

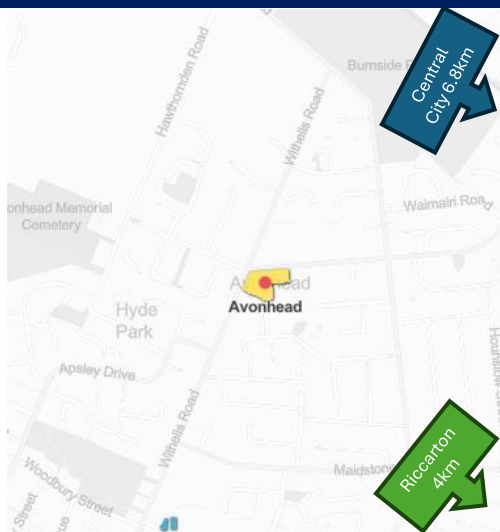
Avonhead

District Plan: “Local”
Previous factsheets: “Neighbourhood”

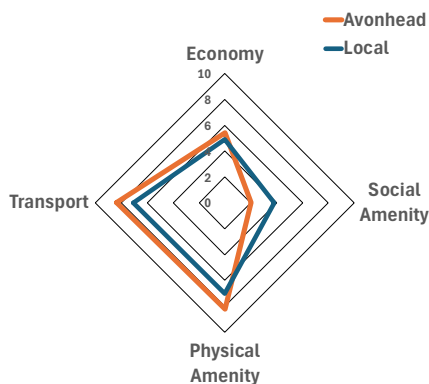
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Avonhead is a compact centre serving one of the outer suburbs of Christchurch. Most of the centre activity is within an indoor shopping mall (built in 1995, replacing the original mall developed in the 1970s) or within an adjacent off-street open-air mall (developed in the late 2000s). There are also several standalone commercial premises. The centre features a supermarket and a range of retail and service outlets. The two mall configurations provide extensive off-street parking.

Economic indicators show a generally consistent level of activity to the 2018 assessment except for a rise in vacancies, which has lowered the overall economic score. The centre is performing its intended role as a convenience neighbourhood centre and provides a reasonable range of goods and services. Social amenity scores lower overall due to a lack of open space and recreation options, however the centre is well served for health related facilities.

The physical amenity of the centre is generally good, scoring above average for most measures. Landscaping, including mature trees, forms an attractive boundary to site and screens the car parking area. In this respect, the centre is well integrated into the surrounding residential area.

The centre is located away from major arterial routes meaning traffic volumes are generally lower, although peak time commuter traffic does cause moderate congestion. The centre is served well by bus routes but there are no major cycle route connecting to the centre and limited on street cycleways.

In summary, Avonhead continues to perform well across most measures and remains an attractive centre that meets the needs of the surrounding residential community.

STRENGTHS

- Large residential housing catchment.
- Relatively distant from competing neighbourhood centres.
- Well landscaped and attractive environment.
- Well served for public transport and car travel.

OPPORTUNITIES

- Improve pedestrian access between the two focus points of the centre.
- Invest in a refresh to modernise the centre.
- Newly zoned for medium density housing growth.

WEAKNESSES

- Distance to arterial routes limit passing trade potential.

THREATS

- Competition from newer centres at the periphery of the centres catchment.

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)



