

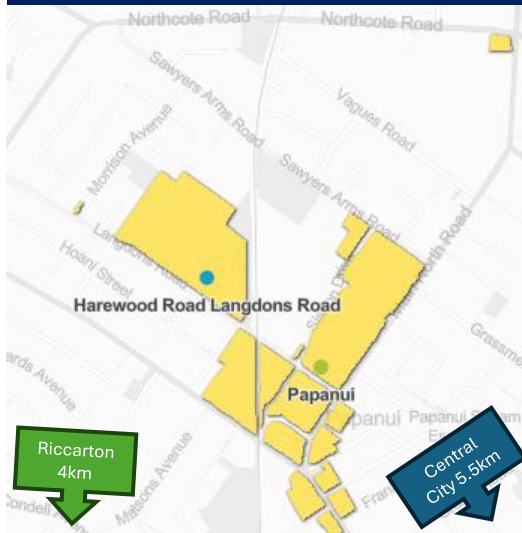
Harewood/Langdons Road

District Plan: "Large Format Retail"

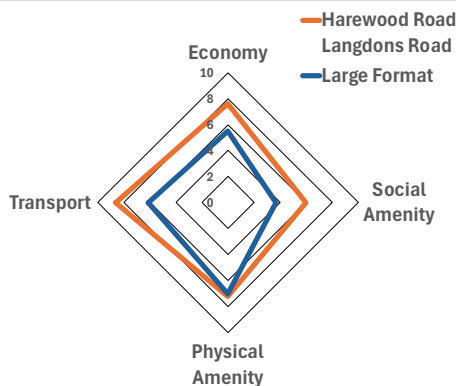
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Harewood Road/Langdons Road together offer a large format retail experience with some office space and smaller retail, commercial and service outlets. Harewood Road was developed in 2016 as a single retail hardware store and the larger Langdons Road developed from 2017 with a variety of smaller footprint tenants. Both sites were previously in industrial use. The centre is located close to the Papanui centre but is assessed separately due to the predominantly large format retail function and the physical separation as a result of the railway line, park, and Papanui High school site.

As the centre has expanded since the 2018 assessment, all economic indicators show growth. Business and employee count, and spending measures all show strong growth since 2016. The economic assessment scored highly reflecting on the wide range of large format retail offerings, low vacancy rate, and newly built environment.

The physical environment score was assessed as average or above average compared to other large format retail centres. Although car parking dominated, parts of the centre meet current expectations for landscaping in and around the centre to help soften the hard expanse of parking. The quality and condition of the buildings is good.

Accessibility to the centre is good across all modes, including via two major cycle routes. The pedestrian environment is adequate given the large format retail function. Traffic volumes around the centre can be high and local roads do suffer from congestion.

In summary, the newly built centre offers a good range of large format retail stores with a mix of other smaller offerings alongside services and offices. The centre remains distinct from the Papanui centre but likely benefits from co-location. As with Papanui, the centre is well placed for population growth within its immediate catchment through development of more medium density housing, and new greenfield further to the east.

STRENGTHS

- New centre offers a diversity of retail.
- New buildings.
- Good access across transport modes.
- Adjacent to Papanui town centre.

WEAKNESSES

- Some detachment between uses within the centre.
- Peak time traffic congestion.
- Car dominated environment.

OPPORTUNITIES

- Population growth in local catchment and nearby.
- Population growth overall suits the large format destination function.

THREATS

- Potential for oversupply of large format retail in the future and detracting of trade from Papanui centre.

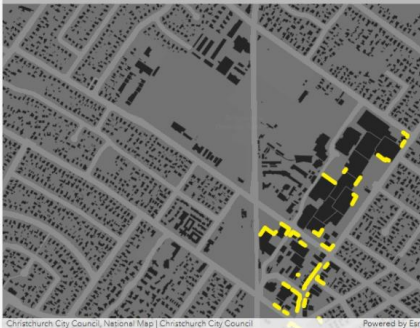
ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

Weekdays: Daytime opening (9am-5pm)

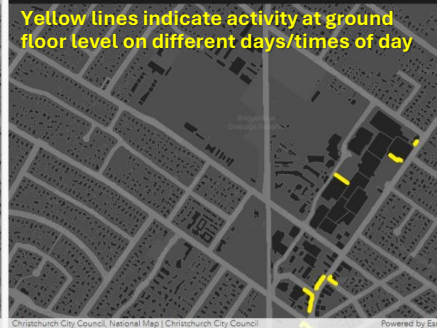


Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)

