

Belfast (Northwood)

District Plan: "Town Centre"
Previous factsheets: "District"

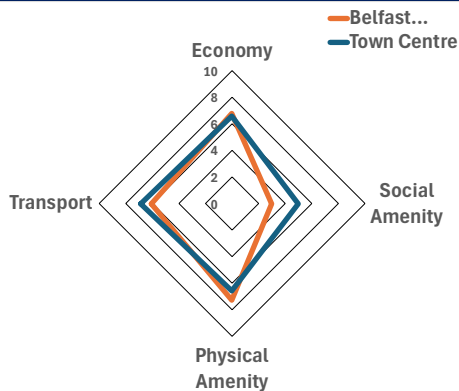
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Belfast emerged as a centre in the 2000s following new housing subdivisions in the north of Christchurch. The centre comprises the 'SuperCentre' and the supermarket on the opposite side of Main North Road, together forming a planned District or 'Key Activity Centre'. The centre serves the northern suburbs of Christchurch and also draws customers from the Waimakariri District to the north.

Spending in the centre is similar to that of the 2018 assessment, however some economic indicators have trended down (business count and employee count) which may be attributable to the relocation of some key tenancies to outside the centre. Overall, however, the economic assessment indicates that while there is change in the centre the fundamental function remains strong. Housing growth around the centre continues with the development of new housing subdivisions and a large retirement complex. The retirement complex is being built on land originally intended for future expansion of the centre.

Physical amenity is reflective of the large format function. Landscaping does soften the built form (and continues to grow and mature) but the centre is dominated by car parking and large format retail architecture. The supermarket opposite is a standalone design with fair amount of now mature landscaping. Overall, amenity is above average for a District Centre.

The centre scores relatively well for some elements of social amenity (eateries and open space) but is less well served for medical and community facilities. The recent development of a large retirement village immediately to the south of the centre, plus housing development more generally, may drive demand for medical related and other support services.

Vehicle access to the centre is good and the current provision for parking is generous. The centre is served by a high frequency and local bus route. Cycle provision is acceptable with direct access via cycle routes to the centre and dedicated parking. However, the high traffic environment compromises safety and amenity for cycle land users. Likewise, the high traffic lowers the amenity for pedestrians.

In summary, the Centre is performing at similar levels to the 2018 assessment, despite some changes in key tenancies. Public services are limited in range, but housing development in the area may increase the demand for these types of services.

STRENGTHS

- Diversity of tenants and range of 'offer'.
- Ongoing housing growth in wider catchment.
- Well connected on main arterial road.

WEAKNESSES

- Loss of anchor tenants.
- New supermarket nearby.
- Poor cycle and pedestrian environment.
- Limited range of non-retail 'offer'

OPPORTUNITIES

- Further population growth possible with zone changes and new greenfield.
- Potential for future mass rapid transport connection.

THREATS

- Expansion of Papanui and new local centres.
- Loss of passing traffic with opening of SH74.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

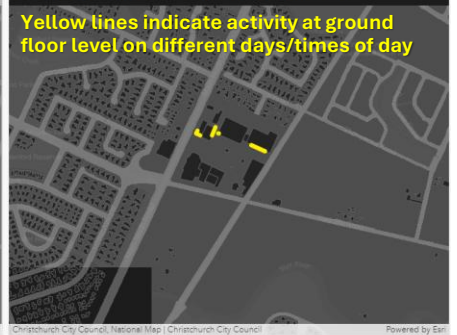
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)



Weekends: Daytime opening (9am-5pm)



