

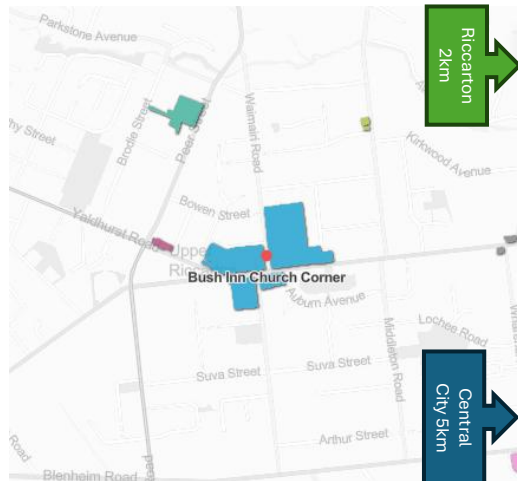
Bush Inn / Church Corner

District Plan: "Local (Large)"
Previous factsheets: "Neighbourhood"

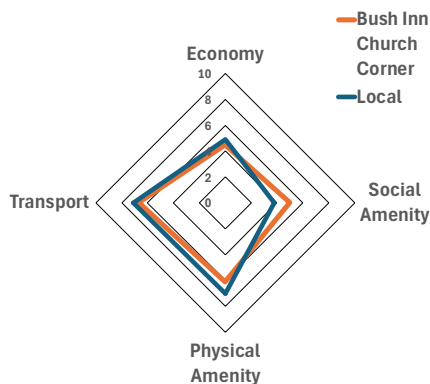
INTRODUCTION

This information sheet provides an objective appraisal of the Bush Inn / Church Corner commercial centre, drawing on statistical data sources, specialist advice and surveys.

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Church Corner is a large commercial centre spread across several urban blocks at the intersection of Riccarton Road, Waimairi Road and Hansons Lane. The main commercial centre is the Bush Inn Centre, a mid-size shopping mall. On the other side of Waimairi Road is a more traditional shopping centre layout with commercial units fronting both Riccarton Road and a car parking to the rear. The south side of Riccarton Road has a stand-alone supermarket and another group of commercial units. The centre has existed for several decades, being progressively expanded since the 1960s through the redevelopment of adjoining housing sites. The Bush Inn centre was last expanded in 2019.

Economic indicators show a decline in the spending in the centre between 2018 and 2022. Business counts and employee counts have also fallen. The reasons for this are not clear, however a key anchor tenant left the centre in the reporting period. The economic assessment notes that reinvestment in some of the centre has helped refresh and update those parts but other areas still need investment.

Social amenity is generally good with a wide range of facilities and hospitality outlets. The centre does lack active recreation options and government services. The centre notably has a wide range of eateries, cafes and hospitality venues.

From a physical amenity perspective, the centre is diverse and the quality of the environment varies across it. Recent redevelopment of the Bush Inn Centre has improved the environment with new buildings but with only modest improvement to landscaping. Other parts of the centre, particularly the linear centre along Riccarton Road have lower levels of landscaping and amenity space and less investment in buildings, presenting a less attractive shopping environment.

Vehicle and public transport access is generally good, although with peak time congestion. Cycle access to the centre has been improved with the South Express Cycleway connecting to the edge of the centre and linking with on-street cycle lanes to provide a direct connection.

In summary, the centre offers a wide range of retail, service, and hospitality outlets. It also scores reasonably well for social amenity and access. The centre is, however, somewhat disjointed and collaboration between the parts may produce a more united centre. Parts of the centre would benefit from investment in buildings and public area amenity.

STRENGTHS

- Diverse retail and service 'offer'.
- Developing a strong and niche hospitality 'offer'.
- Investment in parts of centre has refreshed look.
- Catchment includes areas of University student housing.

WEAKNESSES

- Disjointed layout and changes in quality of the environment between parts of centre.
- High traffic roads add to the disjointed feel and lower the amenity.

OPPORTUNITIES

- Greater collaboration between component parts could raise overall amenity.
- Zone changes enable population growth in centre.

