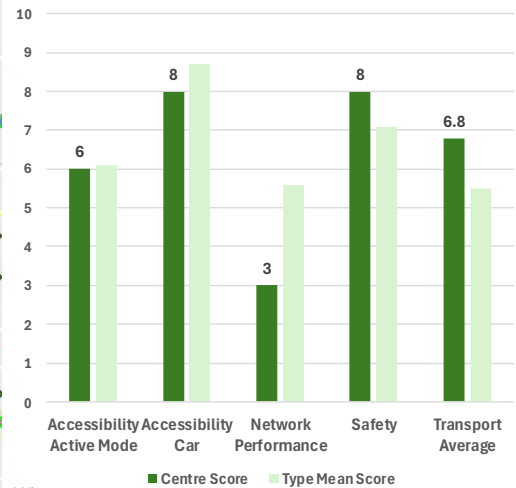
HOUSEHOLD COUNT 2018-2023



TRANSPORT

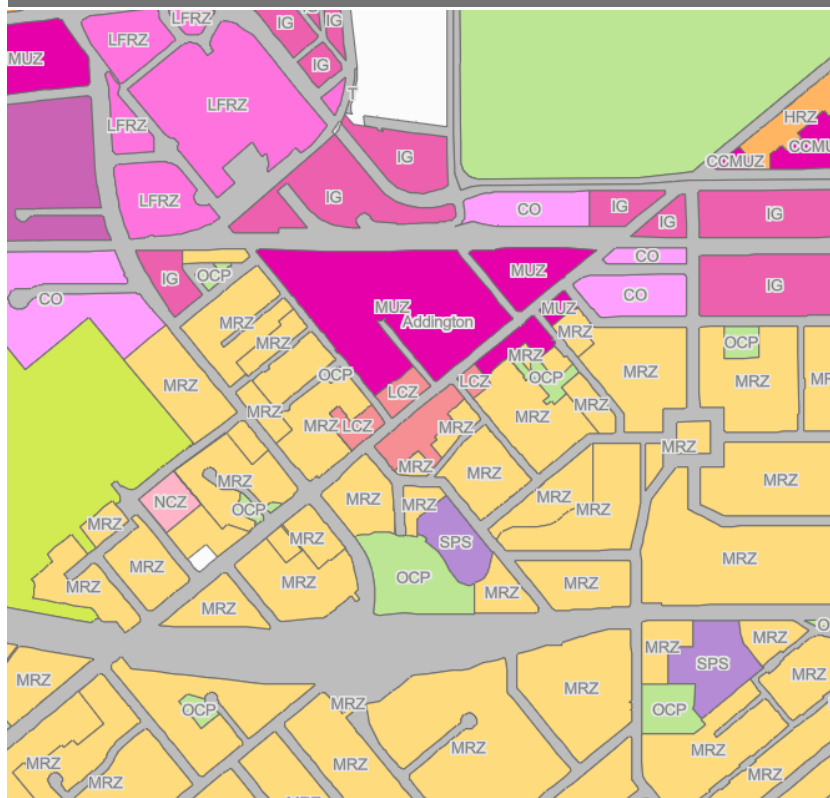


TRANSPORT SURVEY



Survey approach changed for 2023. Results not comparable to previous factsheets

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



Planning zones legend and detail

LCZ	Local Centre Zone (commercial activity)
HRZ	High Density Zone (townhouses and apartments)
MRZ	Medium Density Zone (townhouses)
RS	Residential Suburban Zone (low density houses)
OCP	Open Space Zone (parks and recreation)
IG	Industrial (businesses and factories)
SPS	Special Purpose Zone (schools and facilities)
CO	Commercial Office

Refer to 2017 CCFS for the pattern of zones from the District Plan prior to Plan Change 14.

GUIDANCE – See guidance sheet for further information on the Commercial Centre Factsheet purpose, the data presented and the data sources.

DISCLAIMER – While every effort has been made to ensure the information presented is accurate, the Christchurch City Council gives no guarantee that the information in any Commercial Centre Factsheet contains no errors. The Council shall not be liable for any loss or damage suffered consequent upon the use directly, or indirectly, of the information supplied in this publication.

REPRODUCTION OF MATERIAL – Any table or other material published in the Commercial Centre Factsheets may be reproduced provided acknowledgement is made to this source and the original data where appropriate.