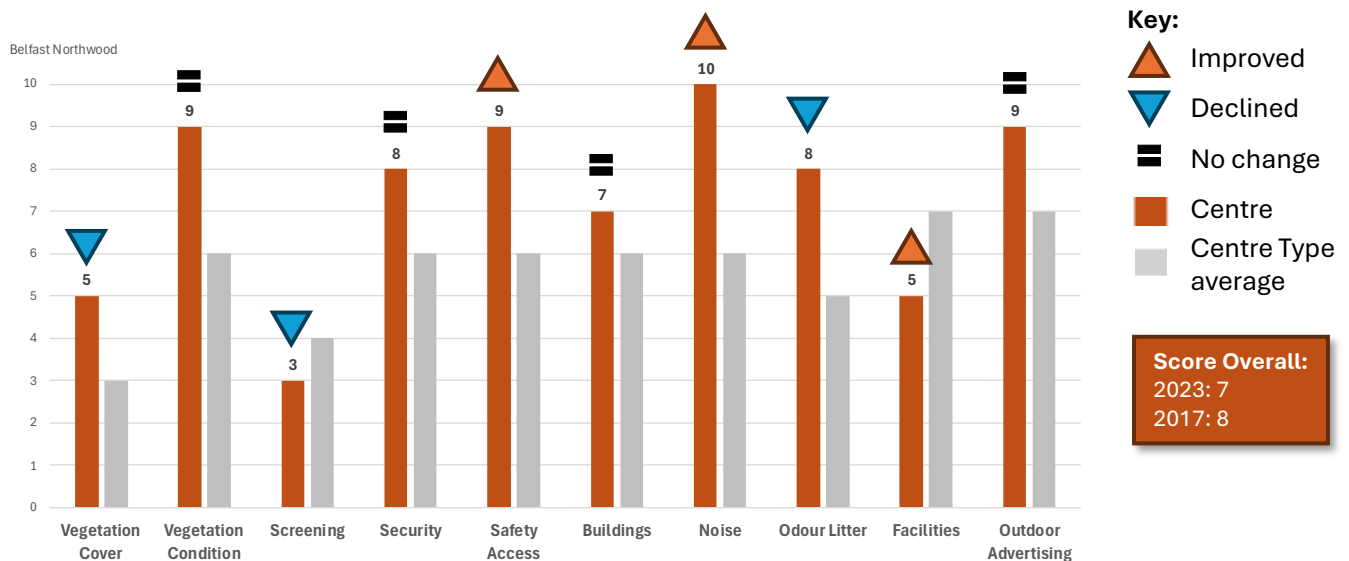
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

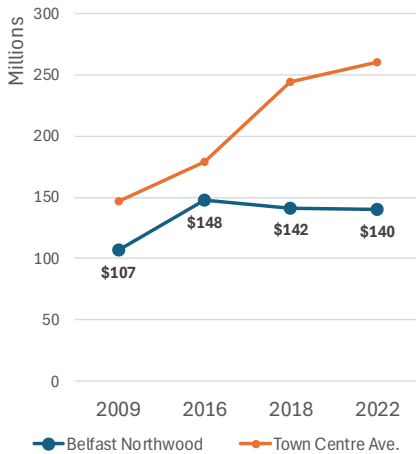


ECONOMIC PERFORMANCE

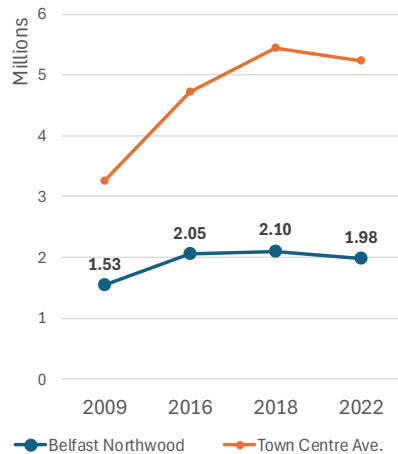
Economic survey score 2023	6.8
Economic survey score 2017	7.1
Centre type average economic survey score 2023	5.8
Vacant land in centre	28%
Centre type average vacant land	12%



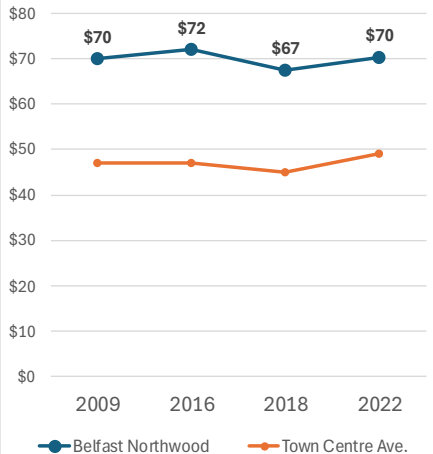
TOTAL SPEND (\$)