THREATS

- Long-term decline in spending.
- Lack of overall investment relative to other centres.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

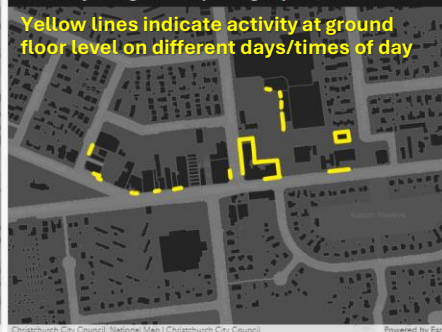
Weekdays: Daytime opening (9am-5pm)



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)

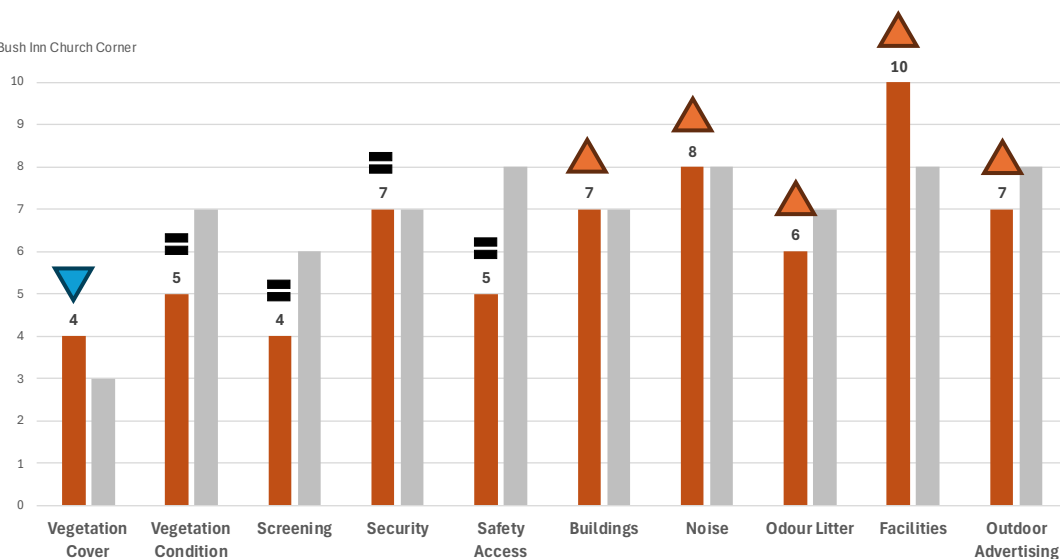


Weekends: Nighttime opening (9pm on)



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

Bush Inn Church Corner



CENTRE IMAGES (2023)

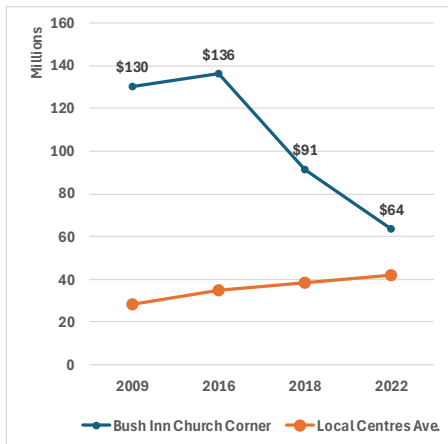


ECONOMIC PERFORMANCE

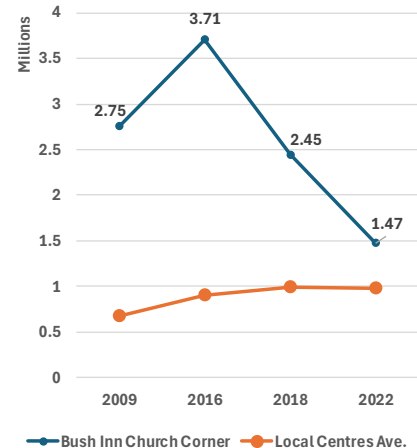
Economic survey score 2023	4.5
Economic survey score 2017	4.8
Centre type average economic survey score 2023	4.9
Vacant land in centre	8%
Centre type average vacant land	15%



