

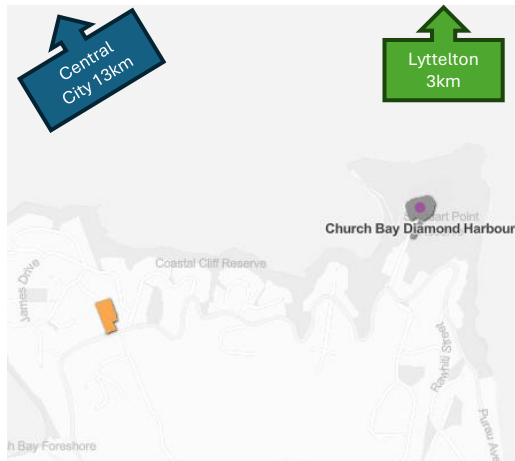
Diamond Harbour

District Plan: "Commercial Banks Peninsula"
Previous factsheets: "Rural Centre"

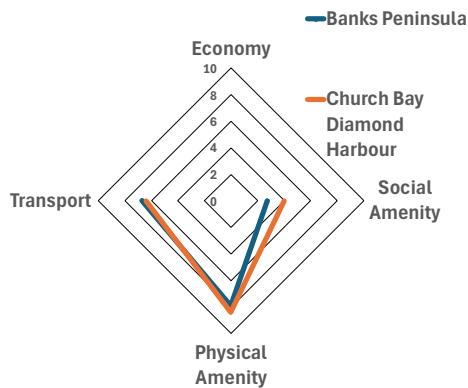
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



Church Bay and Diamond Harbour are two geographically separate commercial centres that together serve the Diamond Harbour. The centres also serve the other small settlements along the southern edge of Lyttelton Harbour. The two centres have been assessed together for quantitative indicators.

The Diamond Harbour centre is located on Stoddart Point. The longer established of the centres, it currently offers a hospitality venue, a real estate office and a limited range of services. A 2nd hospitality venue closed in 2019, with the area now the subject of ongoing planning for future activity. Around the centre there is a library, health centre, play centre and sports clubs. Physical amenity of the centre is good thanks to the setting adjacent to the reserve, the views over the reserve and harbour, and the generally low traffic environment.

Since the 2018 assessment Church Bay has been redeveloped and expanded from a single garage and store to become a small commercial centre with multiple units and a large car park. As of 2023 the centre includes a petrol station, restaurants and small supermarket, however, a number of commercial units remain vacant. The physical amenity of the centre is functional, having the appearance of similar car orientated commercial centres. Amenity may be expected to improve as landscape planting grows and matures. The surrounding physical amenity is attractive and the location provides views of the surrounding hills.

From a transport perspective, car use dominates, reflective of the isolated nature of the settlements served by the centres. The Diamond Harbour (Stoddart Point) centre is located close to the ferry terminus (connecting to bus services at Lyttelton) and is used by visitors to Diamond Harbour and commuting local residents. The connection to the ferry terminal is steep but is an attractive and relatively safe walk due to low volumes of vehicle traffic (with an alternative footpath route also available). Church Bay is reachable on foot but is a longer walk from the ferry. The shortest road connecting the centre to Christchurch is partly on low-lying ground and potentially at risk from coastal hazards.

In summary, the two centres provide a range of commercial activities that are commensurate with the needs of the community. The 'offer' has grown in recent years with the development of Church Bay and there remains potential for growth.

STRENGTHS

- Balanced range of commercial, public and community facilities.
- Recent expansion of commercial activities.
- New housing and population growth.
- Attractive centre for visitors.

WEAKNESSES

- Godley Head site remains vacant.
- Distance of travel to Christchurch.
- Vacant shop units.

OPPORTUNITIES

- Potential for further diversification of commercial offer.
- Strong and active community.
- Future population growth.

THREATS

- Shortest road connection to Christchurch at risk for coastal hazards.

