

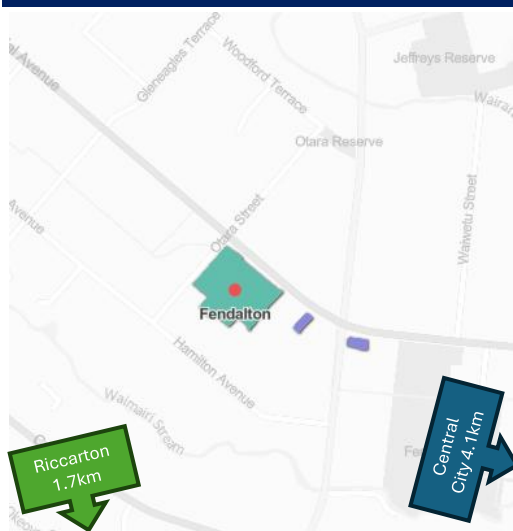
Fendalton

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

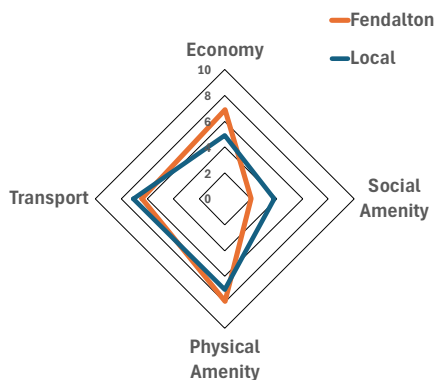
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Fendalton is a supermarket based centre at the intersection of Memorial Avenue and Otara Street. The main part of the centre includes the supermarket, a medical centre, and several commercial/retail units.

The centre performs above average compared to other neighbourhood centres. Economic indicators show that spending is slightly increased, while business and employment counts are largely similar to the previous assessment.

Overall, assessments indicate that the centre is serving the local community well. The social amenity score is overall lower than average, which is reflective of the centres modest size.

The physical environment is good, with mature trees and landscaping at the road frontage to the car parking area. The centre presents as tidy and compact.

Vehicle access is good due to the location adjacent to Memorial Avenue and there is an good supply of car parking. The centre scored lower for other transport modes, being served by lower frequency bus routes and with limited dedicated provision for cycling. Pedestrian access from the surrounding residential catchment is reasonable.

In summary, Fendalton is an attractive, functional local centre but has limited range of retail and social amenity facilities.

STRENGTHS

- Quality of environment.
- Consistent good performance across economic measures.
- Strong population growth in the catchment.

WEAKNESSES

- Traffic and safety along memorial avenue.
- Limited retail offer.

OPPORTUNITIES

- Strong economic case for expansion.
- Zone change for medium density housing increases potential for local population growth.

THREATS

- Expansion potential constrained by site space, undermining the potential for centre to adapt.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

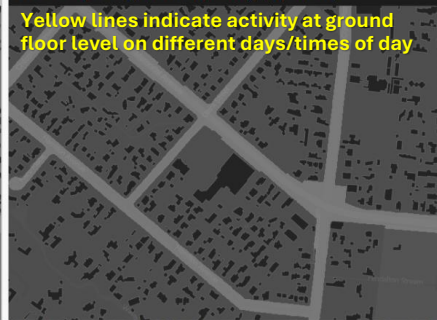
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)

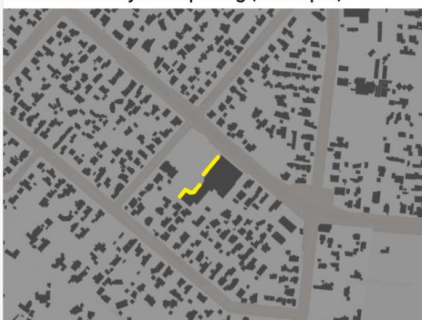


Weekdays: Nighttime opening (9pm on)