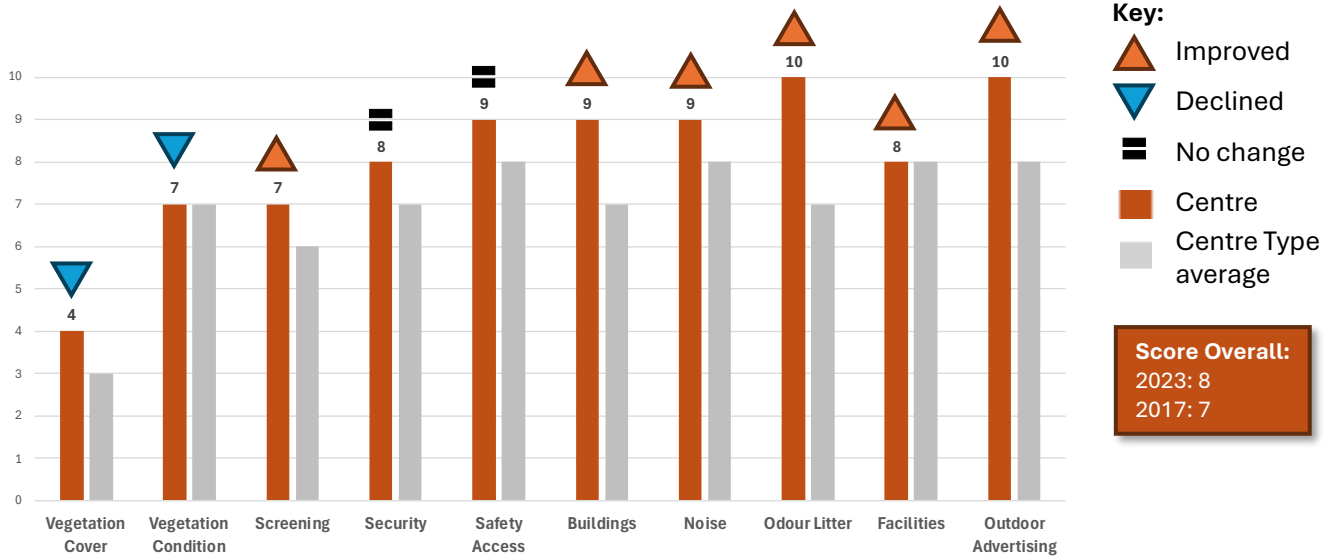
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

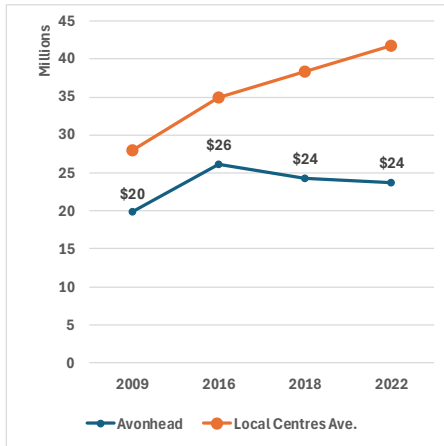


ECONOMIC PERFORMANCE

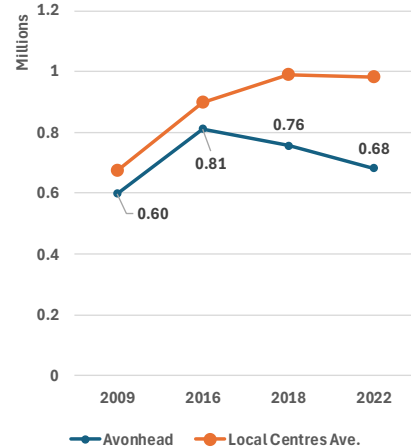
Economic survey score 2023	5.4
Economic survey score 2017	5.9
Centre type average economic survey score 2023	4.9
Vacant land in centre	6%
Centre type average vacant land	15%



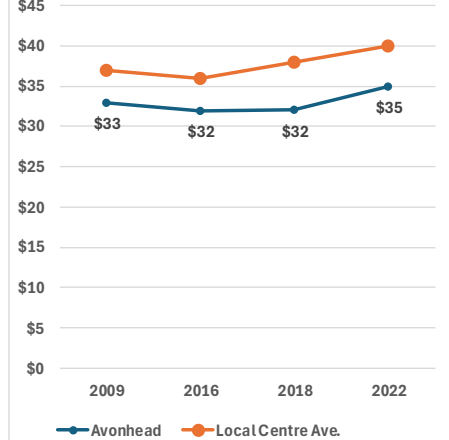
TOTAL SPEND (\$)