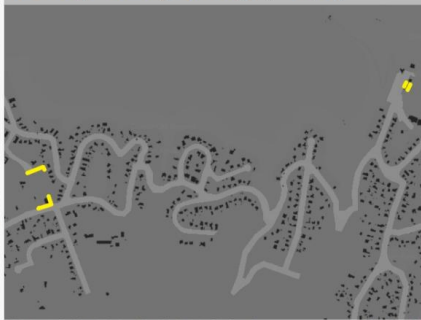
ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

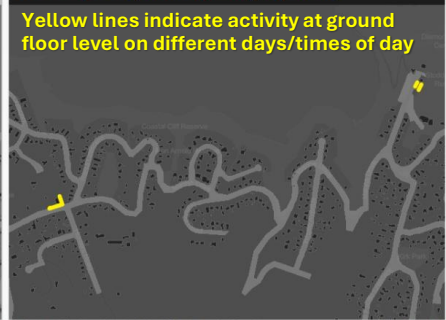
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



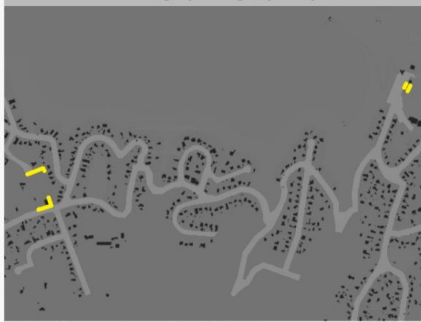
Weekdays: Nighttime opening (9pm on)



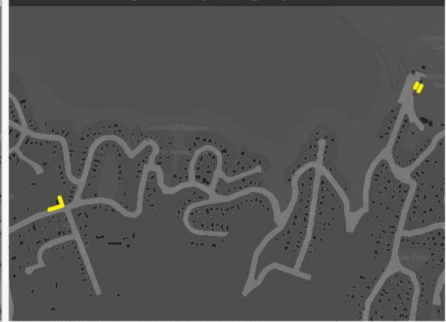
Weekends: Daytime opening (9am-5pm)



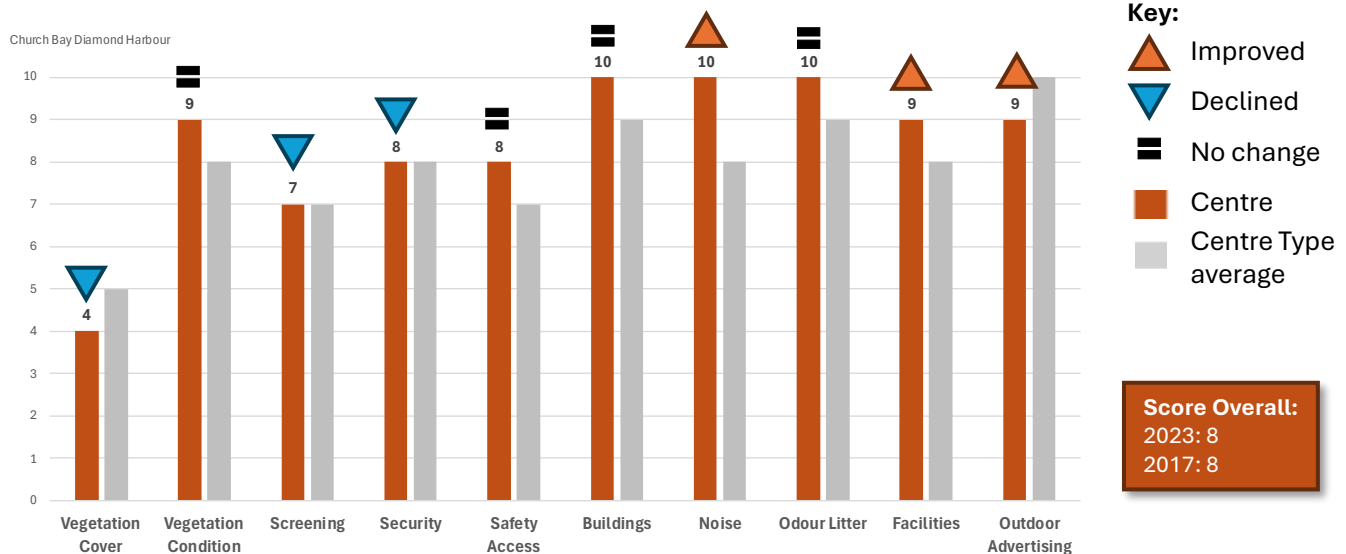
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

