

Akaroa

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

INTRODUCTION

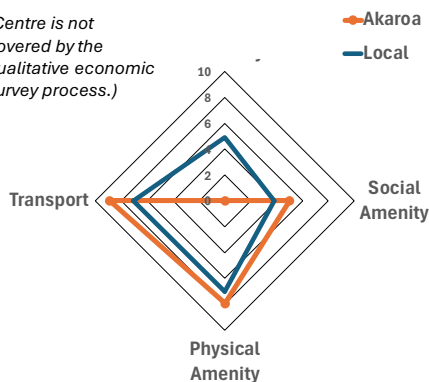
This information sheet provides an objective appraisal of the Akaroa commercial centre, drawing on statistical data sources, specialist advice and surveys.

LOCATION



CENTRE SUMMARY SCORES

(Centre is not covered by the qualitative economic survey process.)



CENTRE SUMMARY

Akaroa is a rural centre that serves the Banks Peninsula communities. The centre is a tourist destination; visitors are attracted by the outstanding scenery, wildlife, built character and connection to French culture. The commercial composition reflects the centre's diverse role, catering for both the everyday needs of residents, and providing attractions and accommodation for visitors.

Generally, the commercial activity in the centre is sensitive to the local character both in scale and function, which helps to maintain a strong sense of place and identity. The built form provides a variety of architectural styles that are influenced by the French cultural heritage. The public realm is on the whole well maintained, landscaped and tidy.

As the hub for a local rural community, Akaroa offers a good range of social and community facilities, relative to its size. This includes health and indoor entertainment facilities. The community demographic shows that older residents (over 65) make up a higher proportion of the population compared to other centres.

Accessibility to the centre is car dominated, reflective of the rural and remote setting. The centre is not served by public transport (but private shuttles to Christchurch do operate) and is too distant for cycling. Consequently, within the centre the narrow roads can become congested at peak times. When busy the streets within the centre are less cycle friendly, however the high pedestrian activity at peak times acts to calm traffic.

In summary, Akaroa appears to successfully balance meeting the needs of its community and visitors in a way that is sensitive to the settlement's natural and cultural amenity. Ongoing management of change to the urban environment will help to maintain the centre's identity and visitor appeal, while sustaining economic health. The remoteness of the centre, small permanent population and reliance on visitors does make the centre somewhat more vulnerable to changes in economic conditions than other urban centres.

STRENGTHS

- Natural landscape amenity of the physical setting.
- Strong built form and character identity attracts visitors.
- Generally good balance of parking provision to cater for the primary means of access to the centre.
- A wide range of facilities and services.

WEAKNESSES

- Narrow streets limit scope to improve pedestrian environment.
- No public bus service. Daily (private) shuttle service from Christchurch but otherwise accessing the centre requires a private vehicle.

OPPORTUNITIES

- Continue to build on the unique setting and character to strengthen the destination appeal.

THREATS

- Dependency on visitors makes the centre vulnerable to unforeseen reduction in visitor numbers.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

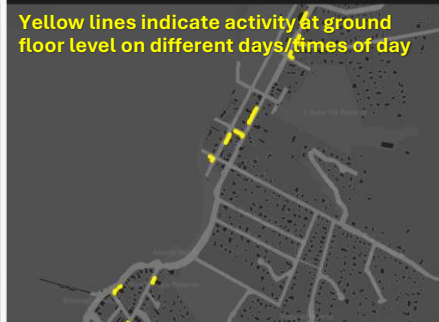
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)



Yellow lines indicate activity at ground floor level on different days/times of day

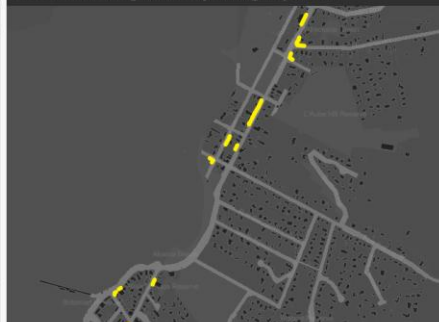
Weekends: Daytime opening (9am-5pm)