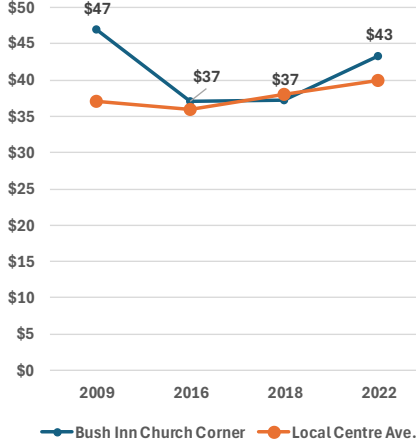
TOTAL SPEND (\$)



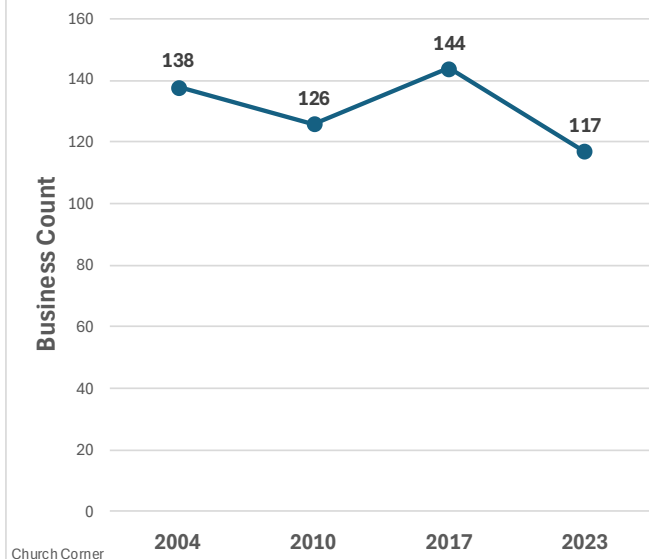
TRANSACTION COUNT



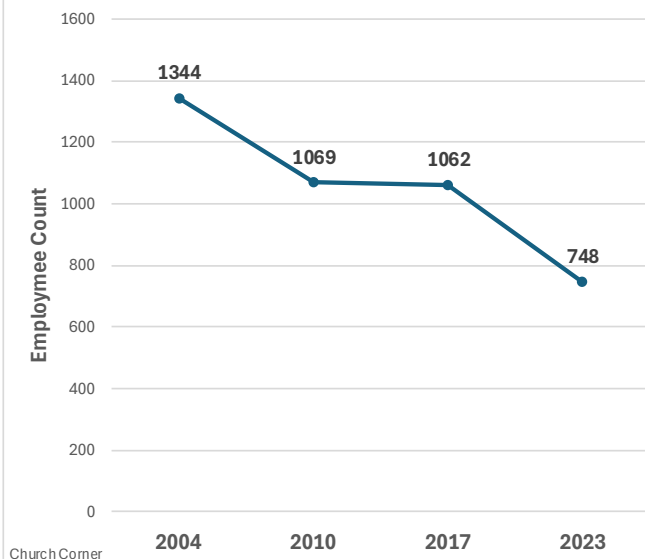
TRANSACTION AVERAGE (\$)