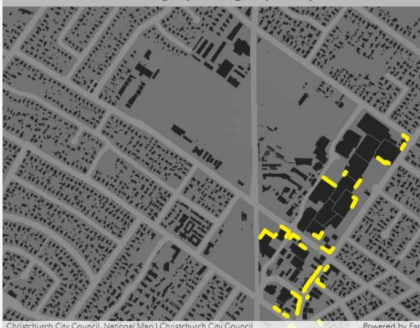
Yellow lines indicate activity at ground floor level on different days/times of day



Weekends: Daytime opening (9am-5pm)



Weekends: Evening opening (5pm-9pm)

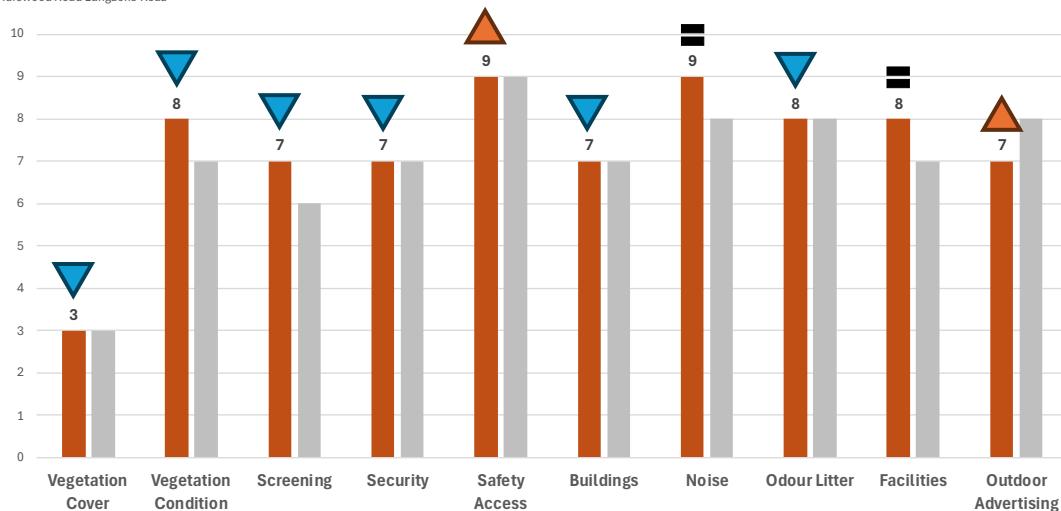


Weekends: Nighttime opening (9pm on)



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

Harewood Road Langdons Road



Key:

- ▲ Improved
- ▼ Declined
- No change
- Centre
- Centre Type average

Score Overall:

2023: 7

2017: 9

CENTRE IMAGES (2023)

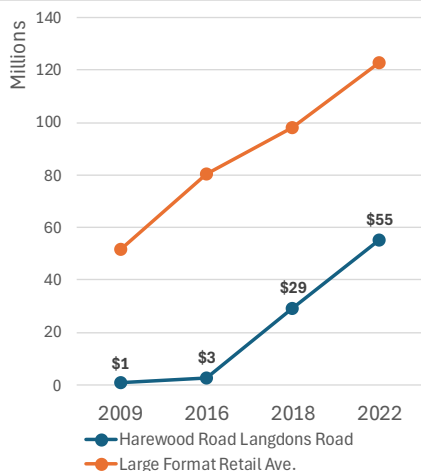


ECONOMIC PERFORMANCE

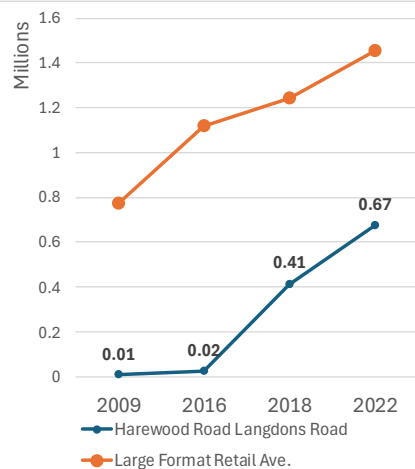
Economic survey score 2023	7.6
Economic survey score 2017 (not assessed)	N/A
Centre type average economic survey score 2023	5.5
Vacant land in centre	19%
Centre type average vacant land	15%