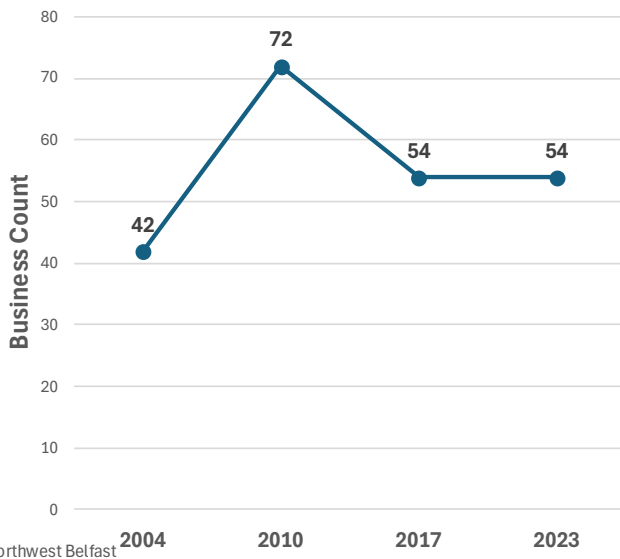
TRANSACTION COUNT



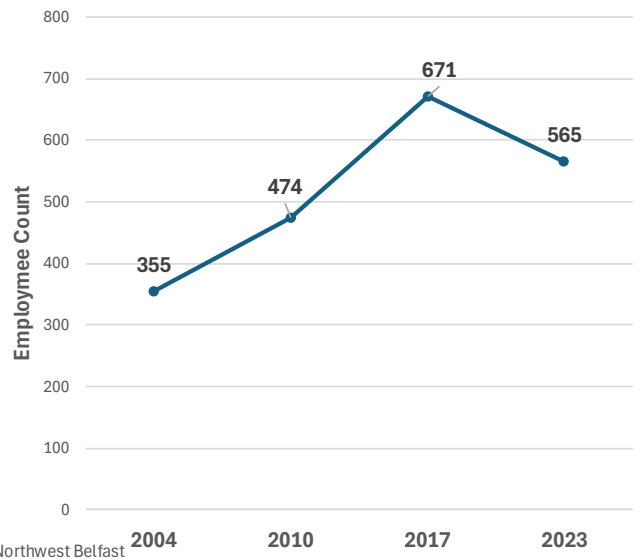
TRANSACTION AVERAGE (\$)



