

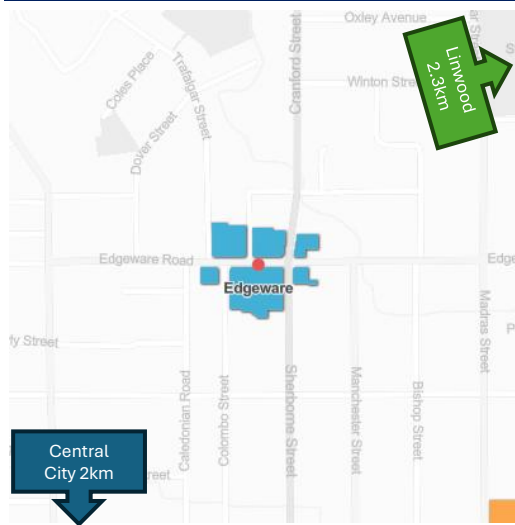
Edgeware

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

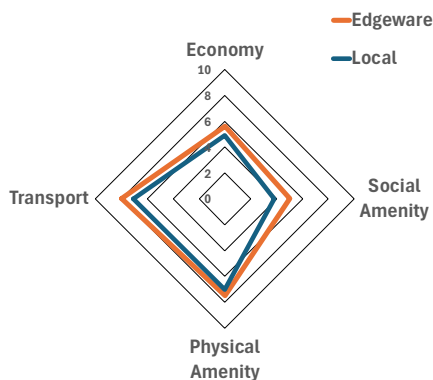
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



Edgeware is a linear centre primarily fronting Edgeware Road, either side of the intersection with Colombo Street, with some activity along connecting side streets. The centre is anchored by a supermarket and offers a mix of independent retailers, food outlets, hospitality and community facilities.

Redevelopment has refreshed the centre, improving the overall quality and environment. The centre is positioned well to serve a growing residential catchment. The surrounding area has seen extensive townhouse development, increasing the population density over time. Economic indicators show rising spending and more recently an increase in employment. Business count remains similar to the previous assessment. The economic survey noted that investment in the centre has better placed it to serve its intended role.

Social amenity is overall good, scoring above average. The centre offers a range of dining options, childcare, health and community facilities. The centre itself lacks open space, although there are two large parks within the wider catchment. The anticipated reopening of Edgeware Pool will further enhance the centre's rating for social amenity.

The physical environment has been improved through site redevelopment and investment in existing buildings. The centre scores close to the average across most measures. A planned street environment upgrade has yet to be fully implemented. Parts of this have been implemented where they support other projects and some temporary street furniture installations have remained in place, which help to lift the quality of the environment.

Access to the centre is good across all transport modes. Peak congestion along Sherbourne Street/Cranford Road is a factor. The centre is walkable from the surrounding residential catchment. Cycle access is well catered for with a major cycle way directly connecting with and through the centre, supplemented by on-street cycle lanes along Edgeware Road.

In summary, private and public investment in the centre has helped to improve the look and feel of the centre. Economic indicators suggest an ongoing improvement to the centre since the last survey. New investment in building stock could improve the centre further and there are some potential positive developments around the reopening of the local pool.

STRENGTHS

- Public and private investment contributing to centre improvement.
- Offers a good range of retail, services and community facilities.
- Strong population growth in the catchment.

WEAKNESSES

- Traffic lowers quality of pedestrian experience.

OPPORTUNITIES

- Edgeware pool redevelopment.
- Further catchment population growth expected.

THREATS

- Traffic increase.
- Development of a new commercial centre nearby.

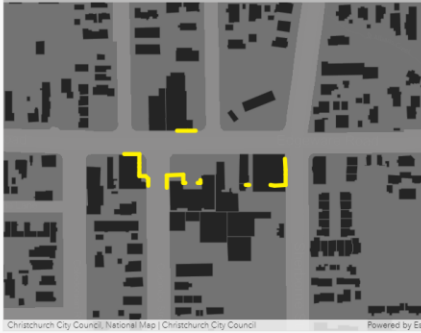
ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

Weekdays: Daytime opening (9am-5pm)