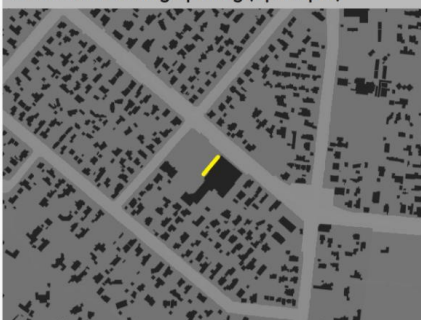


Yellow lines indicate activity at ground floor level on different days/times of day

Weekends: Daytime opening (9am-5pm)



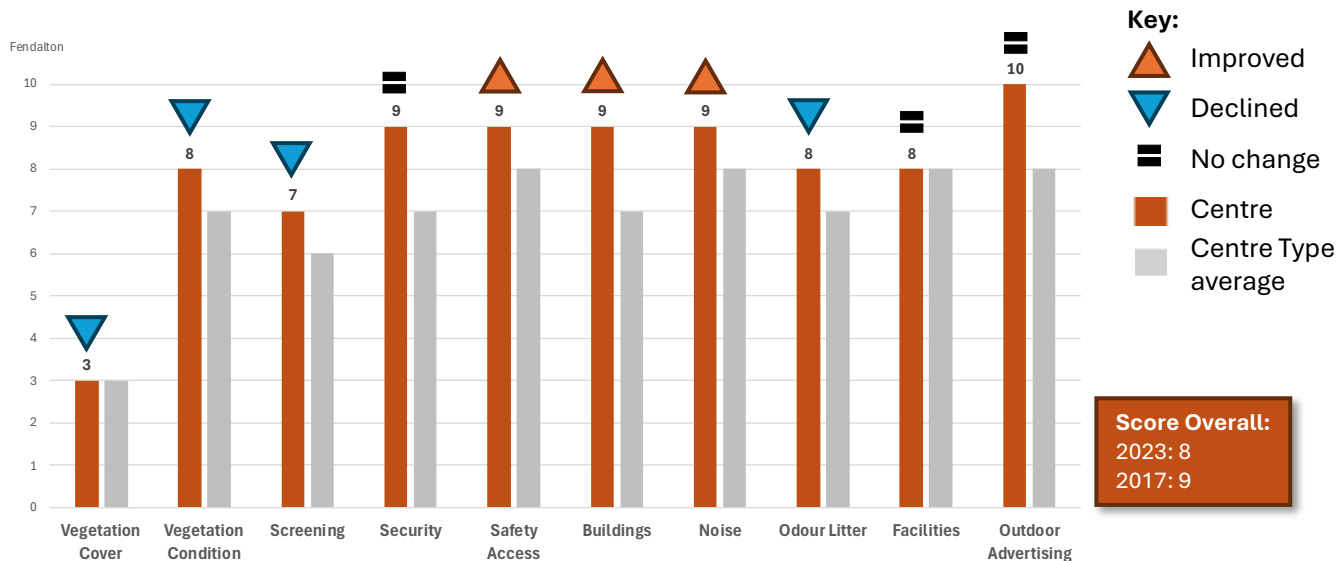
Weekends: Evening opening (5pm-9pm)



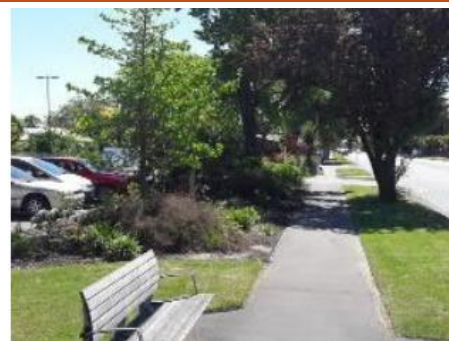
Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

