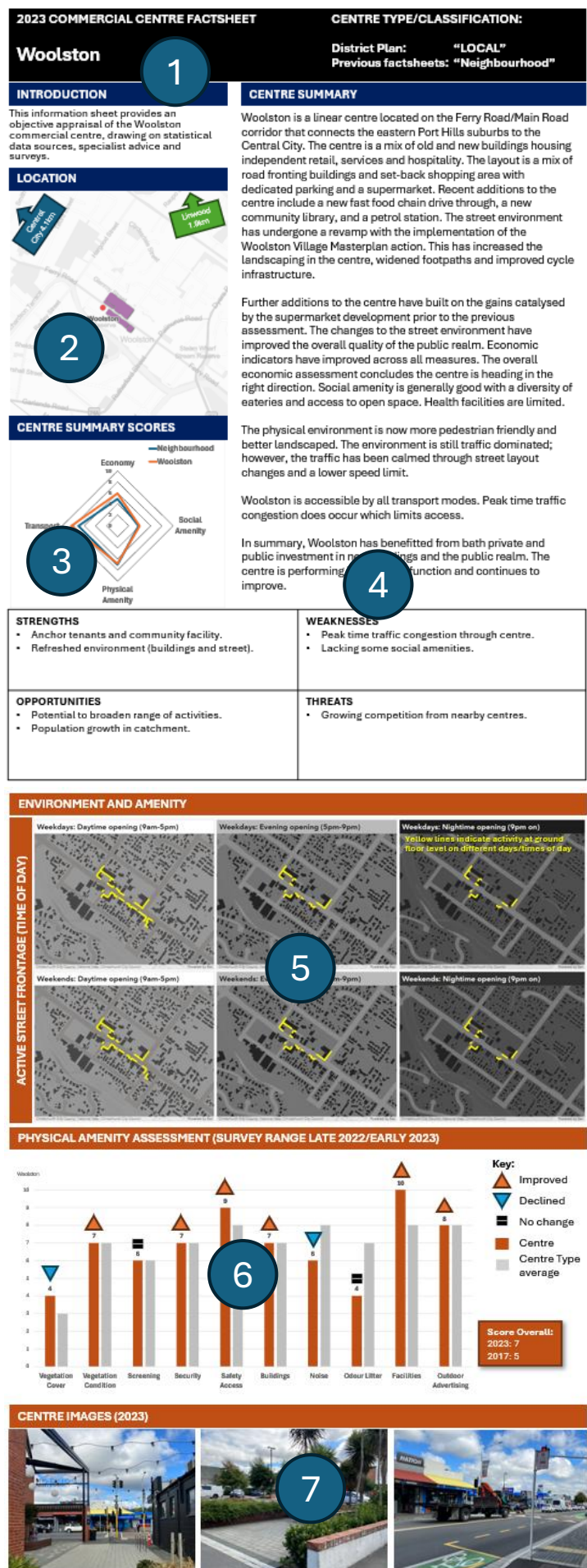


Commercial Centre Fact Sheets – 2023 update.

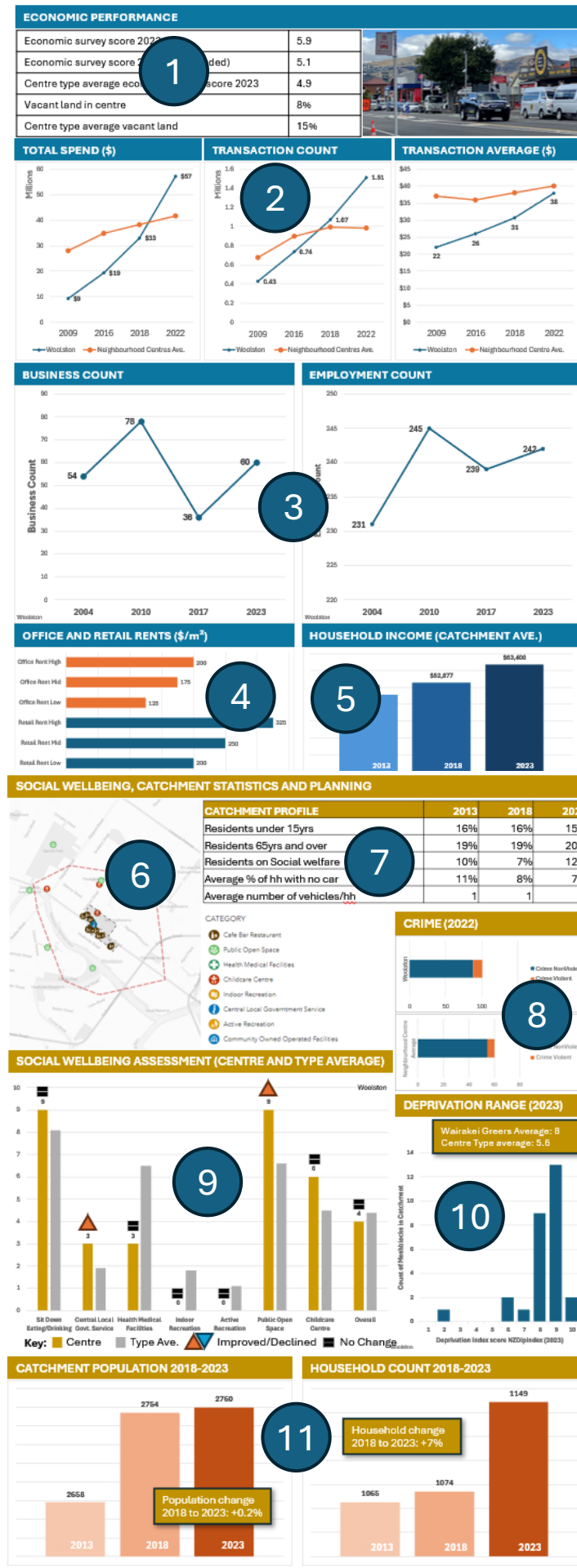
Factsheet format and component information.