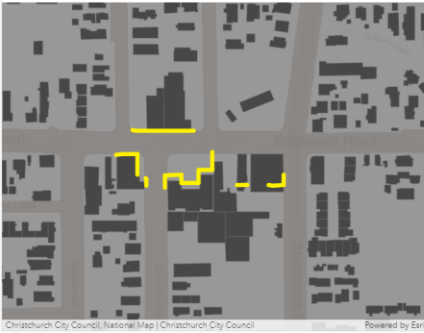
Weekdays: Evening opening (5pm-9pm)



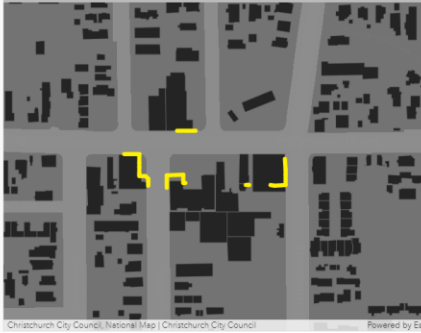
Weekdays: Nighttime opening (9pm on)



Weekends: Daytime opening (9am-5pm)



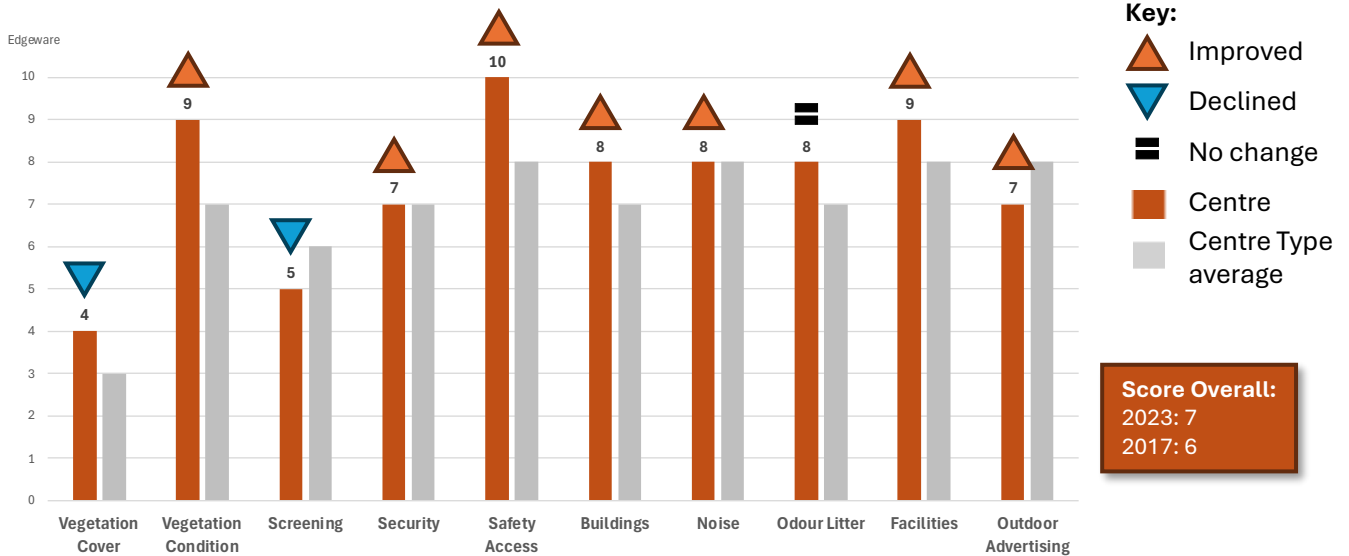
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

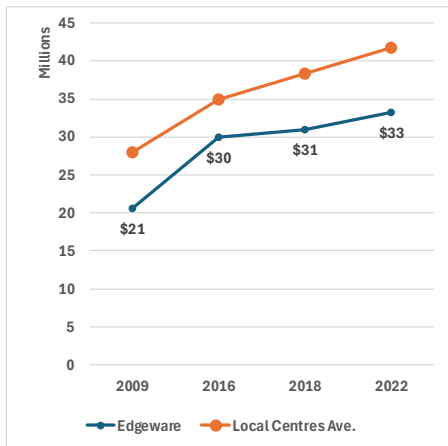


ECONOMIC PERFORMANCE

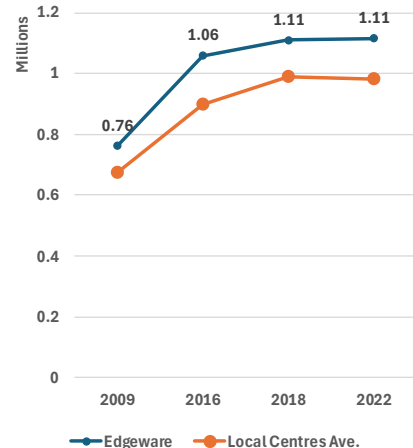
Economic survey score 2023	5.6
Economic survey score 2017	4.8
Centre type average economic survey score 2023	4.9
Vacant land in centre	8%
Centre type average vacant land	15%



