

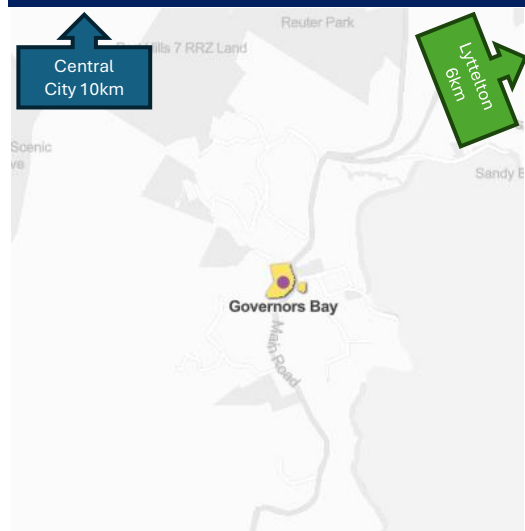
Governors Bay

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

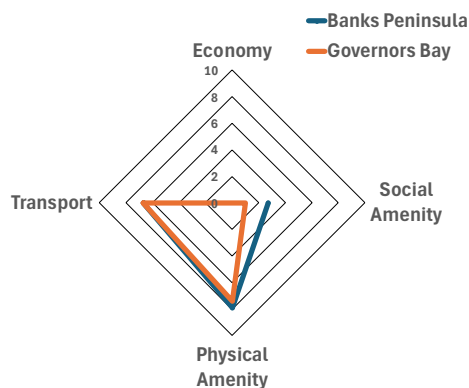
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



Located on the western edge of Lyttelton Harbour, close to Dyers Pass Road, this small centre provides a school, community centre and a hospitality venue for the Governors Bay community, surrounding settlements, and visitors.

The economic role of the centre is currently, and exclusively, hospitality. The Governors Bay Hotel is the single venue in the centre (as of 2023). It is of historic significance, having served the local community since the 1870s. The other cafe in the centre closed in 2020, with the premises currently seeking a new tenant. Economic activity indicators (employees and spending) have trended down since 2018.

The physical amenity of the centre is good, reflective of the expansive views of the harbour setting and established and abundant trees. The centre has good access to walks around the harbour coast. The Main Road through the centre can be busy.

Transport to/from the centre is dominated by private vehicles. The narrow, winding local road network is less conducive to cycling for everyday access and the centre is not very accessible by foot from the wider area (other than the coastal path). The centre was last serviced by bus in 2011 (the closest service now terminating at Rapaki).

In summary, Governors Bay is currently a community facilities-based centre (with a single hospitality venue) that primarily serves the local catchment.

Please note that Governors Bay has not been assessed across all categories.

STRENGTHS

- Good focus of community facilities in one cluster.
- Attractive environment and setting.

WEAKNESSES

- Lack of any basic retail function.

OPPORTUNITIES

- Convenience store offer to serve the local community.

THREATS

- Not connected for public transport, reliance of private vehicles.

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)



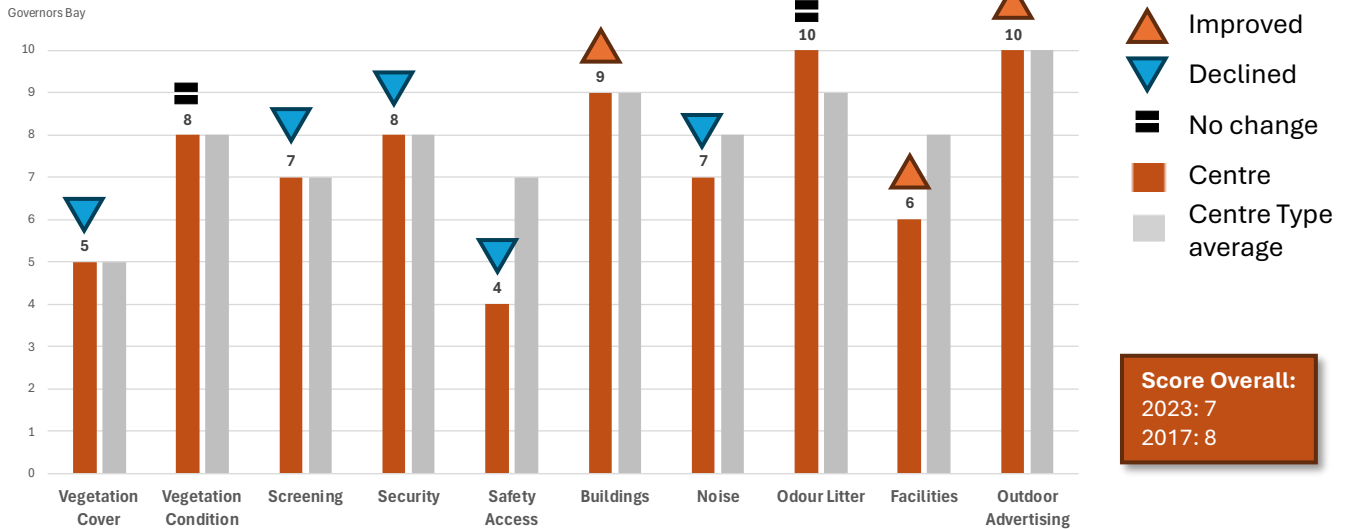
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