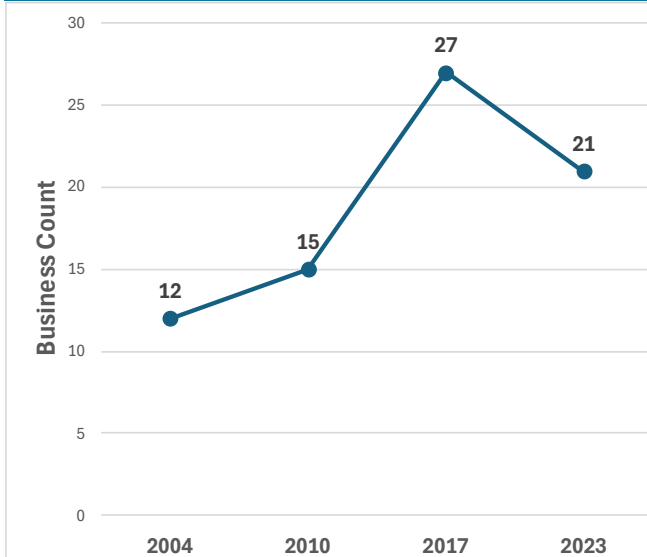
TRANSACTION COUNT



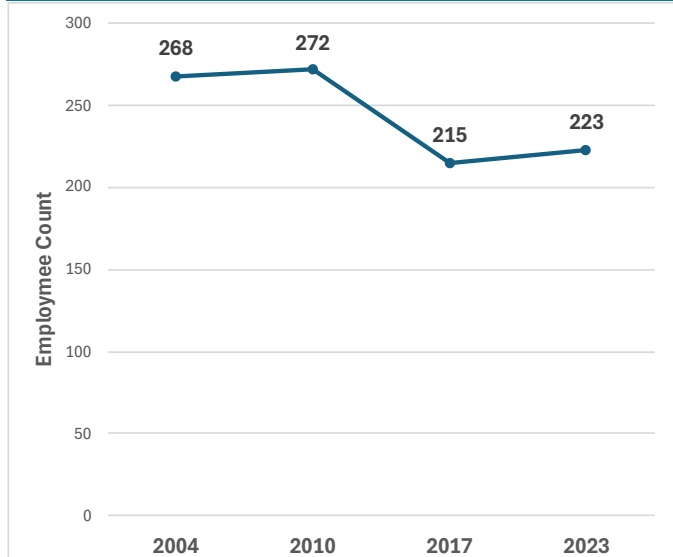
TRANSACTION AVERAGE (\$)