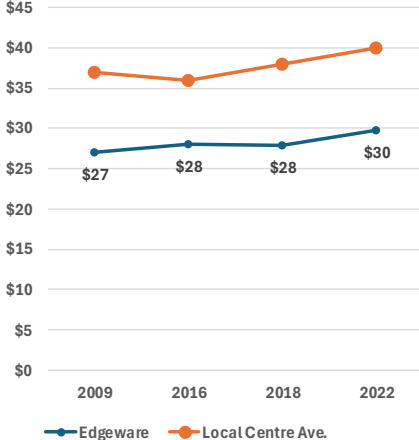
TOTAL SPEND (\$)



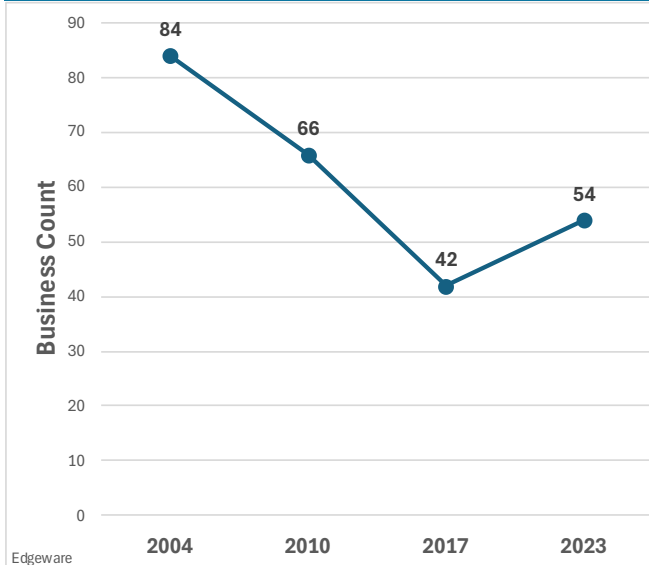
TRANSACTION COUNT



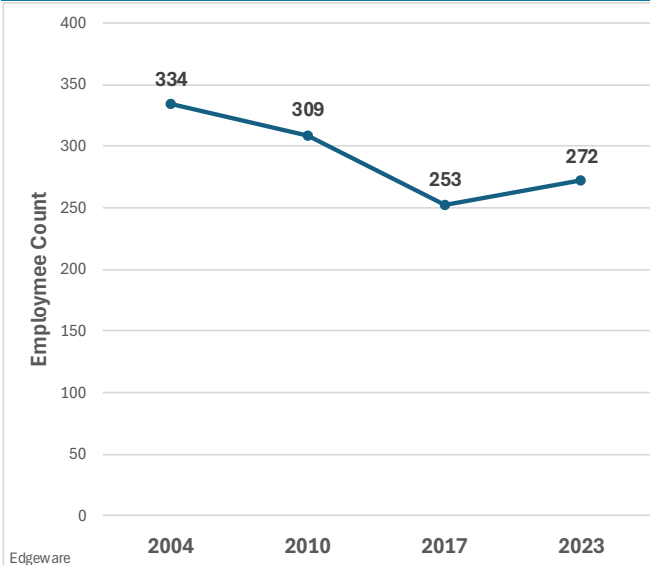
TRANSACTION AVERAGE (\$)