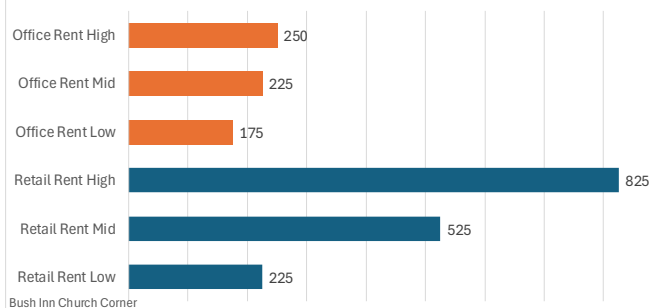
BUSINESS COUNT



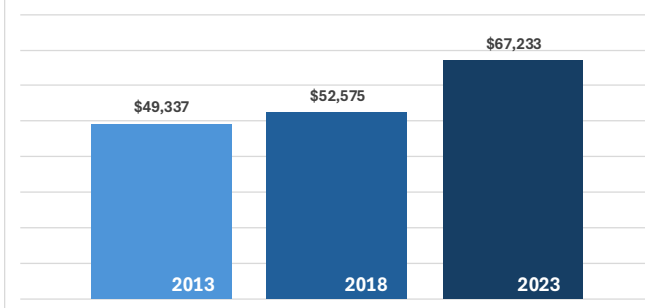
EMPLOYMENT COUNT



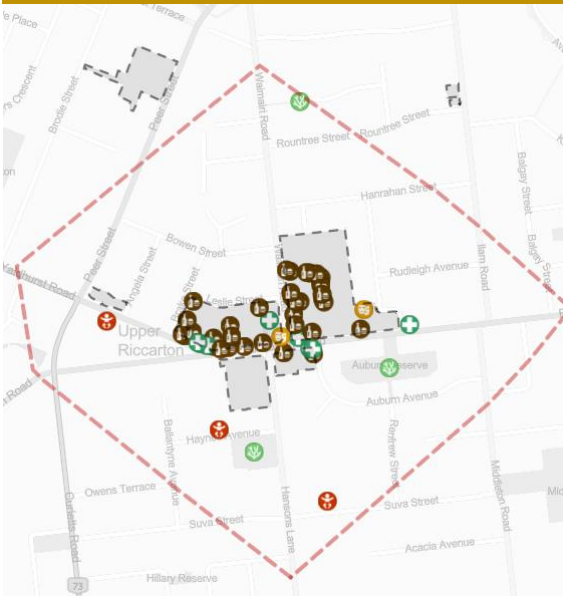
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

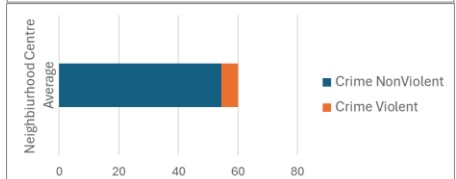
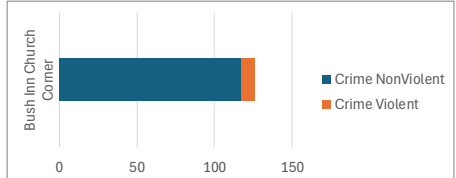


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	10%	9%	8%
Residents 65yrs and over	16%	15%	12%
Residents on Social welfare	19%	20%	22%
Average % of hh with no car	15%	13%	10%
Average number of vehicles/hh	1	1	1

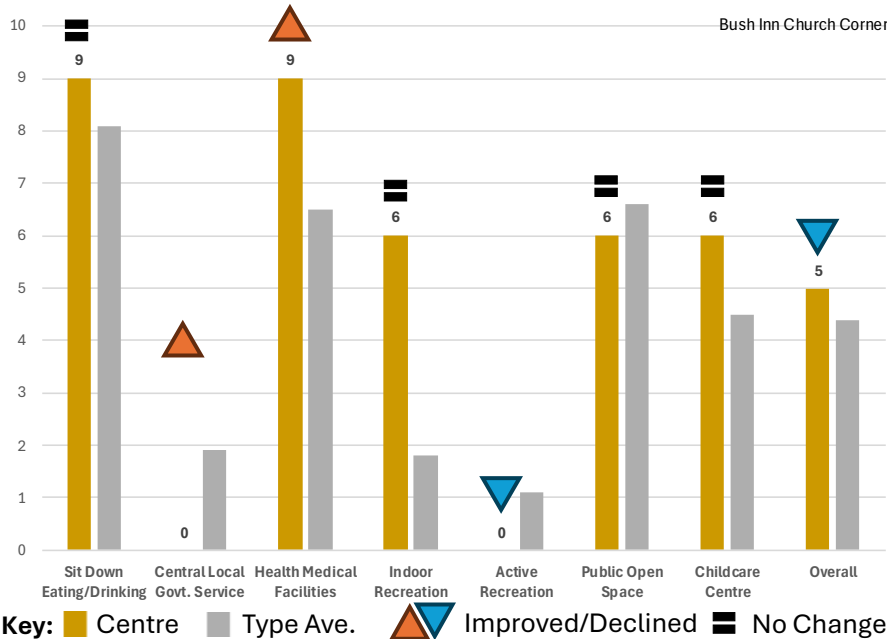
CATEGORY

-  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)