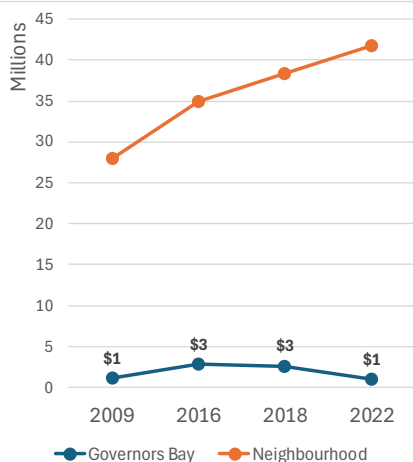


ECONOMIC PERFORMANCE

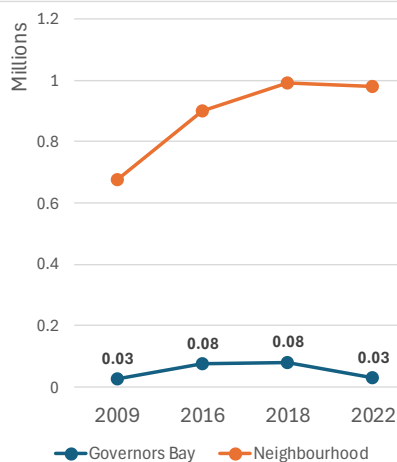
Economic survey score 2023	Not surveyed
Economic survey score 2017	Not surveyed
Centre type average economic survey score 2023	-
Vacant land in centre	0%
Centre type average vacant land	15%



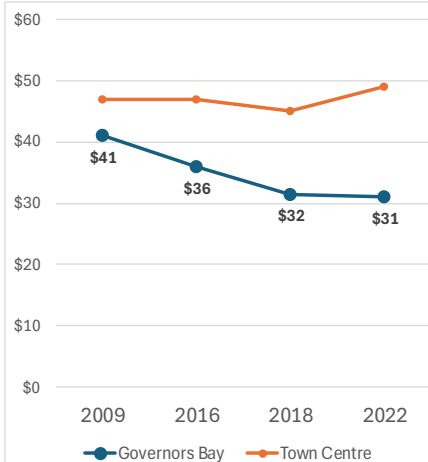
TOTAL SPEND (\$)