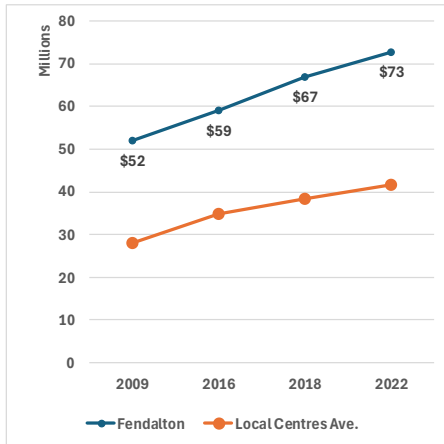


ECONOMIC PERFORMANCE

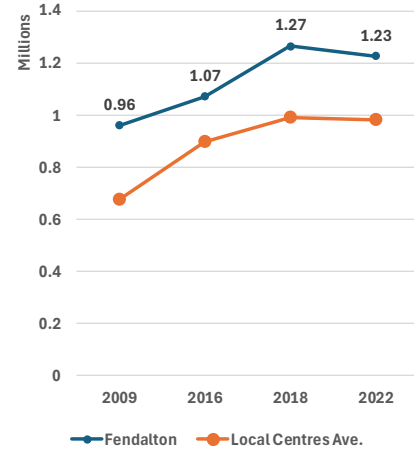
Economic survey score 2023	6.9
Economic survey score 2017	6.8
Centre type average economic survey score 2023	4.9
Vacant land in centre	12%
Centre type average vacant land	15%



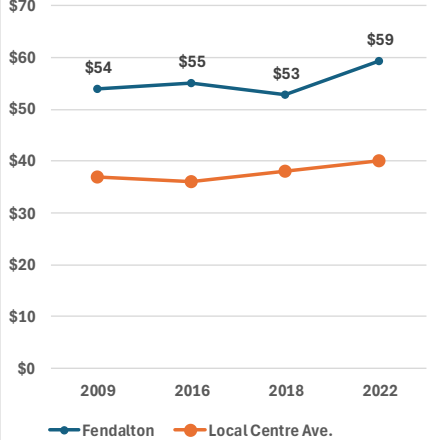
TOTAL SPEND (\$)



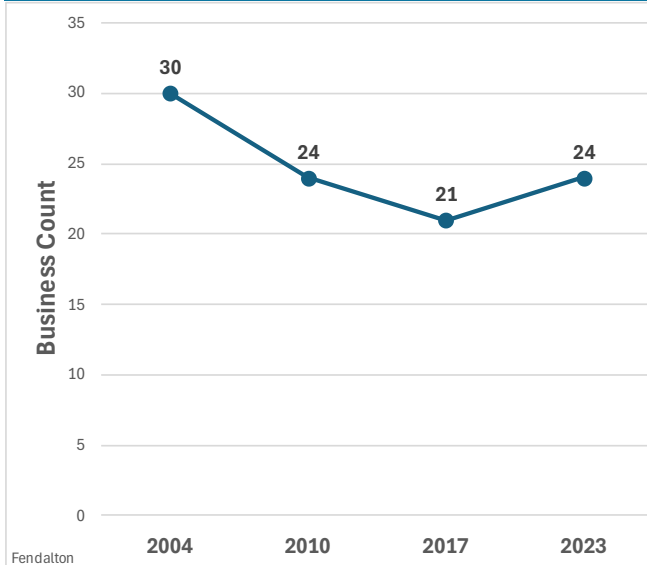
TRANSACTION COUNT



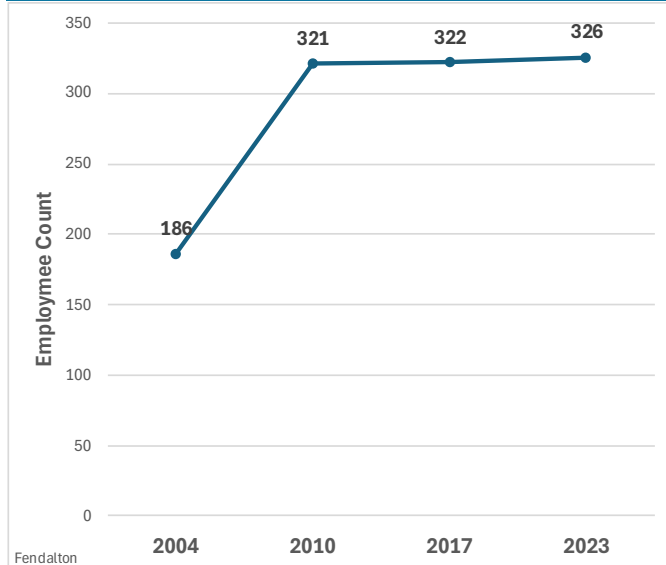
TRANSACTION AVERAGE (\$)