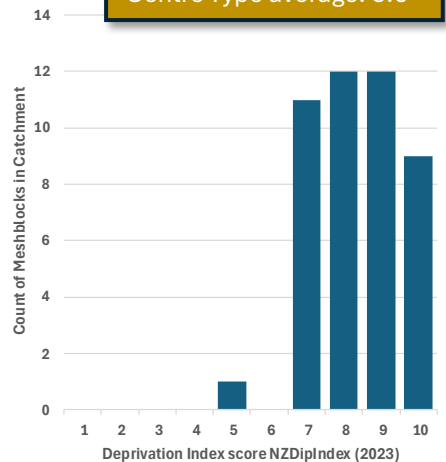


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

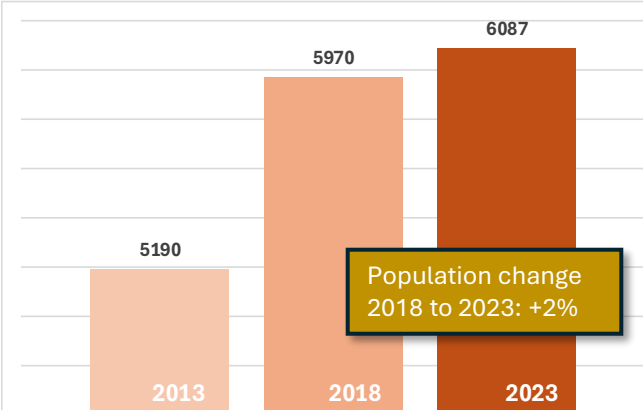


DEPRIVATION RANGE (2023)

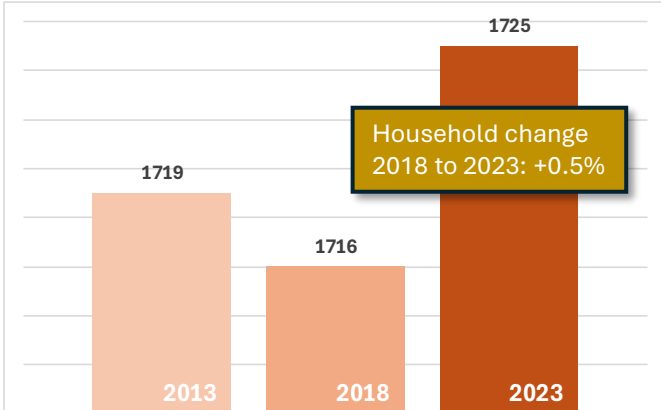
Bush Inn Average: 8
Centre Type average: 5.6