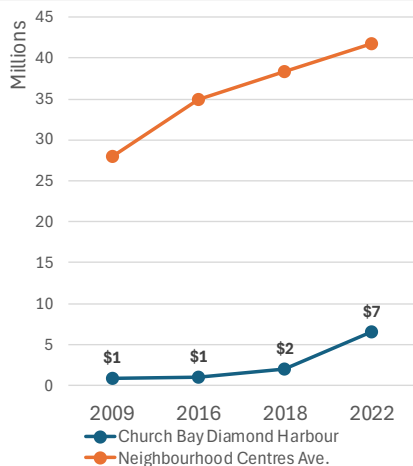


ECONOMIC PERFORMANCE

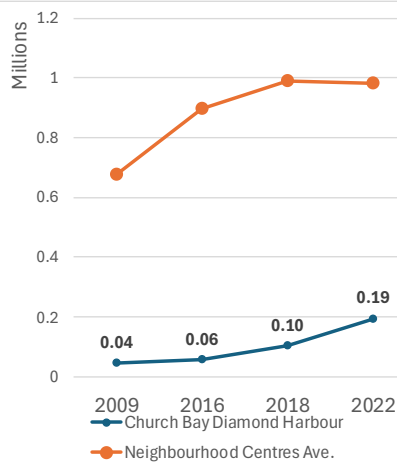
Economic survey score 2023	Not surveyed
Economic survey score 2017	Not surveyed
Centre type average economic survey score 2023	-
Vacant land in centre	0%
Centre type average vacant land	15%



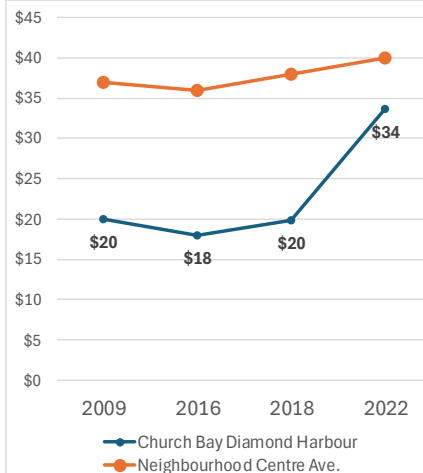
TOTAL SPEND (\$)



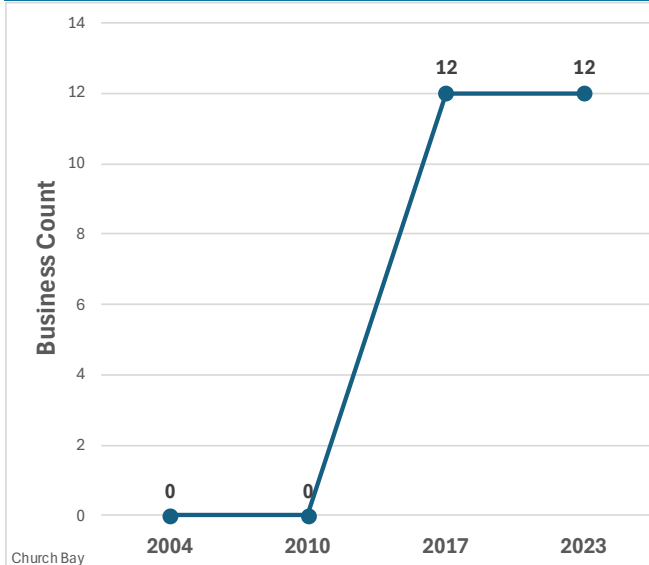
TRANSACTION COUNT



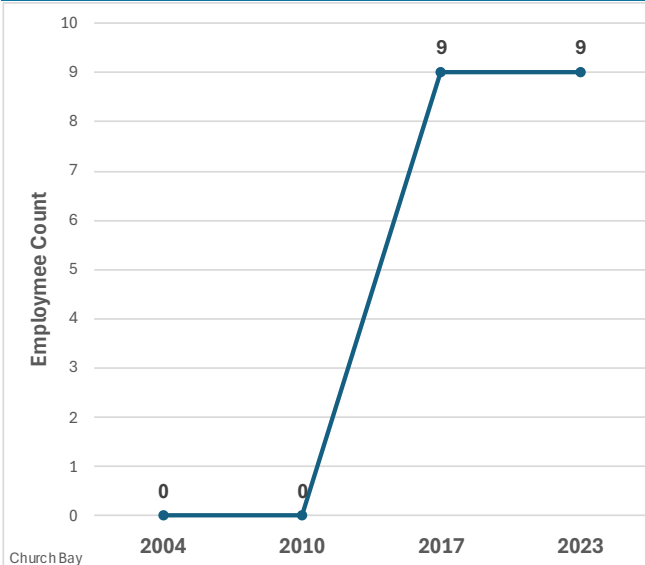
TRANSACTION AVERAGE (\$)