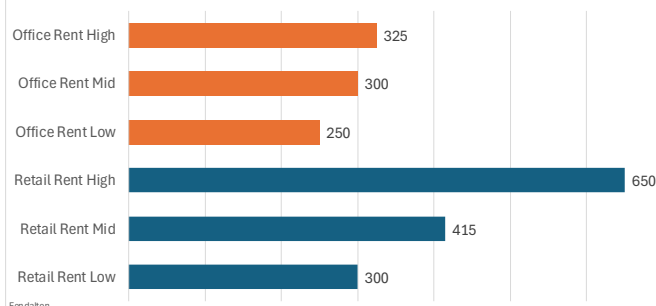
BUSINESS COUNT



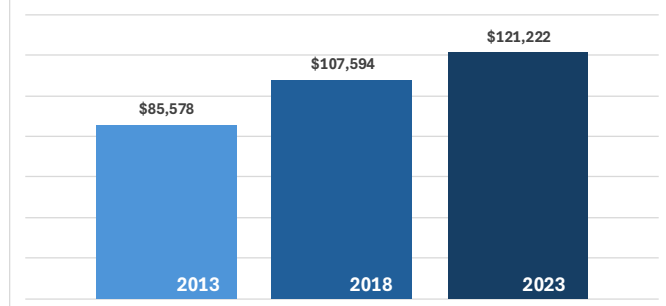
EMPLOYMENT COUNT



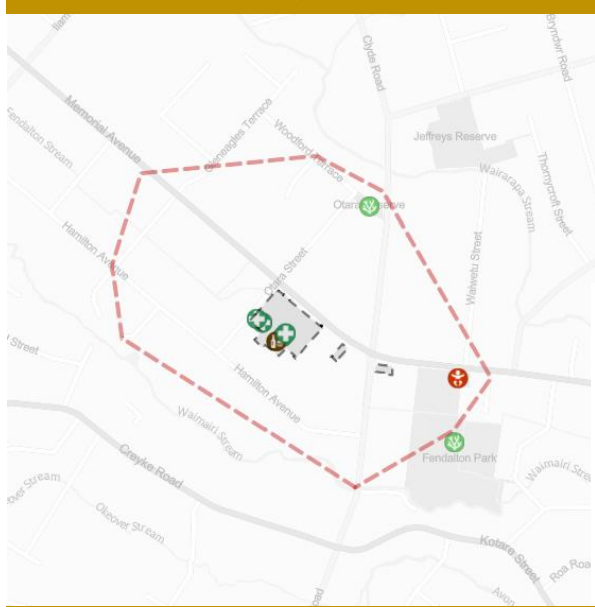
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

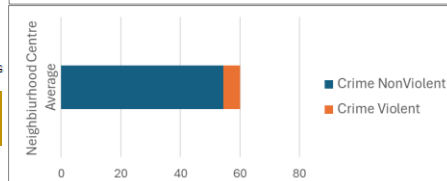
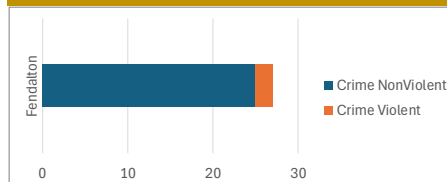


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	17%	15%	17%
Residents 65yrs and over	19%	19%	17%
Residents on Social welfare	3%	3%	8%
Average % of hh with no car	0%	0%	1%
Average number of vehicles/hh	2	2	2