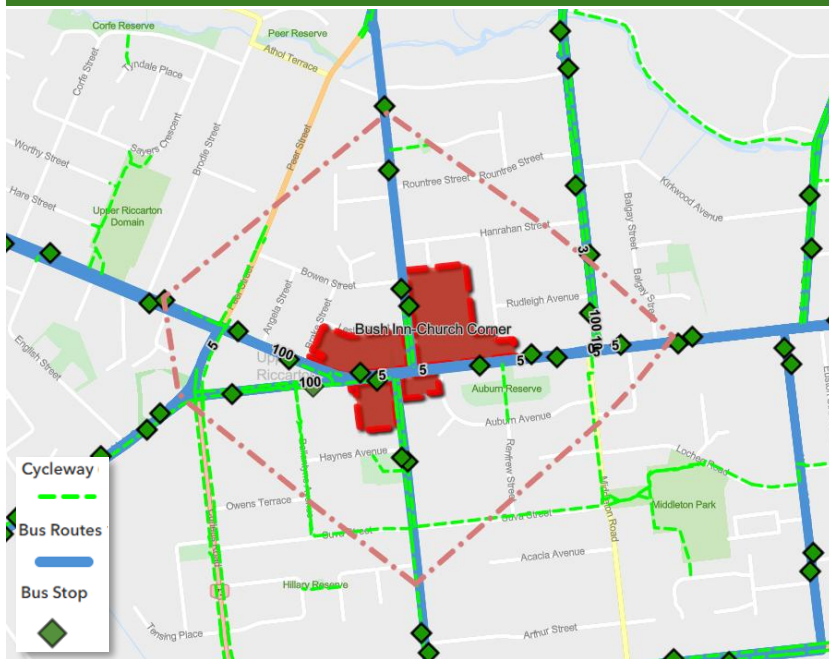
CATCHMENT POPULATION 2018-2023



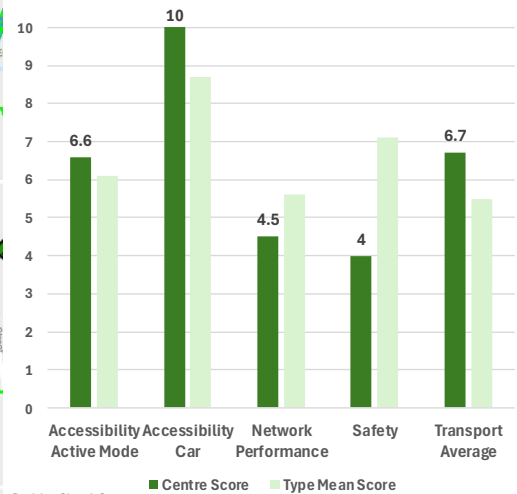
HOUSEHOLD COUNT 2018-2023



TRANSPORT

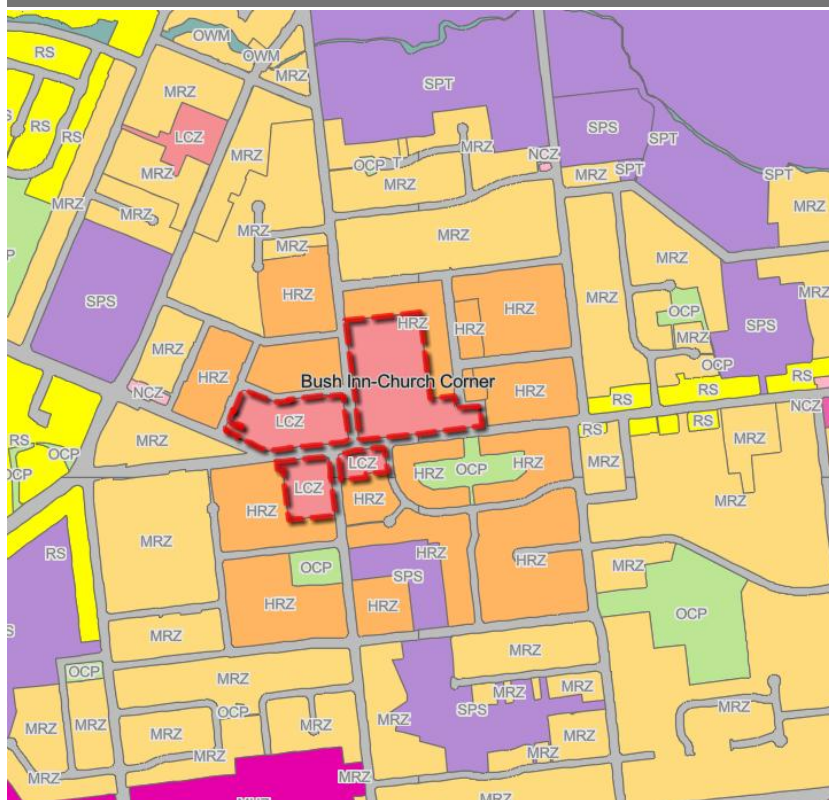


TRANSPORT SURVEY



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)
NCZ	Neighbourhood Centre 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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