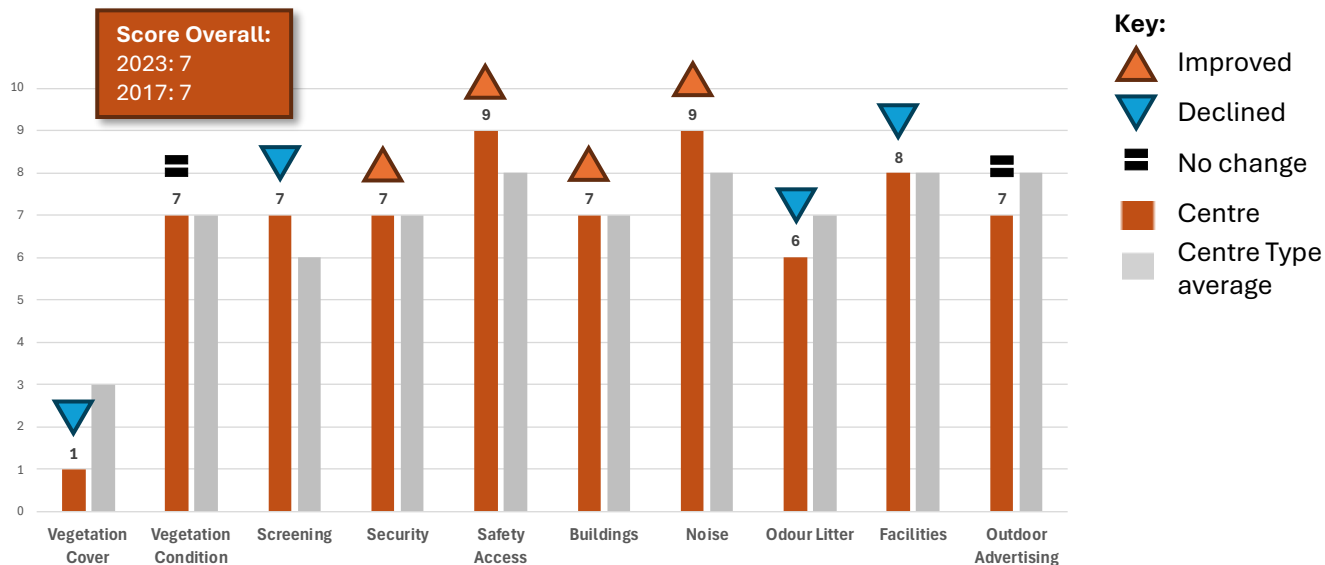
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)



ECONOMIC PERFORMANCE

Centre is not covered by the qualitative economic survey process. Qualitative economic data is provided and compared with city-wide local/neighbourhood centres.