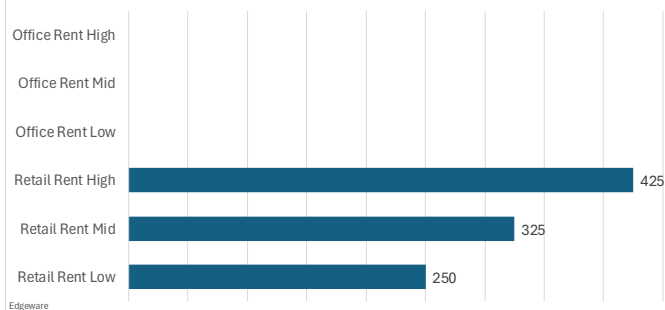
BUSINESS COUNT



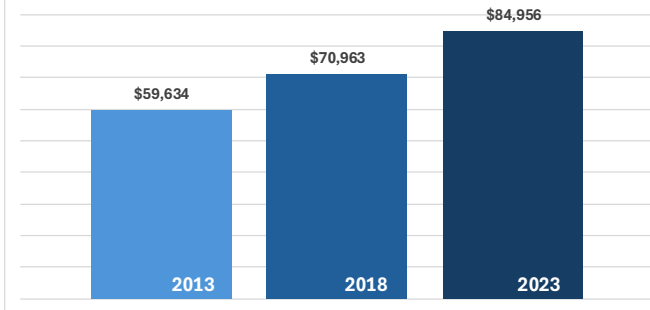
EMPLOYMENT COUNT



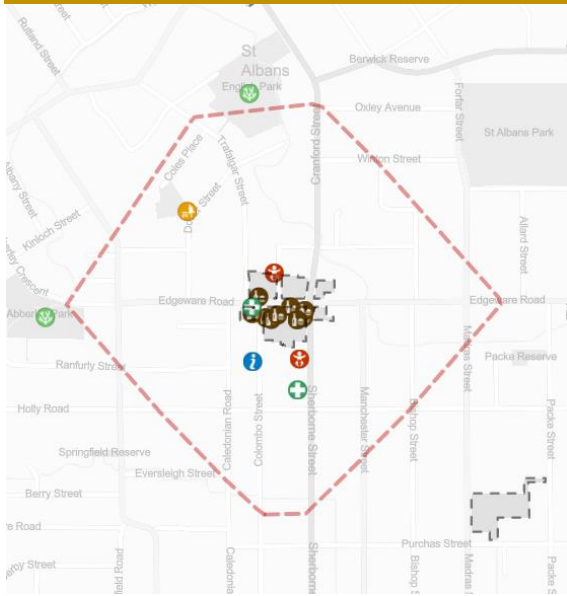
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

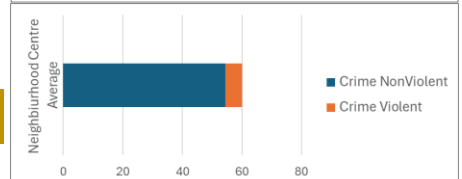
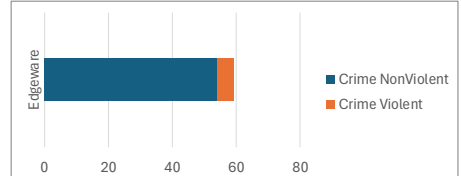


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	14%	13%	12%
Residents 65yrs and over	9%	9%	11%
Residents on Social welfare	5%	5%	9%
Average % of hh with no car	9%	6%	7%
Average number of vehicles/hh	1	1	1