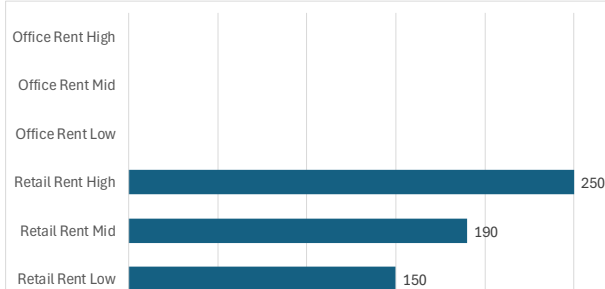
BUSINESS COUNT



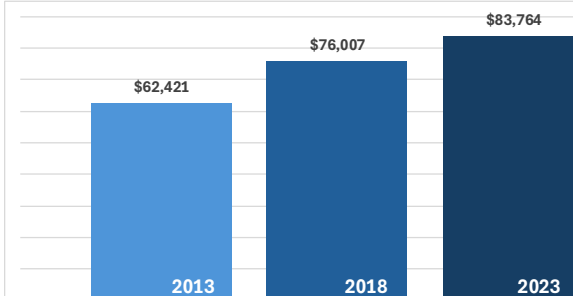
EMPLOYMENT COUNT



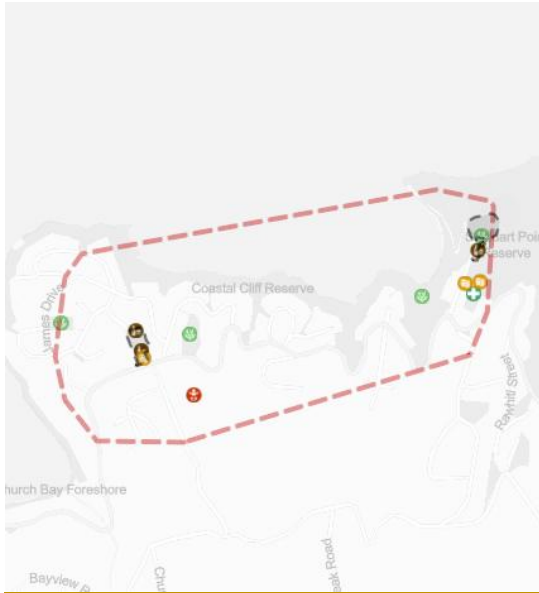
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

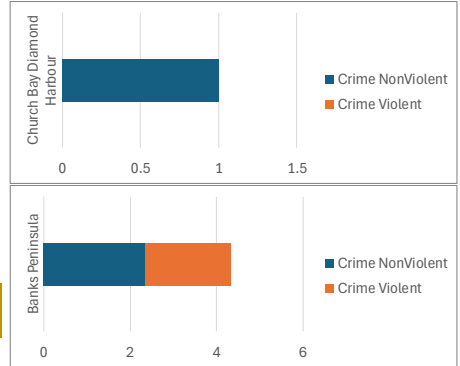


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	13%	15%	14%
Residents 65yrs and over	22%	21%	28%
Residents on Social welfare	1%	0%	0%
Average % of hh with no car	0%	0%	0%
Average number of vehicles/hh	1	1	1

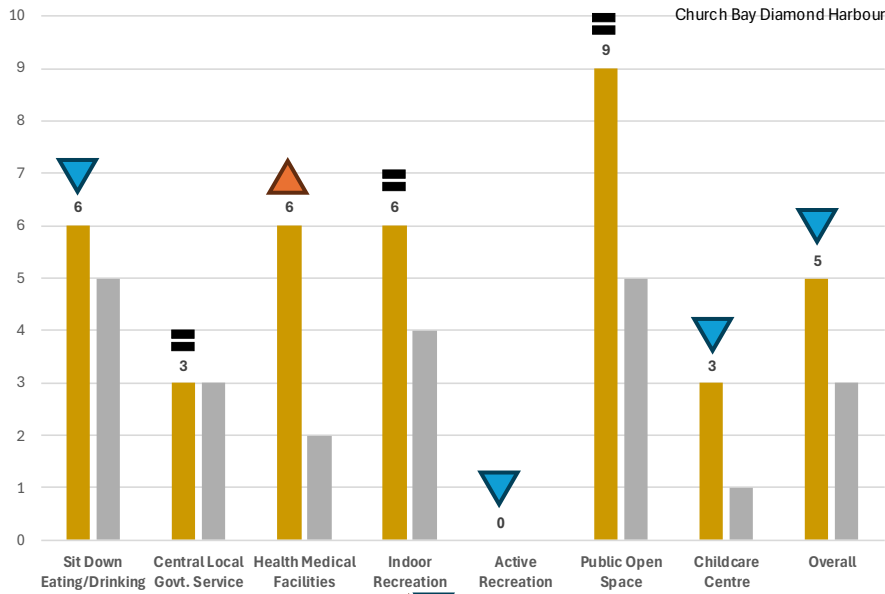
CATEGORY

- 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)