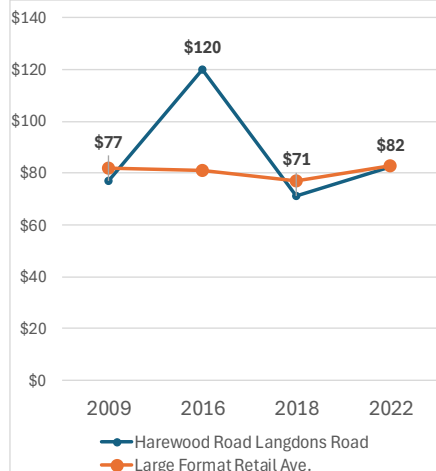
TOTAL SPEND (\$)



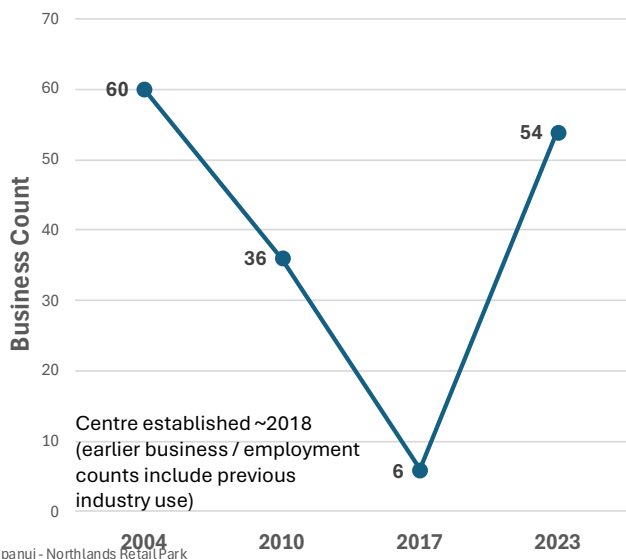
TRANSACTION COUNT



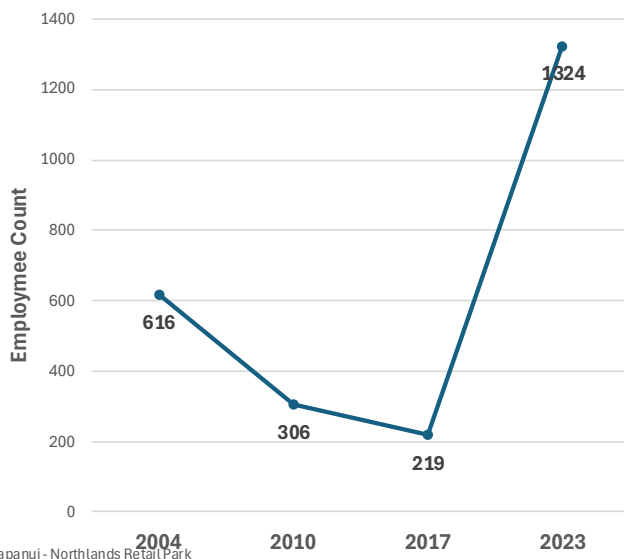
TRANSACTION AVERAGE (\$)