Vacant land in centre

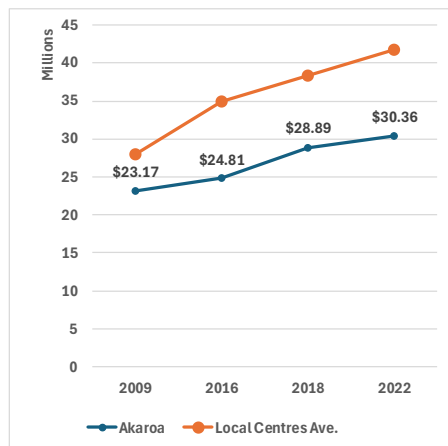
6%

Centre type average vacant land

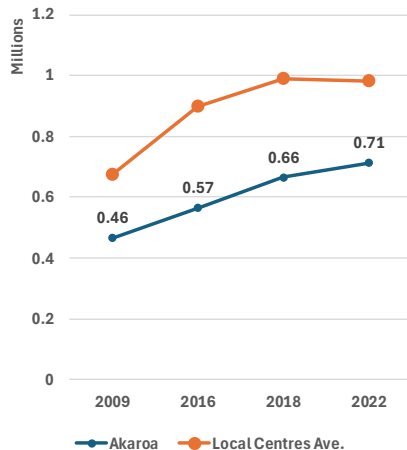
15%



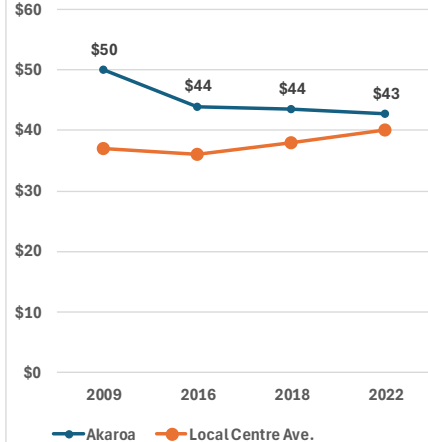
TOTAL SPEND (\$)



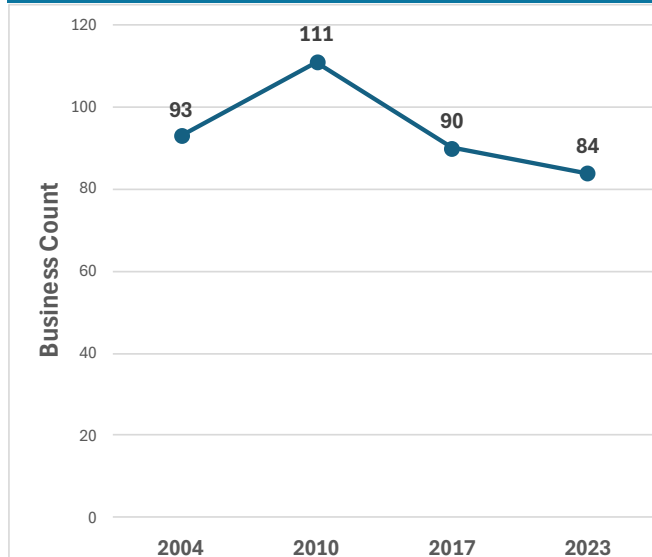
TRANSACTION COUNT



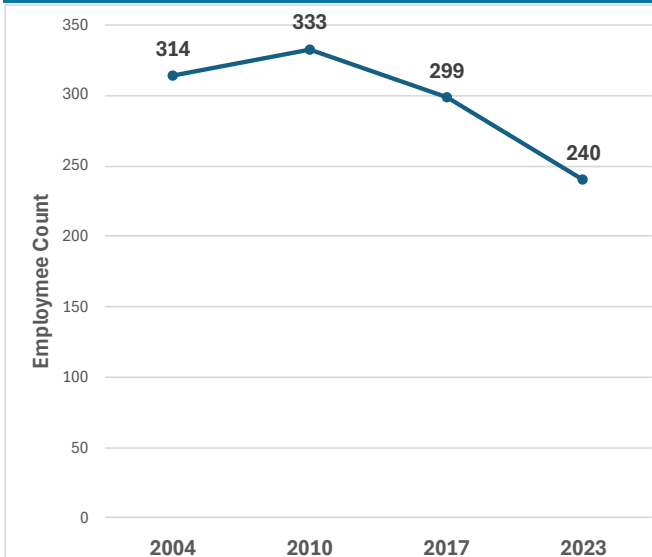
TRANSACTION AVERAGE (\$)