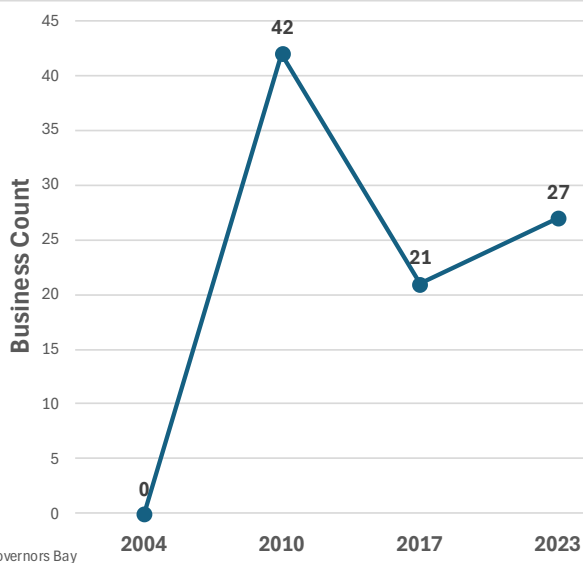
TRANSACTION COUNT



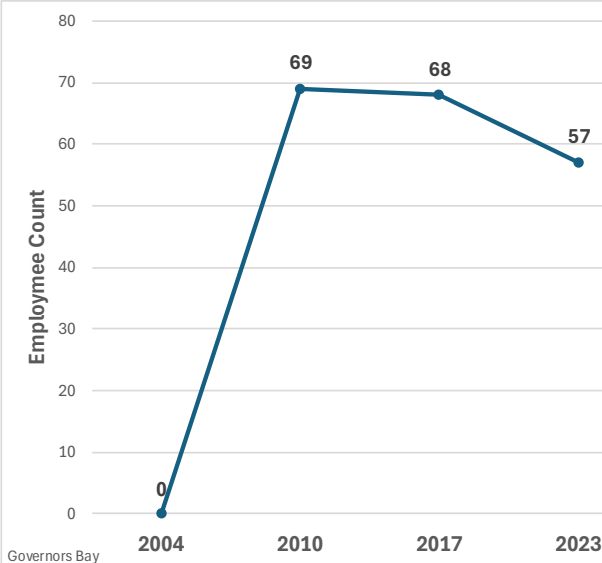
TRANSACTION AVERAGE (\$)



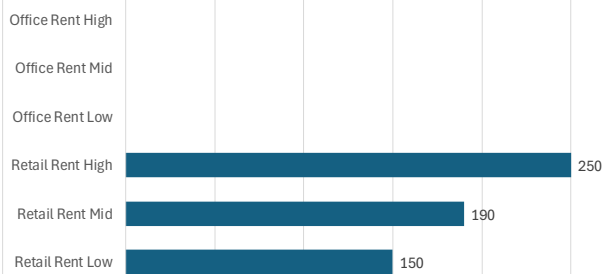
BUSINESS COUNT



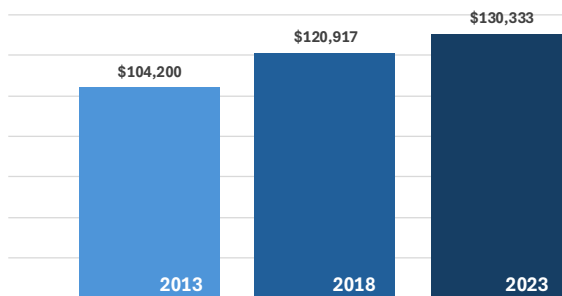
EMPLOYMENT COUNT



OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

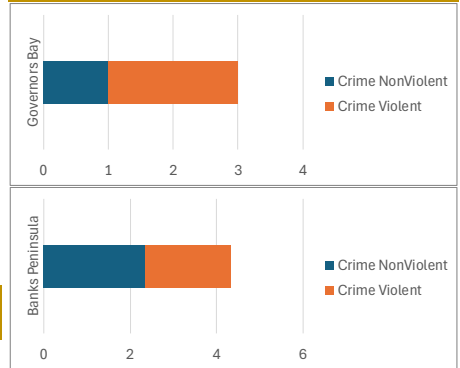


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	17%	19%	16%
Residents 65yrs and over	15%	16%	18%
Residents on Social welfare	0%	0%	0%
Average % of hh with no car	0%	0%	0%
Average number of vehicles/hh	2	2	2