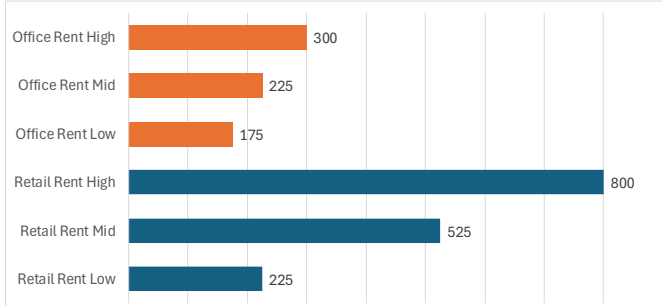
BUSINESS COUNT



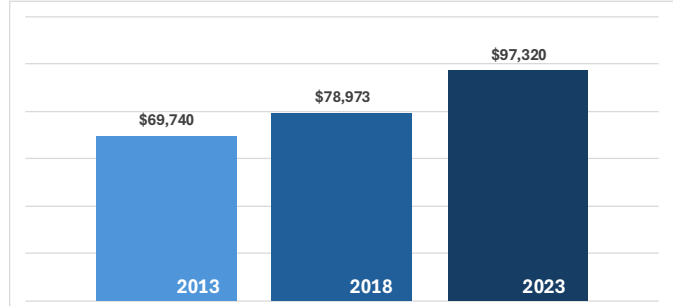
EMPLOYMENT COUNT



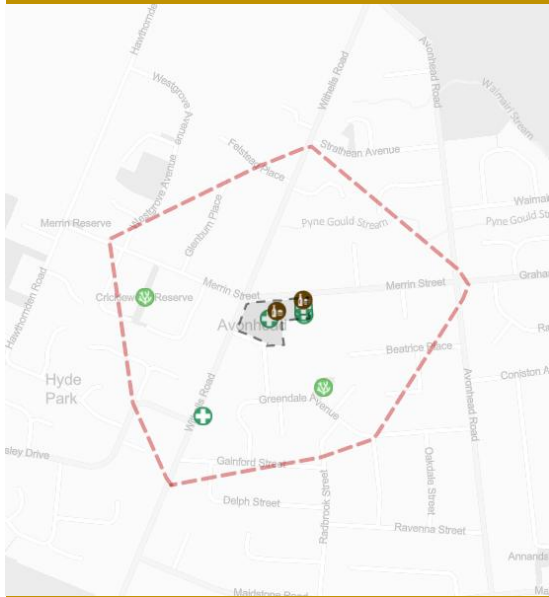
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

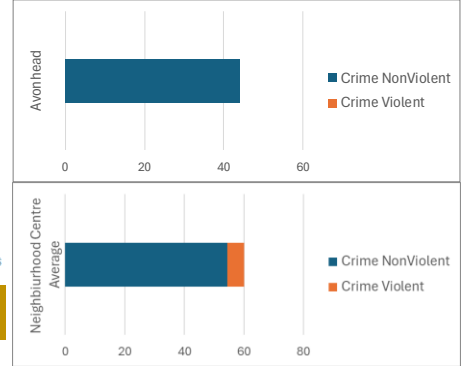


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	15%	17%	18%
Residents 65yrs and over	21%	21%	21%
Residents on Social welfare	3%	1%	3%
Average % of hh with no car	2%	2%	1%
Average number of vehicles/hh	1	1	1