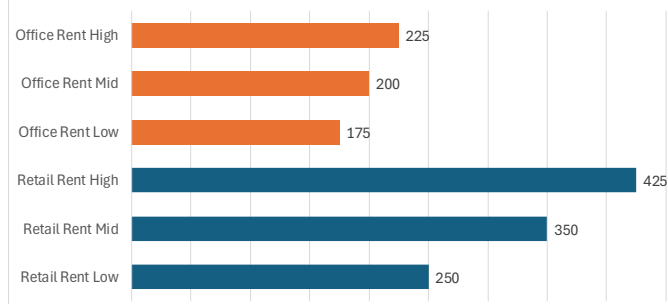
BUSINESS COUNT



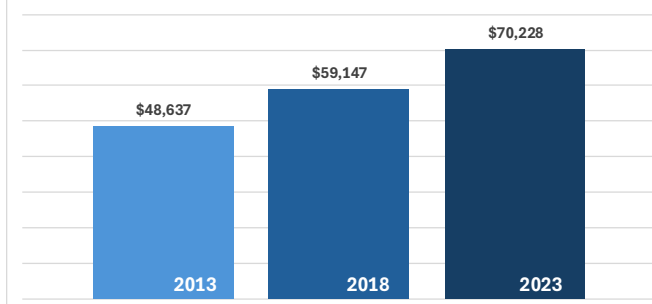
EMPLOYMENT COUNT



OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

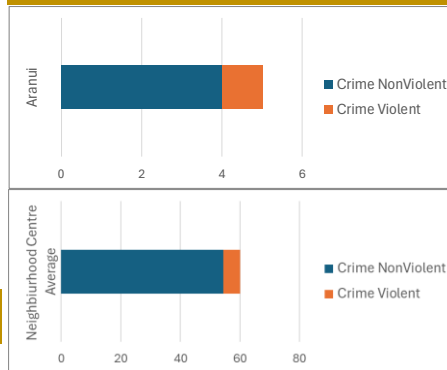


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	3%	4%	6%
Residents 65yrs and over	30%	29%	38%
Residents on Social welfare	0%	0%	0%
Average % of hh with no car	0%	0%	0%
Average number of vehicles/hh	1	1	1

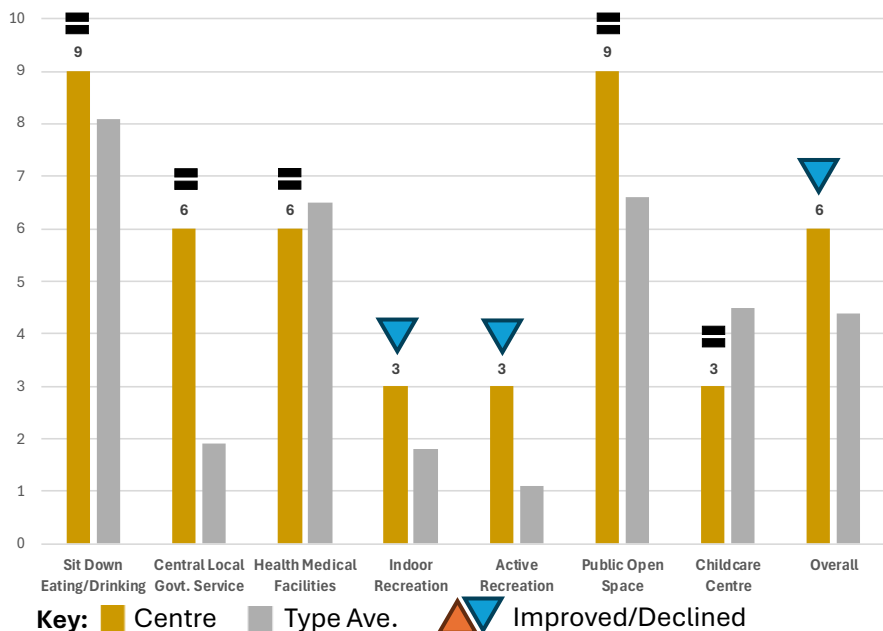
CATEGORY

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

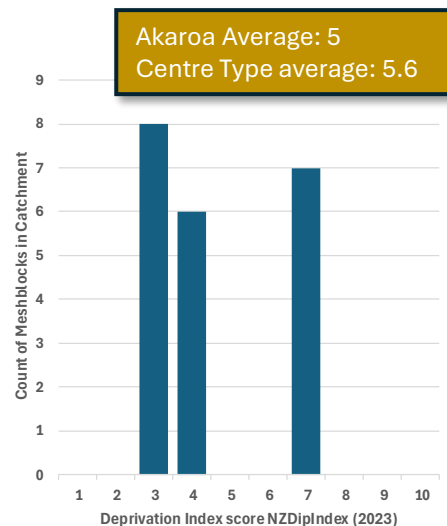
CRIME (2022)