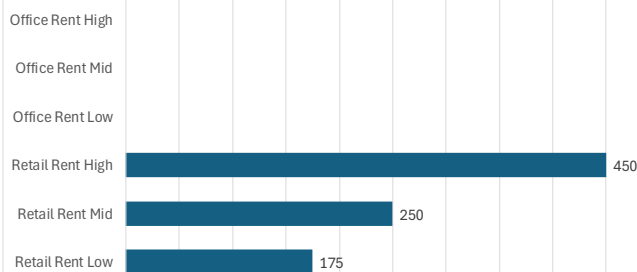
BUSINESS COUNT



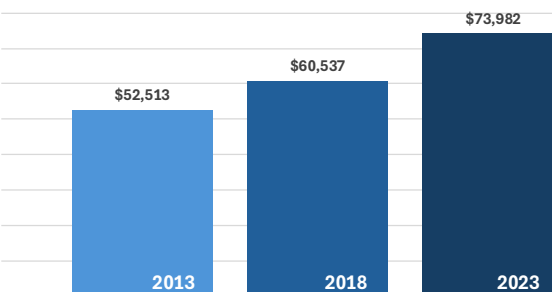
EMPLOYMENT COUNT



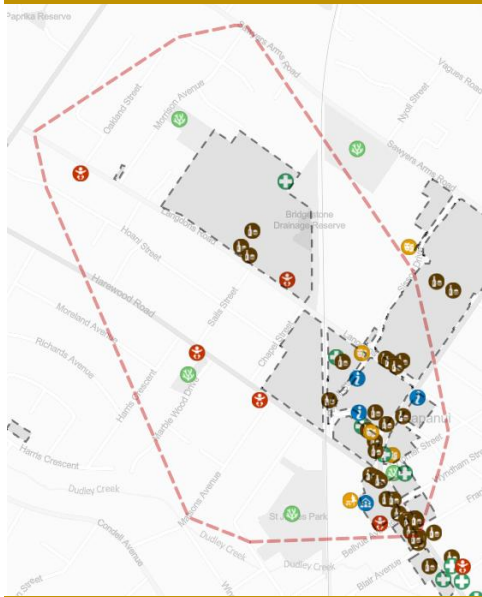
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

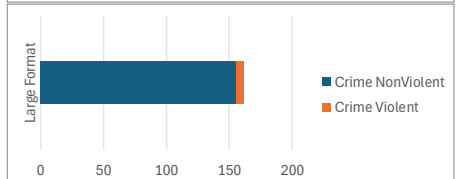
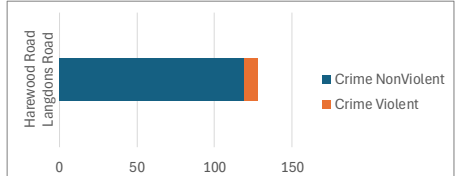


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	18%	15%	16%
Residents 65yrs and over	23%	23%	23%
Residents on Social welfare	8%	8%	9%
Average % of hh with no car	10%	5%	7%
Average number of vehicles/hh	1	1	1

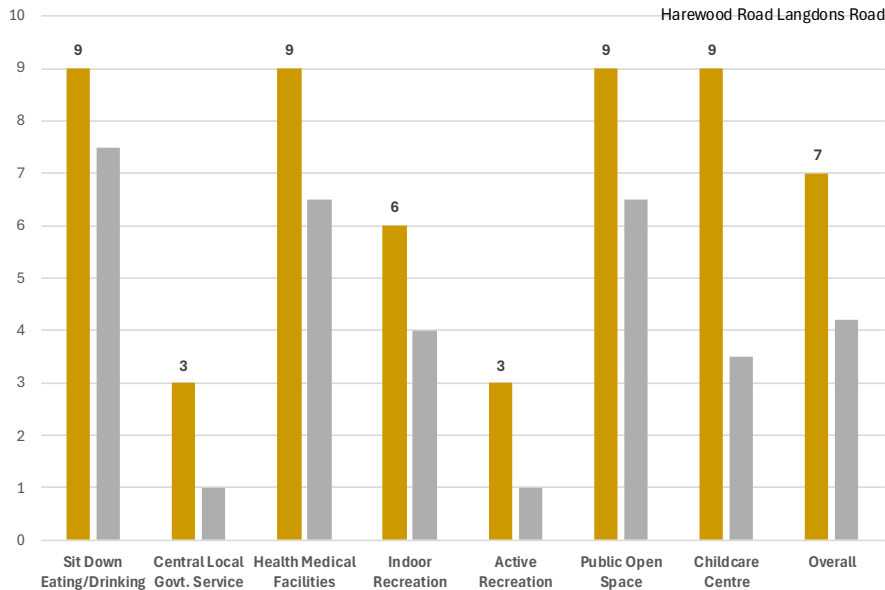
CATEGORY

- 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)



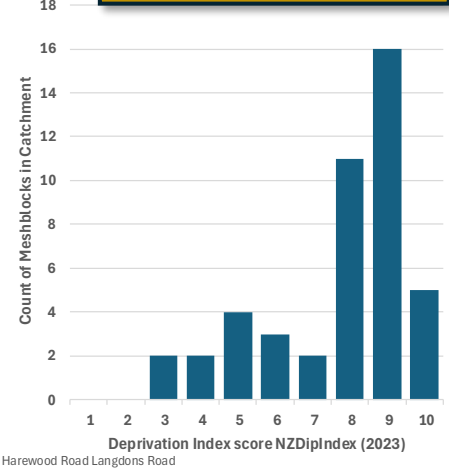
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