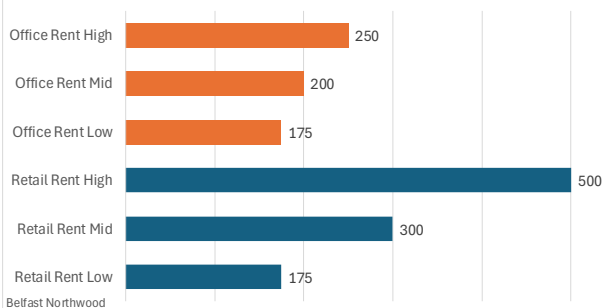
BUSINESS COUNT



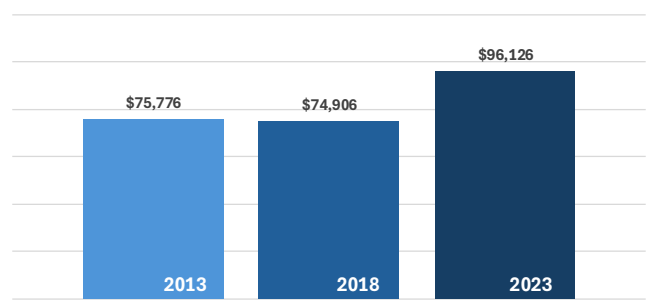
EMPLOYMENT COUNT



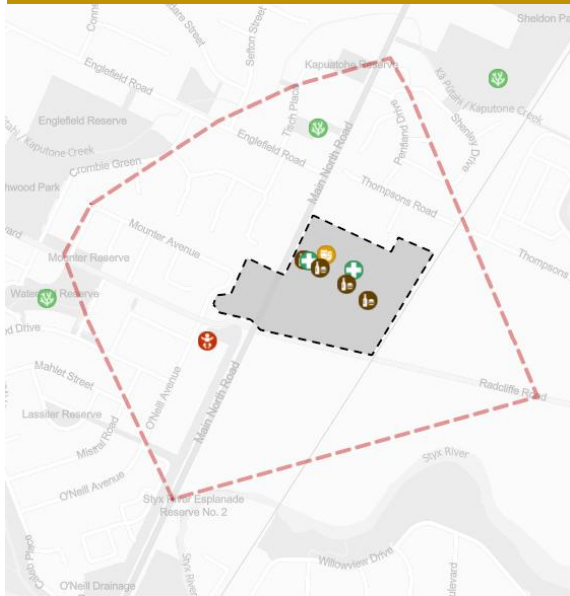
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

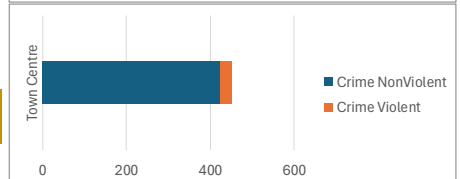
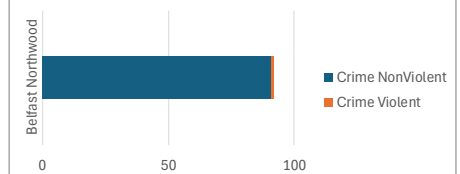


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	18%	16%	14%
Residents 65yrs and over	24%	23%	24%
Residents on Social welfare	1%	0%	1%
Average % of hh with no car	1%	1%	1%
Average number of vehicles/hh	1	1	1

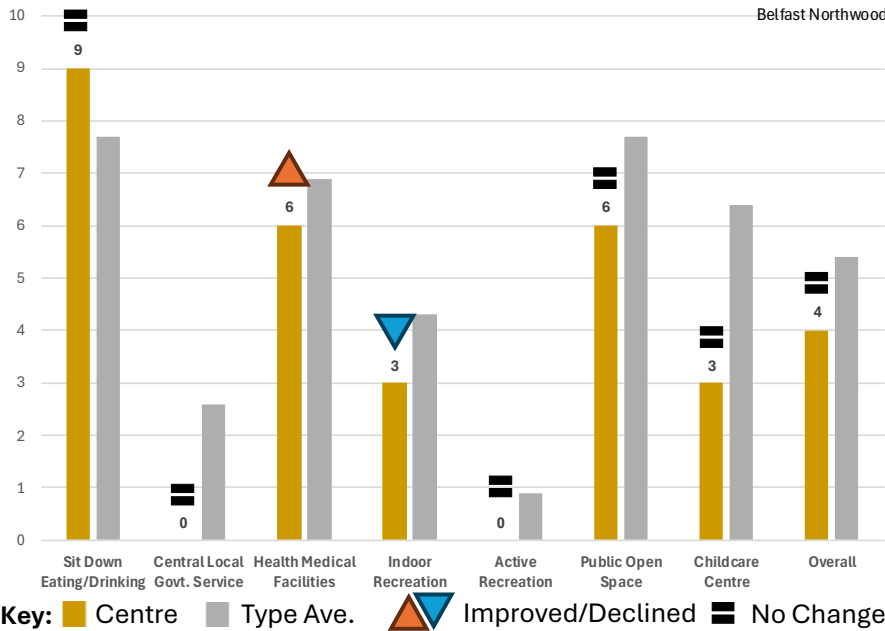
CATEGORY

- 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)