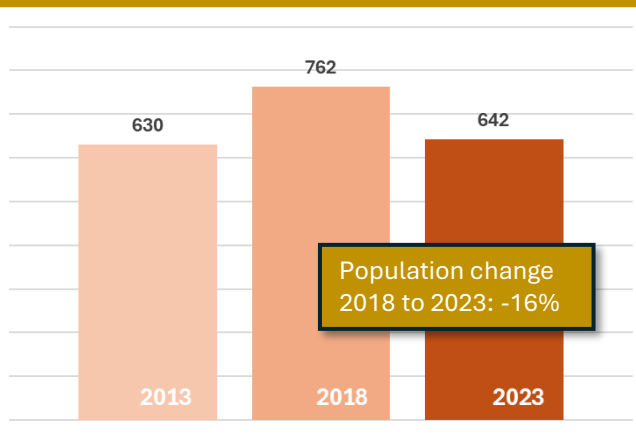
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



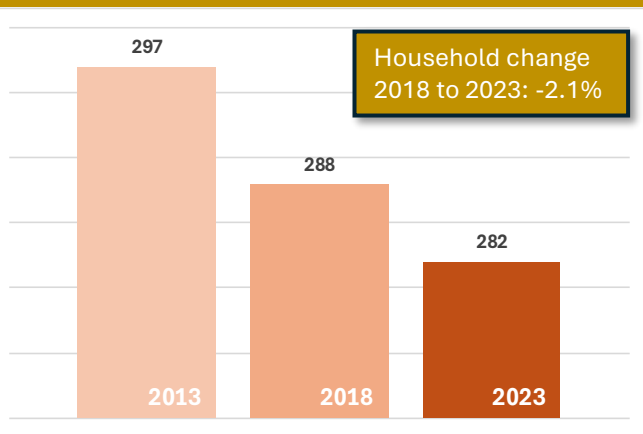
DEPRIVATION RANGE (2023)