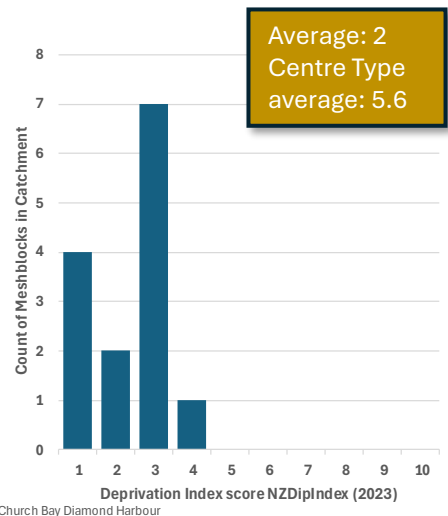


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

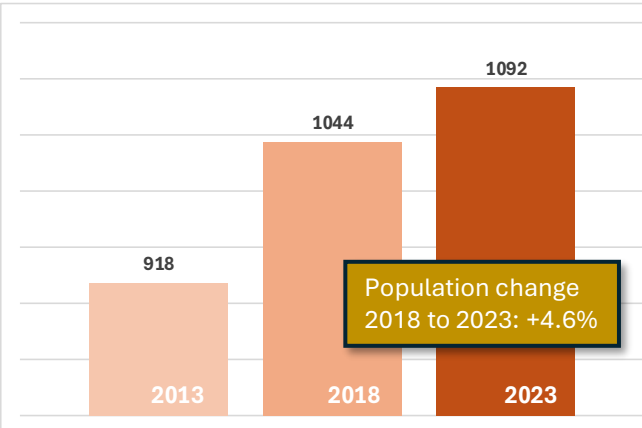


Key: ■ Centre ■ Type Ave. ▲ Improved/Declined ■ No Change

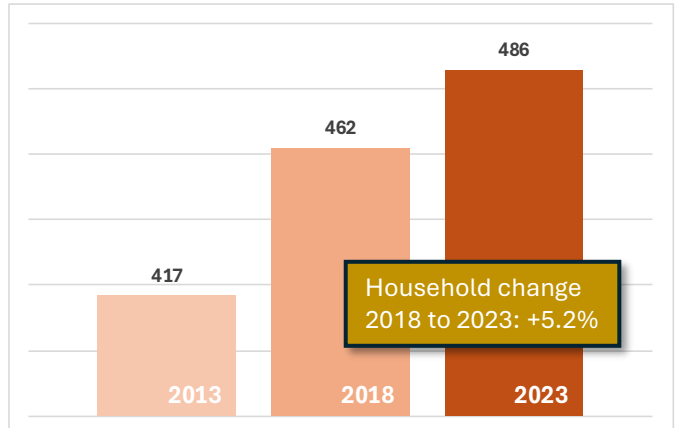
DEPRIVATION RANGE (2023)