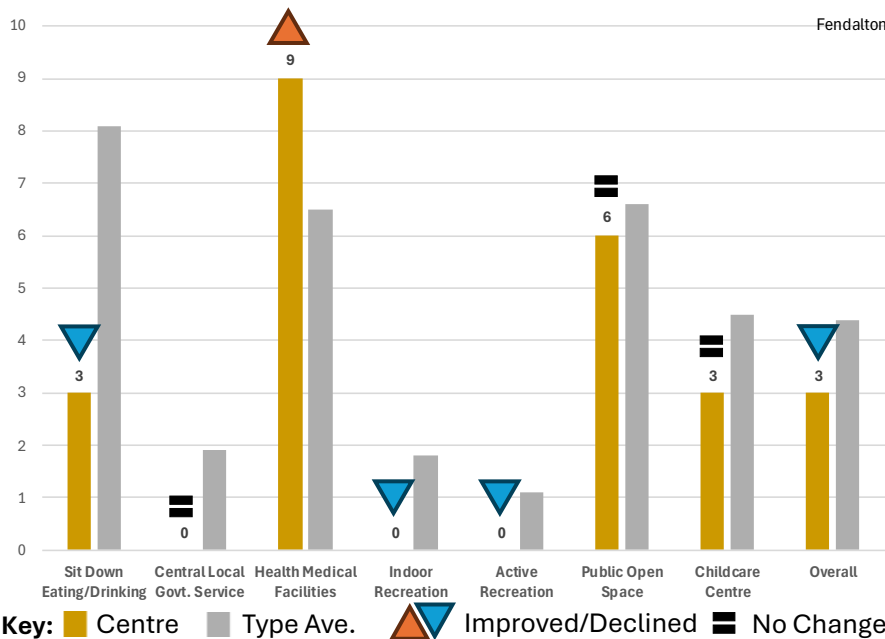
CATEGORY

- 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)

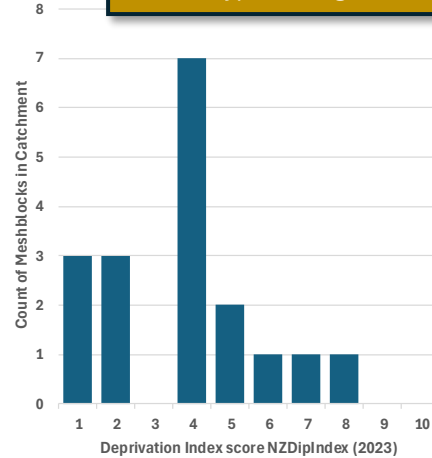


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

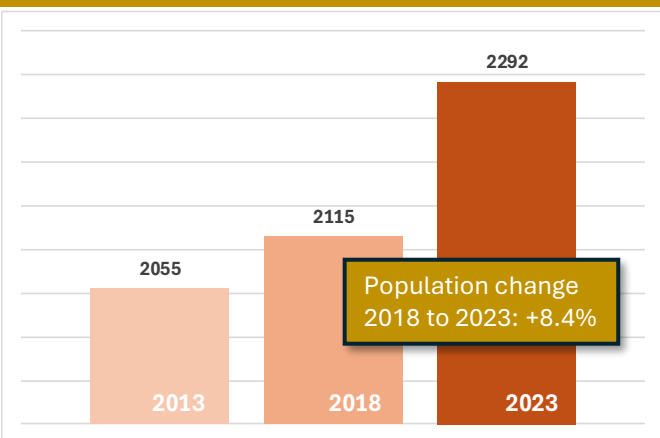


DEPRIVATION RANGE (2023)