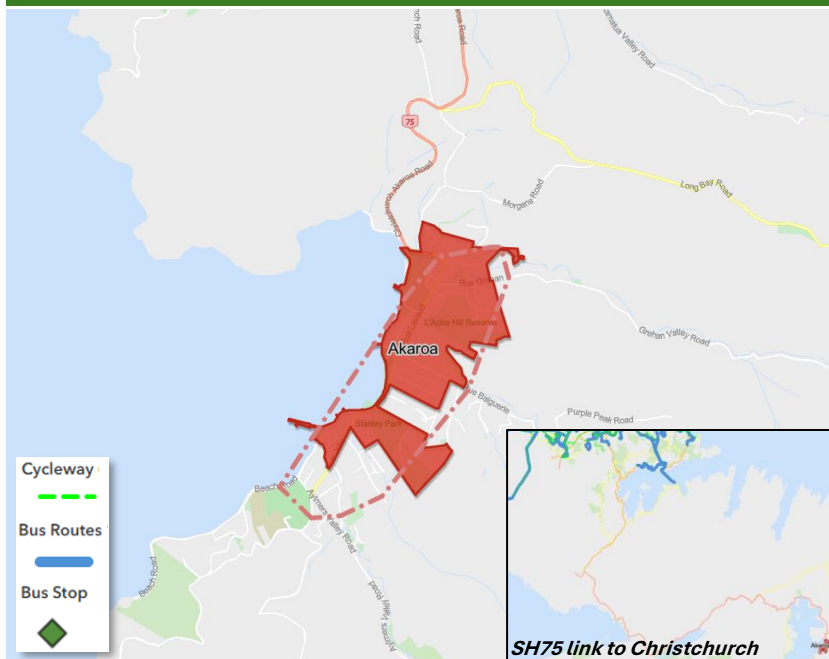
CATCHMENT POPULATION 2006-2023



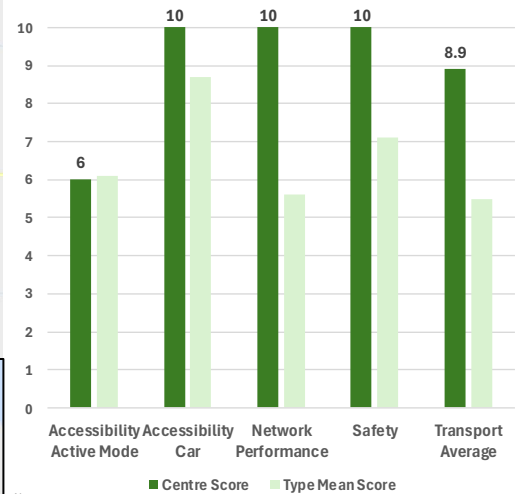
HOUSEHOLD COUNT 2006-2023



TRANSPORT



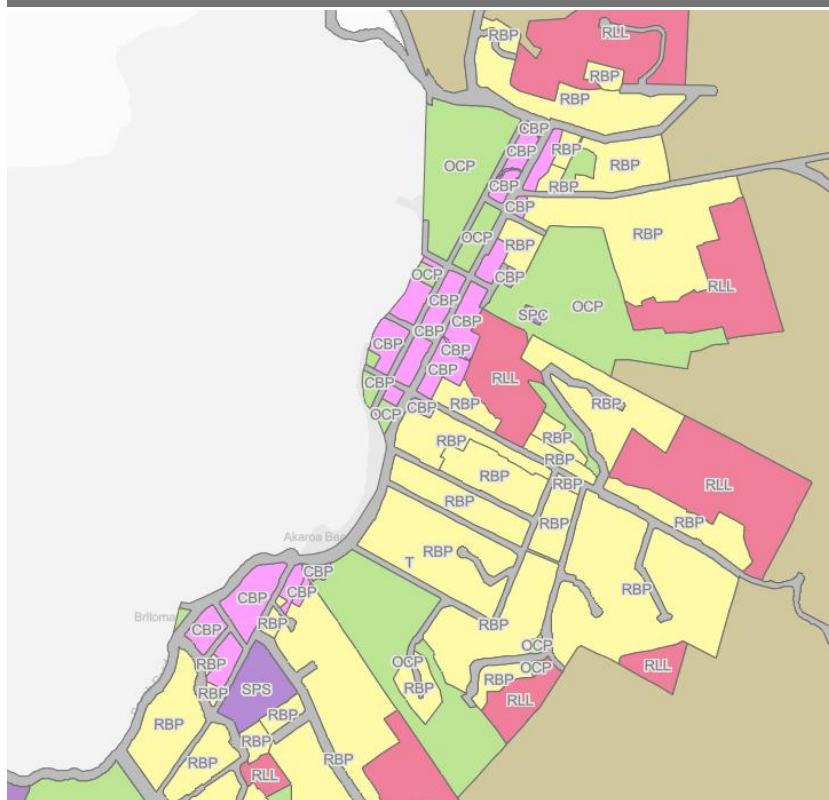
TRANSPORT SURVEY



■ Centre Score ■ Type Mean Score

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

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



Planning zones legend and detail

	Commercial Banks Peninsula (commercial activity)
	Residential Banks Peninsula (low density housing)
	Residential Large Lot (low density houses, large site)
	Rural Banks Peninsula (low density rural activity)
	Open Space Zone (parks and recreation)
	Special Purpose Zone (schools and facilities)

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.

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