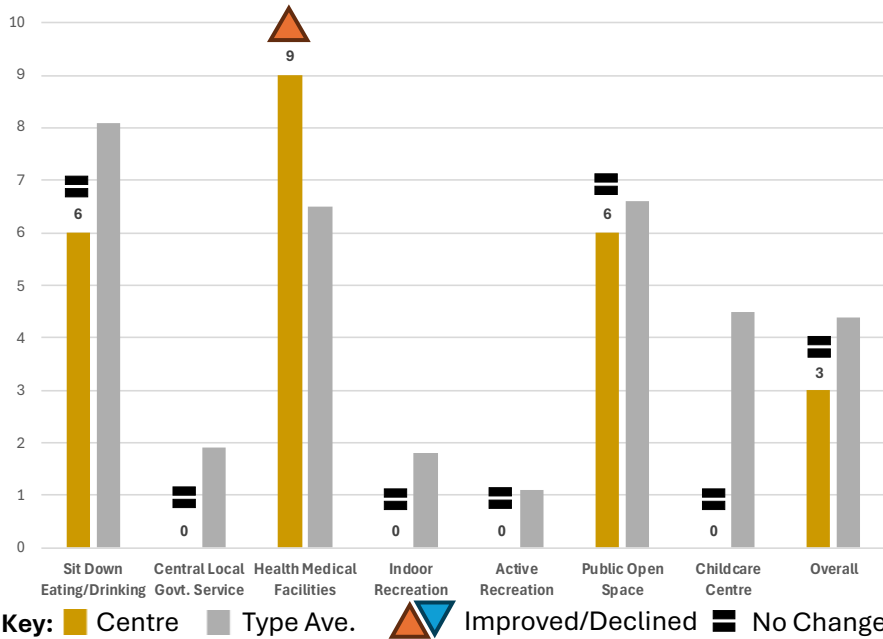
CATEGORY

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

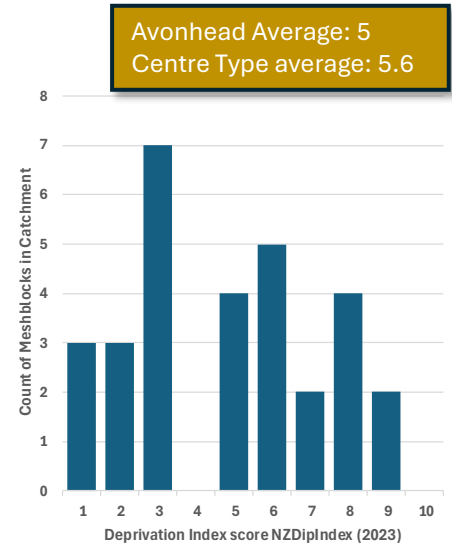
CRIME (2022)



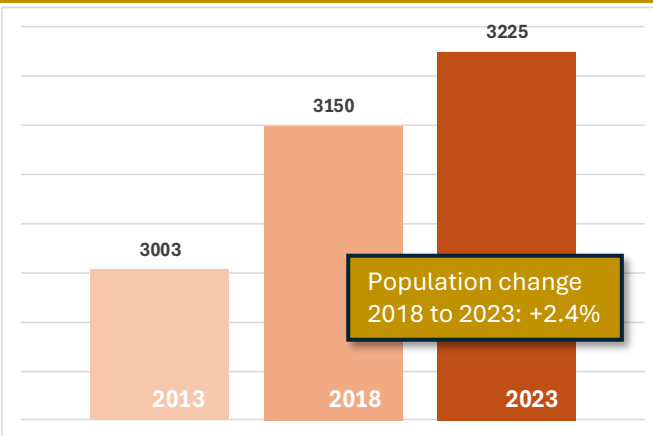
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



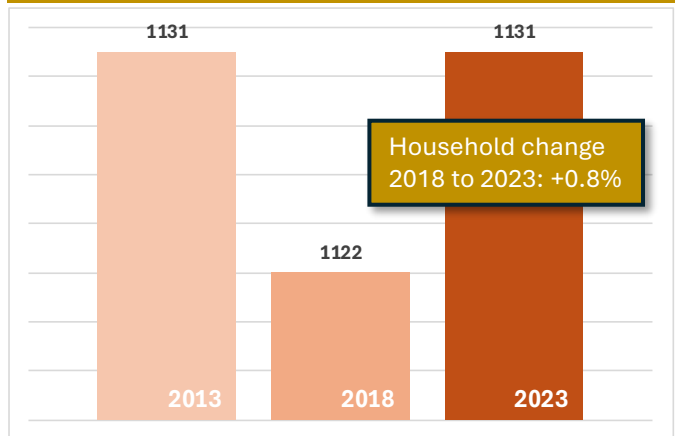
DEPRIVATION RANGE (2023)