The factsheets for each centre may vary depending on the data available and whether the centre has been assessed in previous years. This guide explains key elements of the information useful for interpretation, and provides sources where applicable. The guide reproduces the Woolston centre as a visual reference to explain each element of the fact sheet.

- Centre name and type.** The centre name and role is defined in the Christchurch District Plan. The previous centre classification is provided where a recent Plan Change has changed the classification.
- Location.** Map showing local street network and distance to the Central City (always shown) and the nearest large centre.
- Centre Summary Score.** Composite of scores for each of the areas analysed, with comparison to the centre type average (Neighbourhood in example provided).
- Commentary and SWOT.** A summary of the centre history, recent changes and trends in performance. Further summarised in the SWOT table. SWOT = Strengths, Weaknesses, Opportunities, Threats
- Active street frontage.** Map shows the active frontage at ground floor to the public street based on a survey of time-of-day opening hours viewed from the public street. Note: may not include internal property or building frontages (e.g. internal, private lanes, mall areas).
- Physical amenity.** Chart shows the outcome of the physical amenity survey and provides the comparison with other centres of the same type. Note: while the survey methodology is consistent with previous factsheets it is a subjective assessment. Change indicators are shown where comparison is possible. Overall score may change depending on the number of categories where change is observed and the magnitude of the change. Survey completed in early 2023. Overall score is out of 10.
- Centre images.** Captured during the physical amenity survey or other Council sources.



- Economic performance indicators.** Overall surveyed economic score for the centre compared to the previous score (where applicable) and comparison with average score for centres of the same type. Vacant land data is derived from analysis of aerial photos.
- Spending data.** Showing digital card spend in the centre across three measures over time, with comparison to other centres of the same classification (except Specialist, which are not directly comparable). Note: data does not capture all card spending and data was not available for some centres.
- Business and employment counts.** StatsNZ data for area within the walking catchment of the centre. Counts are for activities generally associated with commercial centres, excluding those that are not. Note: Count may include businesses/employment located in residential areas close to the centre.
- Office and Retail rents.** Average, upper and lower quartile rents for office and retail floor space.
- Household income.** Census-derived average (median) household income from meshblocks within the centre's walking catchment. Showing data from the last three census counts. Meshblocks are the smallest census geographical area.
- Social facilities.** Map shows the approximate location of facilities that contribute to social wellbeing. Locations are derived from public mapping sources and surveys.
- Catchment profile.** Census data showing trends in a number of household statistics since 2013 for meshblocks within the centre's walking catchment.
- Crime.** NZ Police statistics for the crime incident count recorded within the centre's walking catchment. Includes comparison data for the centre type average. Data is from 2022.
- Social wellbeing.** Categorised scoring of the presence of eight types of social and community facilities. The score for the centre type average is shown for comparison. Trends are shown for centres previously assessed. Score out of 10.
- Deprivation profile.** Showing the deprivation index count for meshblocks within the centre's walking catchment. The centre and centre type average are provided. E.g. Town Centre.
- Catchment population and household count.** Census-derived data from meshblocks within the centre's walking catchment. Showing the trend from 2013 to 2023.



1. **Transport map.** Shows the local road network with bus routes and stops. Also shows marked cycle ways.
2. **Transport survey score.** Outcome of transport survey, scored out of 10. Transport topics assessed by survey and using a range of data sources to derive the scores. Note that the approach to assessing transport has changed between each iteration of the fact sheets, and this is a subjective assessment.
3. **Land Use Zones.** Shows the current District Plan zones for the centre and local area. These were as proposed in 2023 but are now current to December 2025 (at the conclusion of Plan Change 14 – the most recent substantial change to the District Plan). Source is the Christchurch District Plan. The District Plan is subject to updates over time. The online version of the Plan should be checked for the most up-to-date pattern of zones or if further detail is required on the zones and the activities anticipated within.