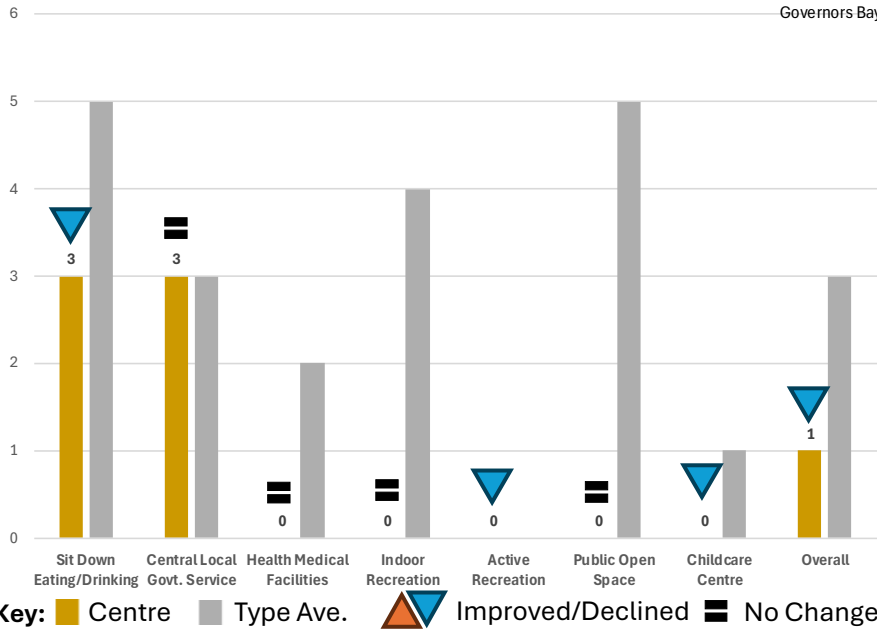
CATEGORY

- Cafe Bar Restaurant
- Public Open Space
- Health Medical Facilities
- Childcare Centre
- Indoor Recreation
- Central Local Government Service
- Active Recreation
- Community Owned Operated Facilities

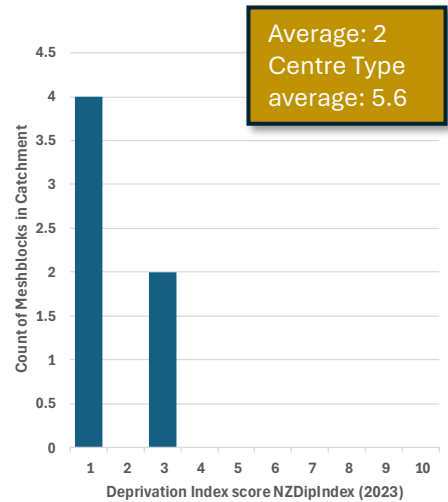
CRIME (2022)



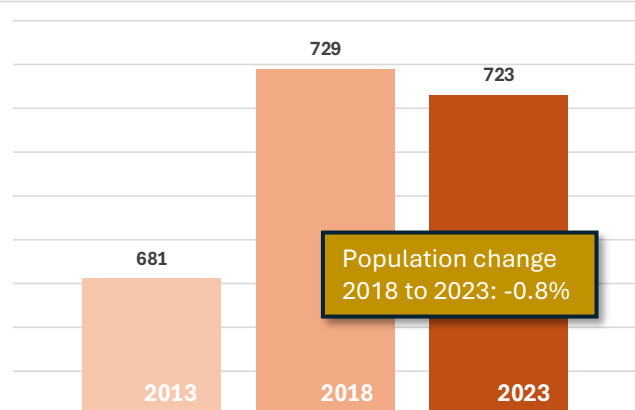
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



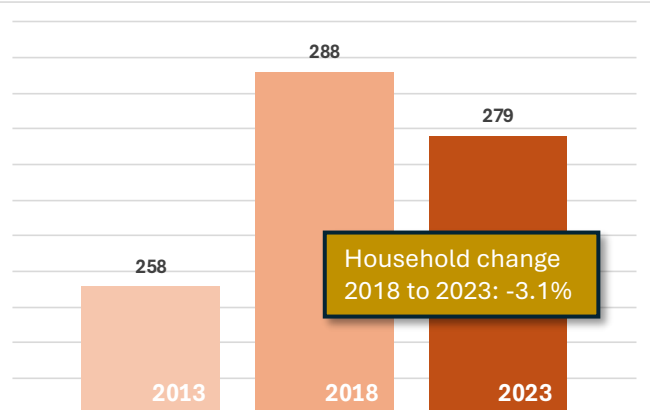
DEPRIVATION RANGE (2023)