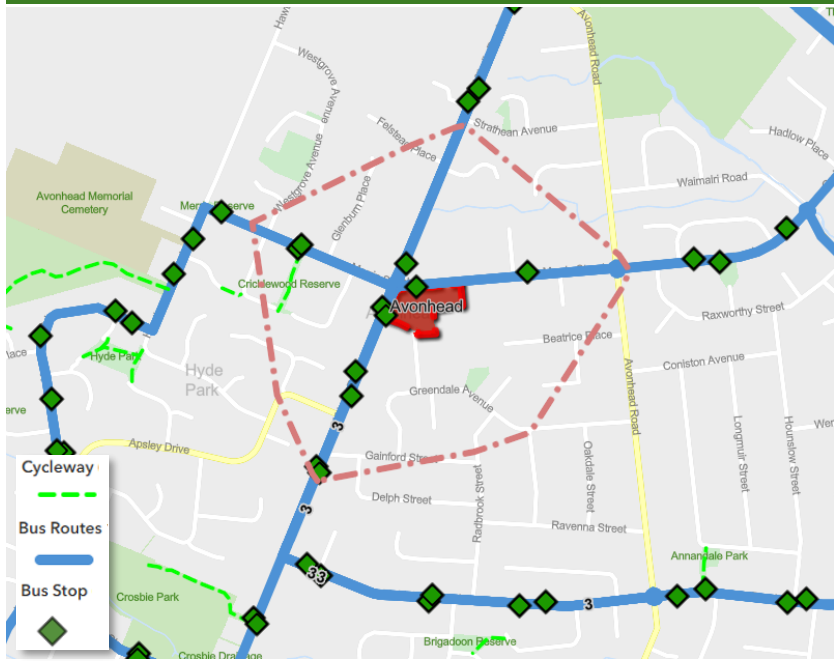
CATCHMENT POPULATION 2018-2023



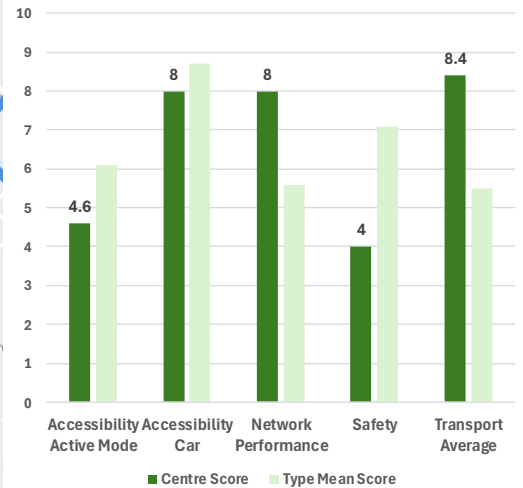
HOUSEHOLD COUNT 2018-2023



TRANSPORT

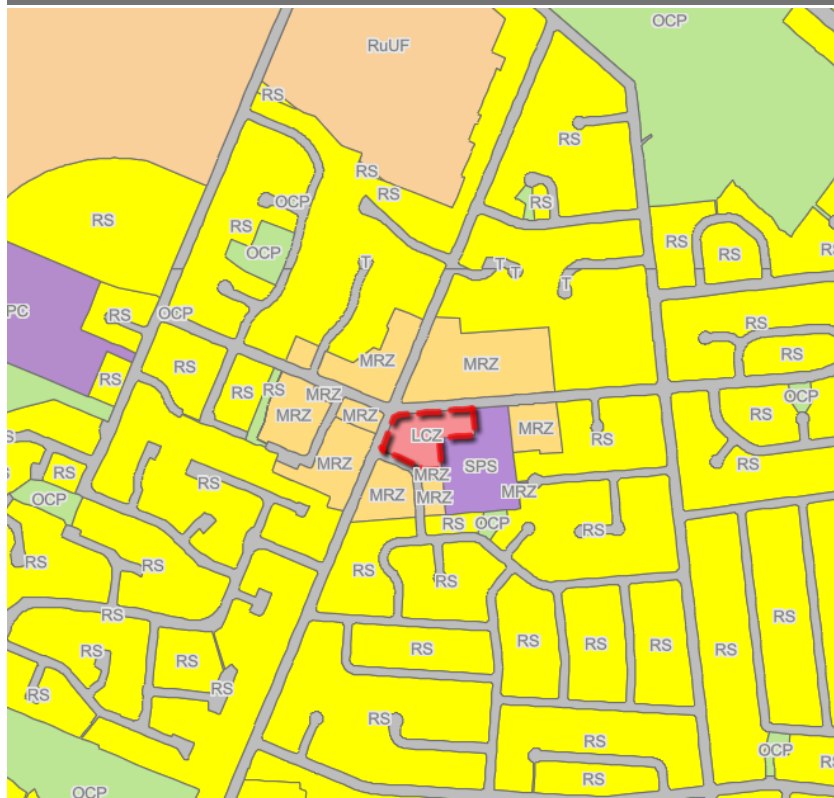


TRANSPORT SURVEY



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)
RuUF	Rural Urban Fringe (low density houses/rural use)

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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