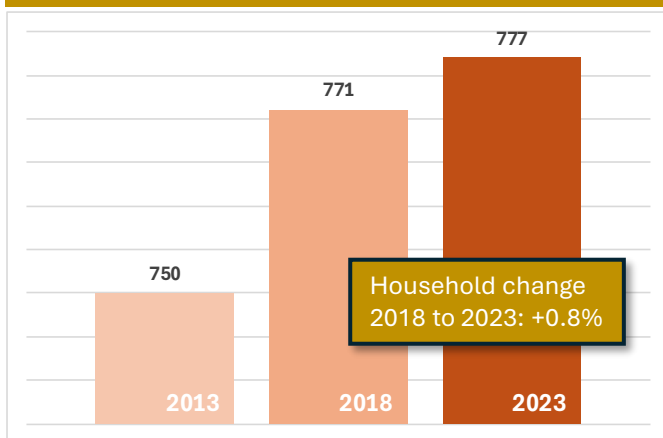
Fendalton Average: 4
Centre Type average: 5.6



CATCHMENT POPULATION 2018-2023



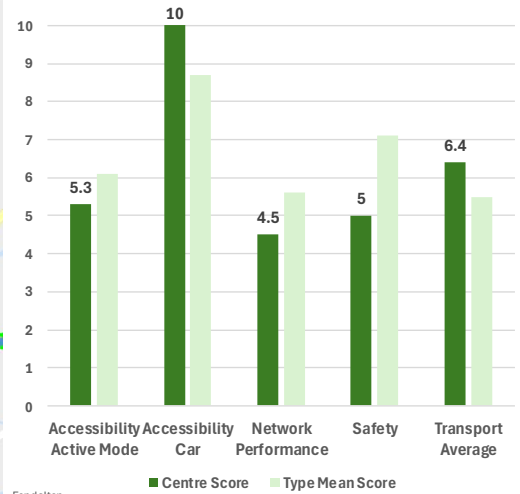
HOUSEHOLD COUNT 2018-2023



TRANSPORT

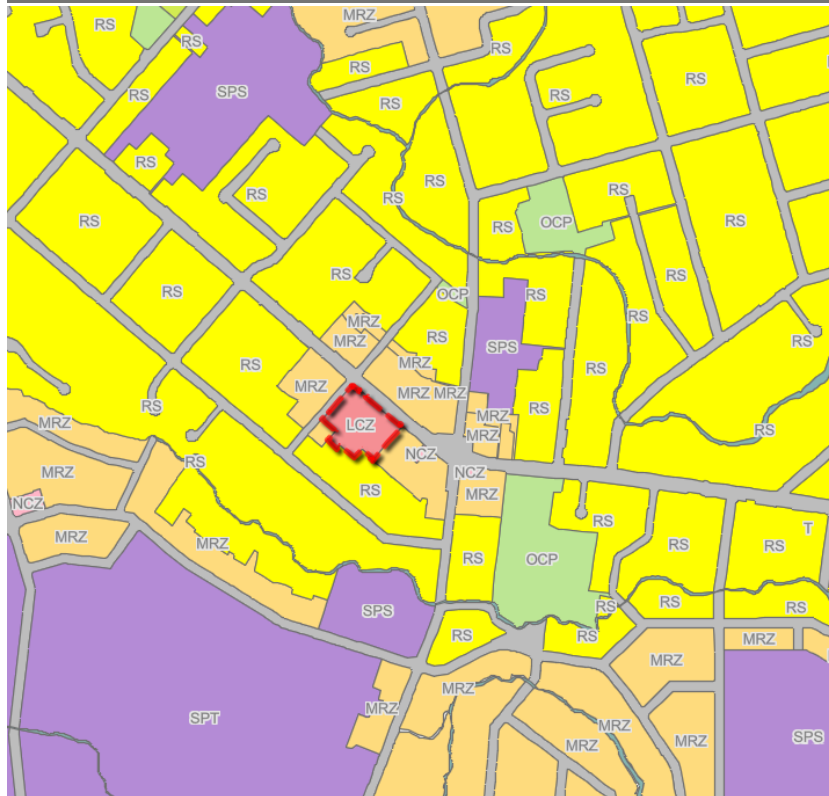


TRANSPORT SURVEY



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)
SPT	Special Purpose (Tertiary Education) Zone (UoC)

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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