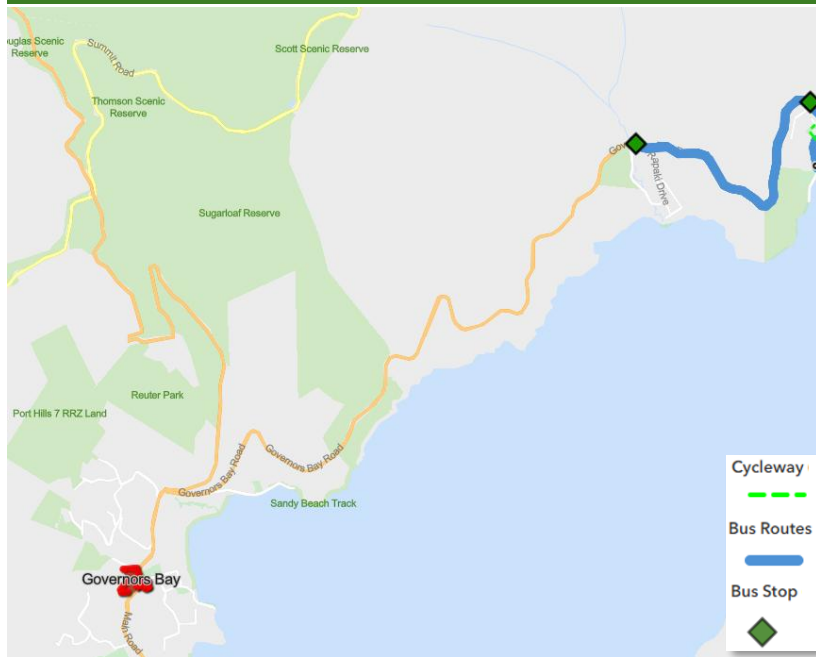
CATCHMENT POPULATION 2018-2023



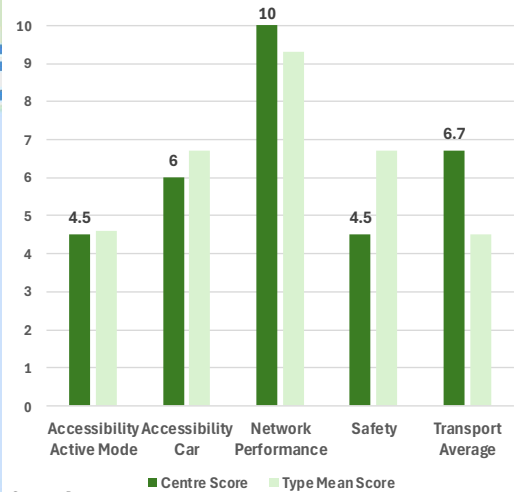
HOUSEHOLD COUNT 2018-2023



TRANSPORT



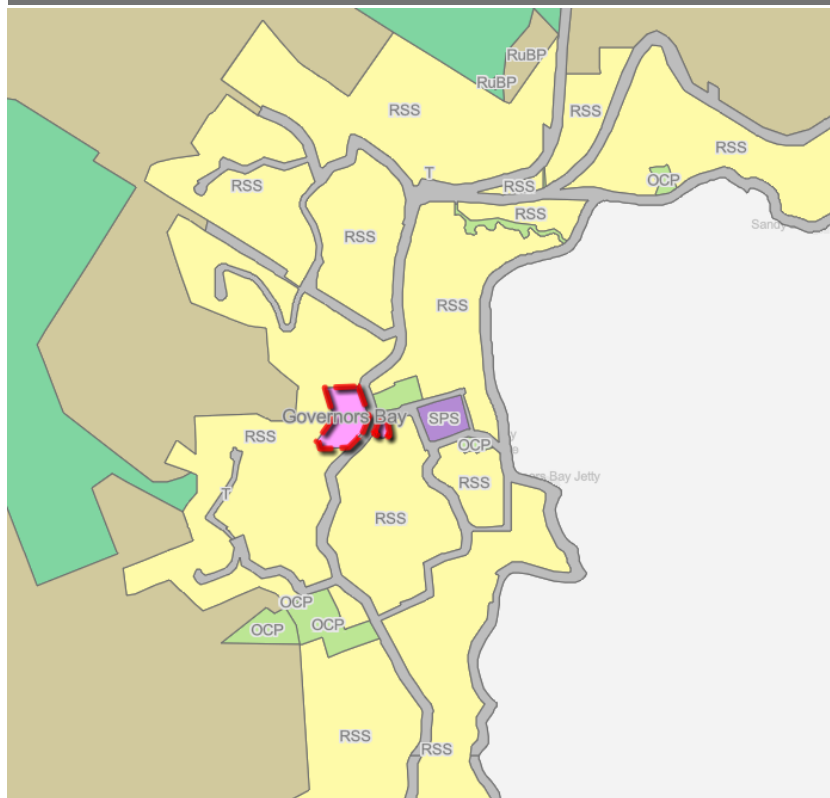
TRANSPORT SURVEY



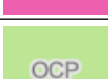
Governors Bay

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

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



Planning zones legend and detail

	Commercial Banks Peninsula (commercial activity)
	Residential Small Settlement (Low density houses)
	Rural Banks Peninsula (farming and low density houses)
	Industrial General (commercial activity)
	Open Space Zone (parks and recreation)
	Special Purpose School (school)

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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