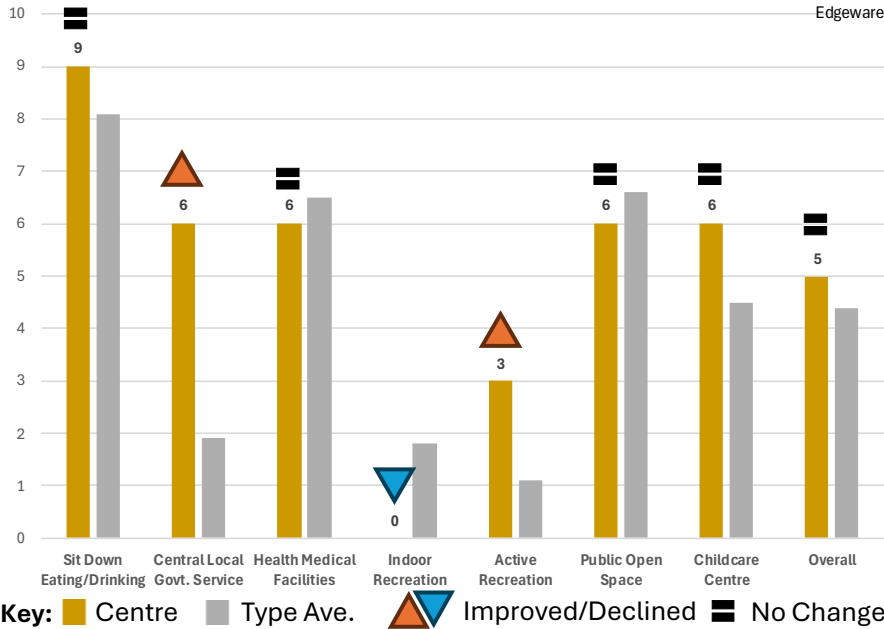
CATEGORY

- 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)

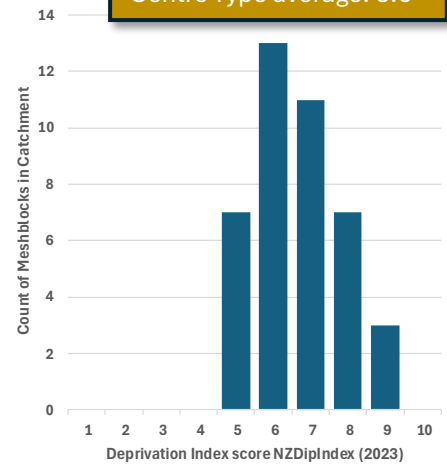


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

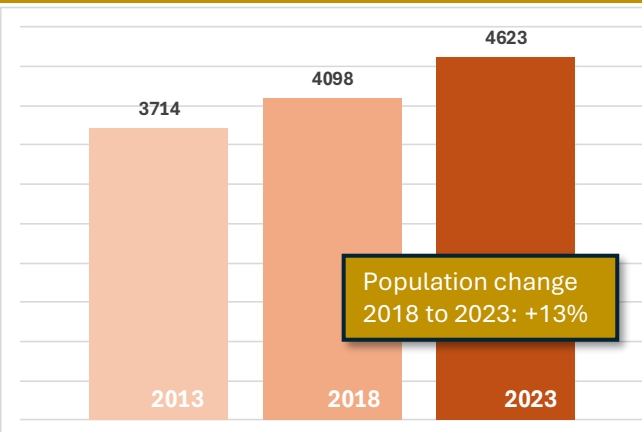


DEPRIVATION RANGE (2023)

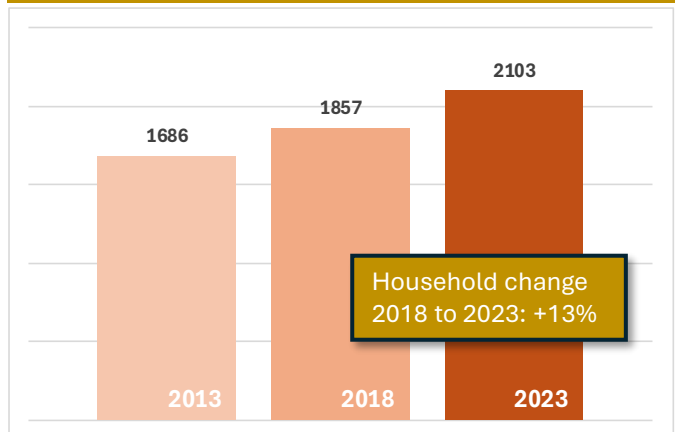
Edgeware Average: 7
Centre Type average: 5.6