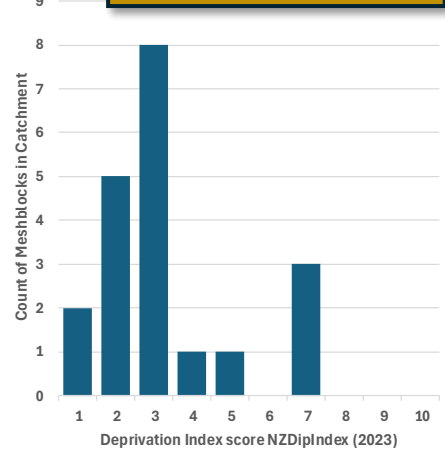
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



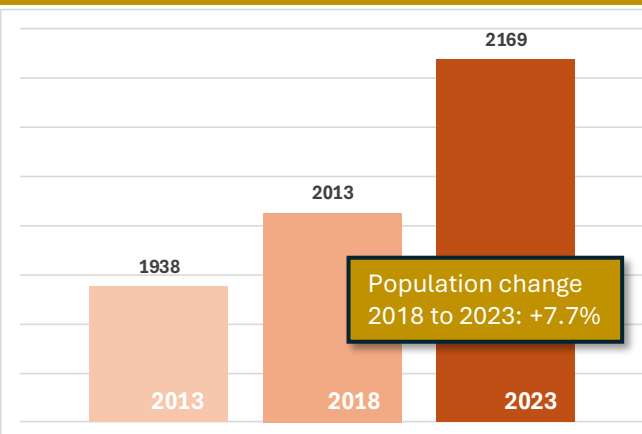
Key: Centre Type Ave. Improved/Declined No Change

DEPRIVATION RANGE (2023)

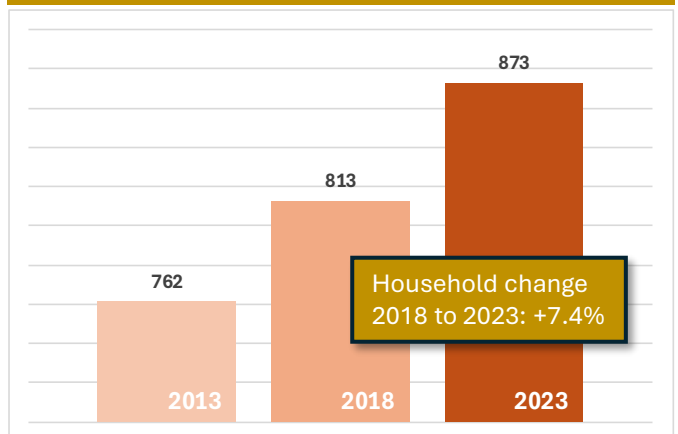
Belfast Average: 3 Centre Type average: 6.5