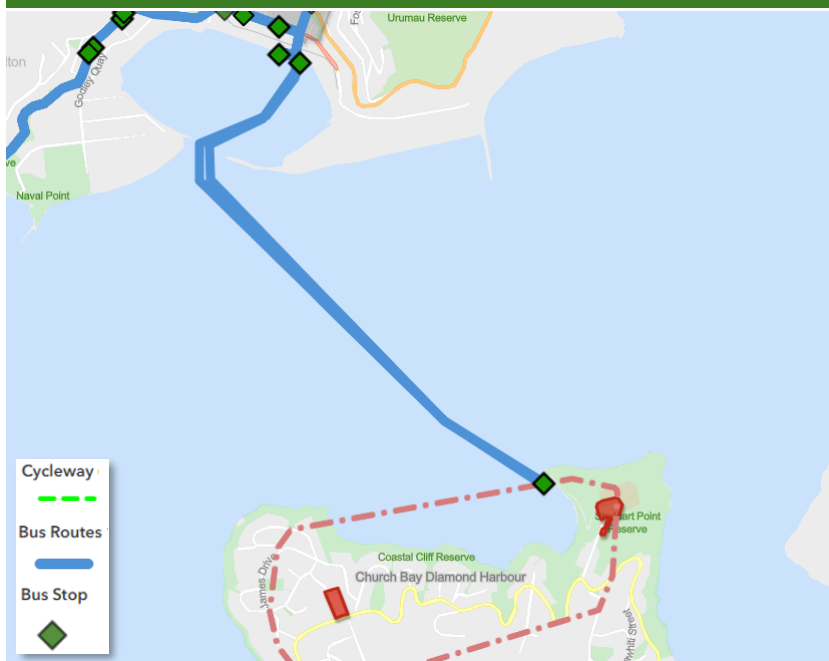
CATCHMENT POPULATION 2018-2023



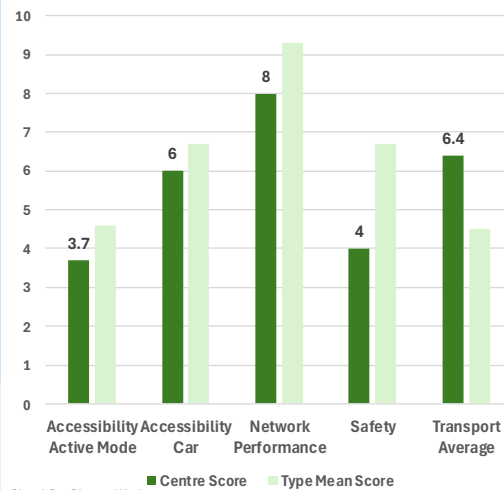
HOUSEHOLD COUNT 2018-2023



TRANSPORT

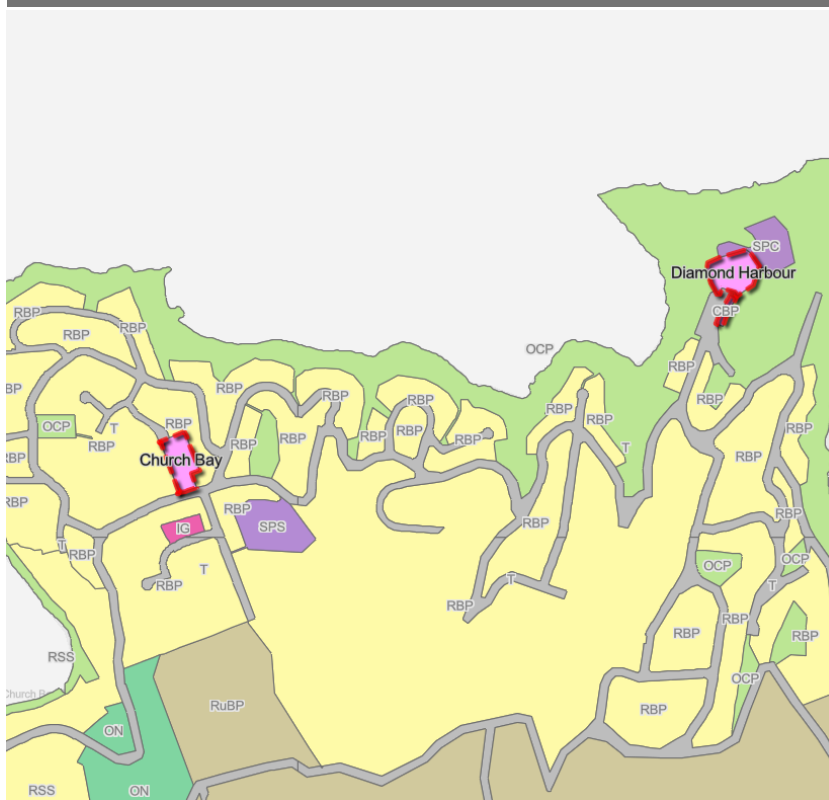


TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



Planning zones legend and detail

CBP	Commercial Banks Peninsula (commercial activity)
RBP	Residential Banks Peninsula (Low density houses)
RuBP	Rural Banks Peninsula (farming and low density houses)
IG	Industrial General (commercial activity)
OCP	Open Space Zone (parks and recreation)
SPS	Special Purpose School (Diamond Harbour School)
SPC	Special Purpose Cemetery (Open space / Cemetery)

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.