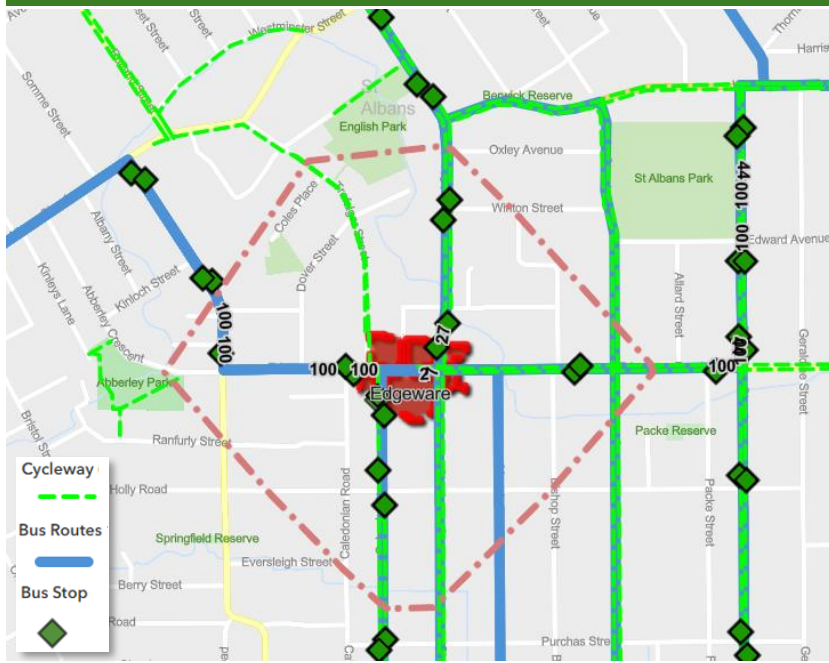
CATCHMENT POPULATION 2018-2023



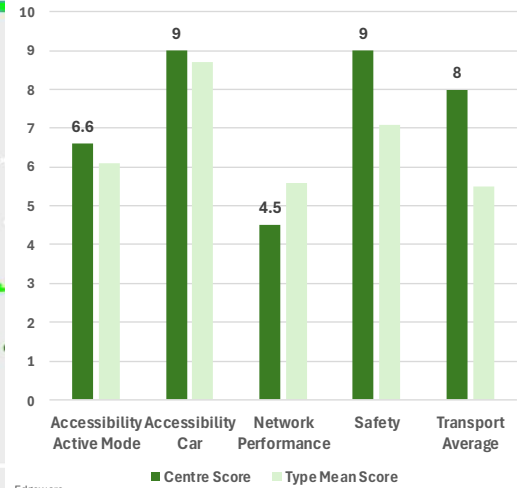
HOUSEHOLD COUNT 2018-2023



TRANSPORT

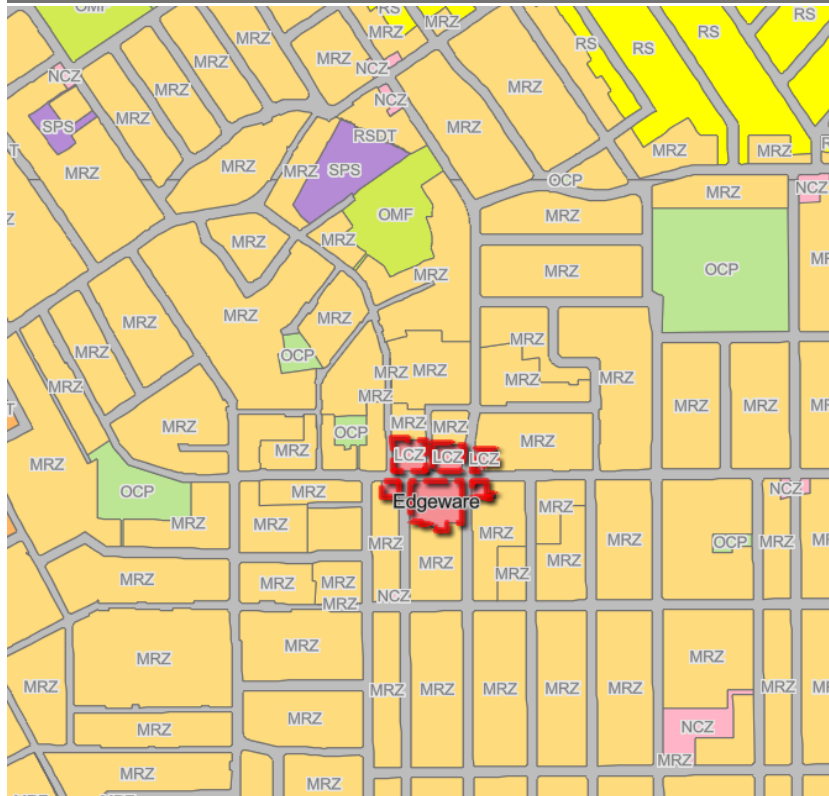


TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE NOVEMBER 2025)



Planning zones legend and detail

LCZ	Local Centre Zone (commercial activity)
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 (small scale commercial)
OMF	Open Space Metropolitan Facility

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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