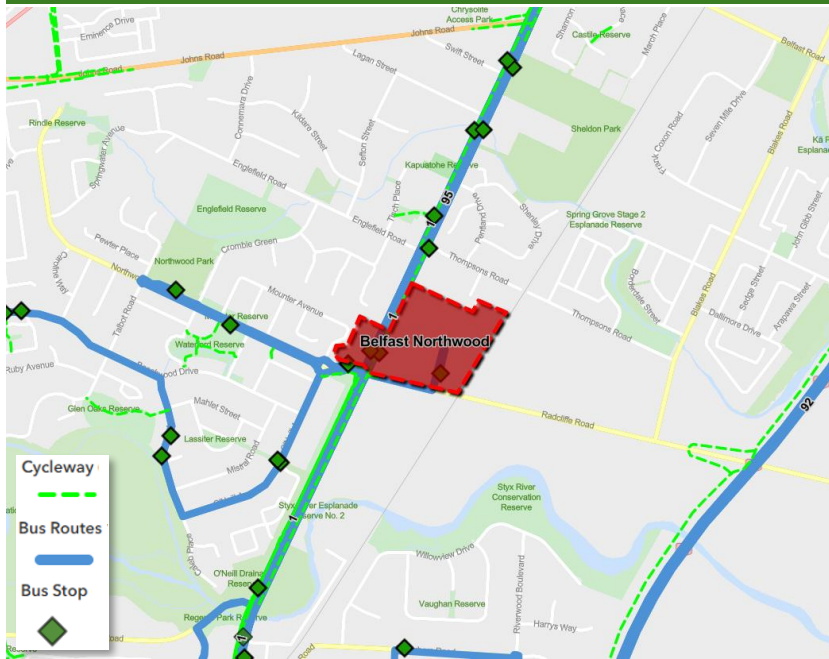
CATCHMENT POPULATION 2018-2023



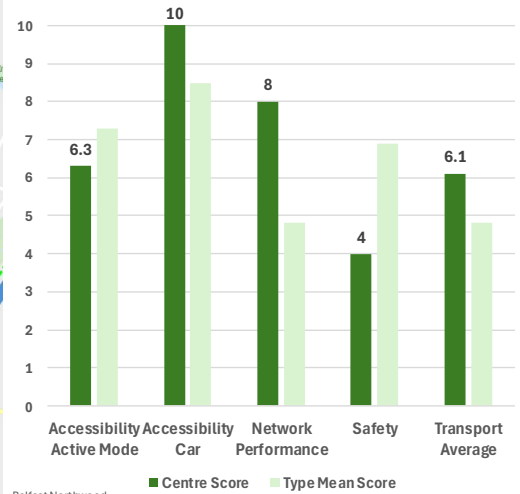
HOUSEHOLD COUNT 2018-2023



TRANSPORT



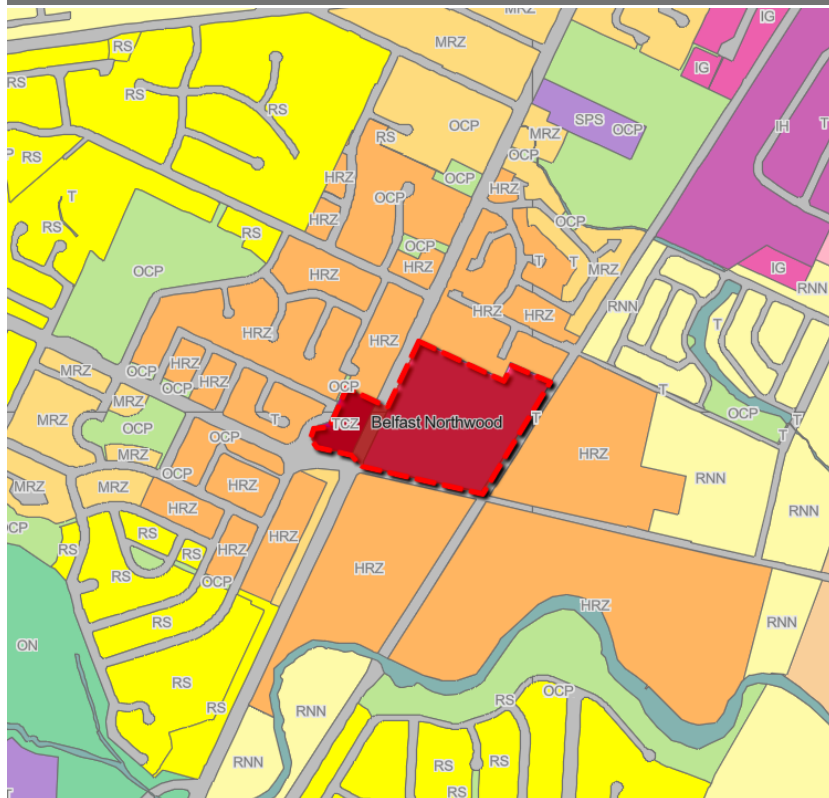
TRANSPORT SURVEY



Belfast Northwood

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

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



Planning zones legend and detail

	Town Centre Zone (commercial activity)
	High Density Zone (townhouses and apartments)
	Medium Density Zone (townhouses)
	Residential Suburban Zone (low density houses)
	Open Space Zone (parks and recreation)
	Industrial (businesses and factories)
	Special Purpose Zone (schools and facilities)
	Large Format Retail Zone (commercial activity)

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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