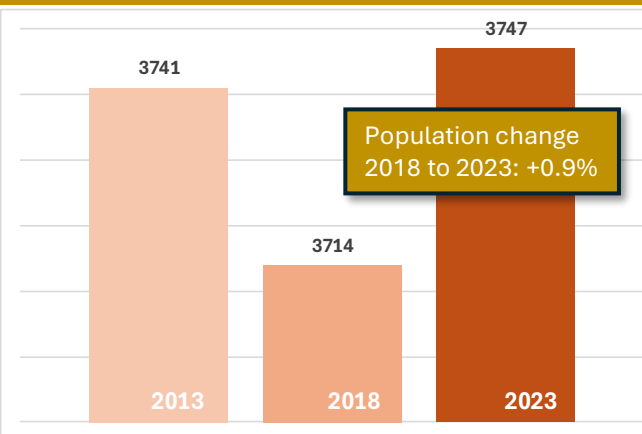
Key: Centre Type Ave. Improved/Declined No Change

DEPRIVATION RANGE (2023)

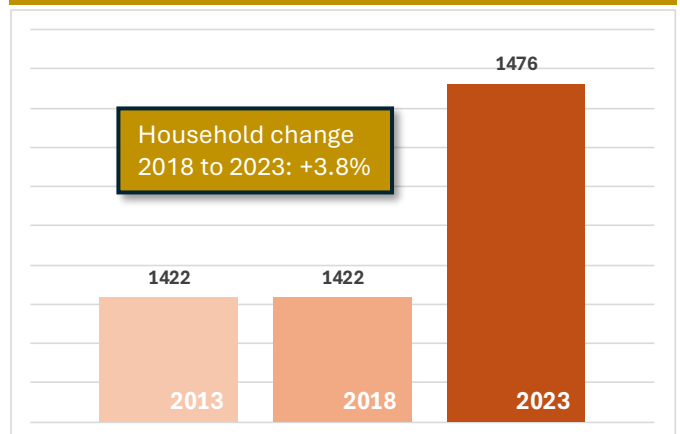
Harewood Average: 8
Centre Type average: 5.6



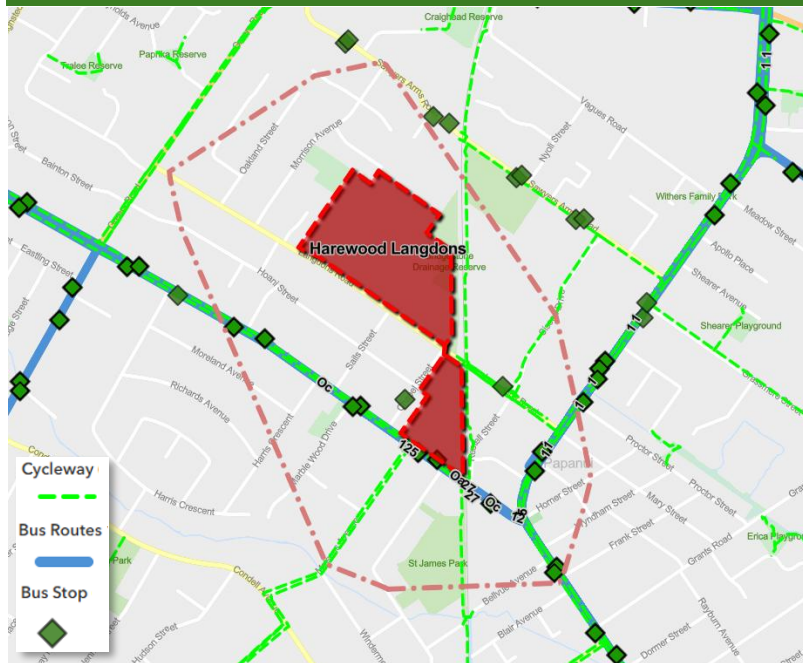
CATCHMENT POPULATION 2018-2023



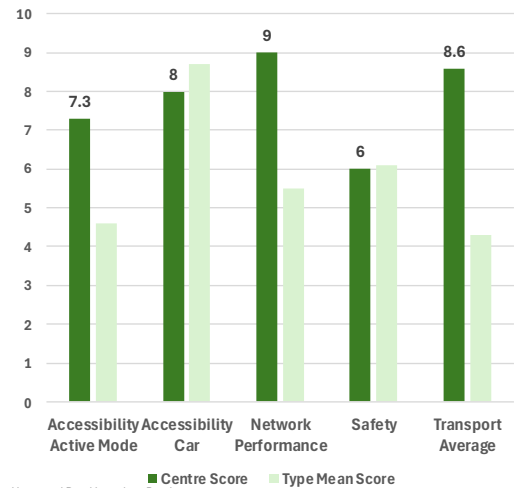
HOUSEHOLD COUNT 2018-2023



TRANSPORT



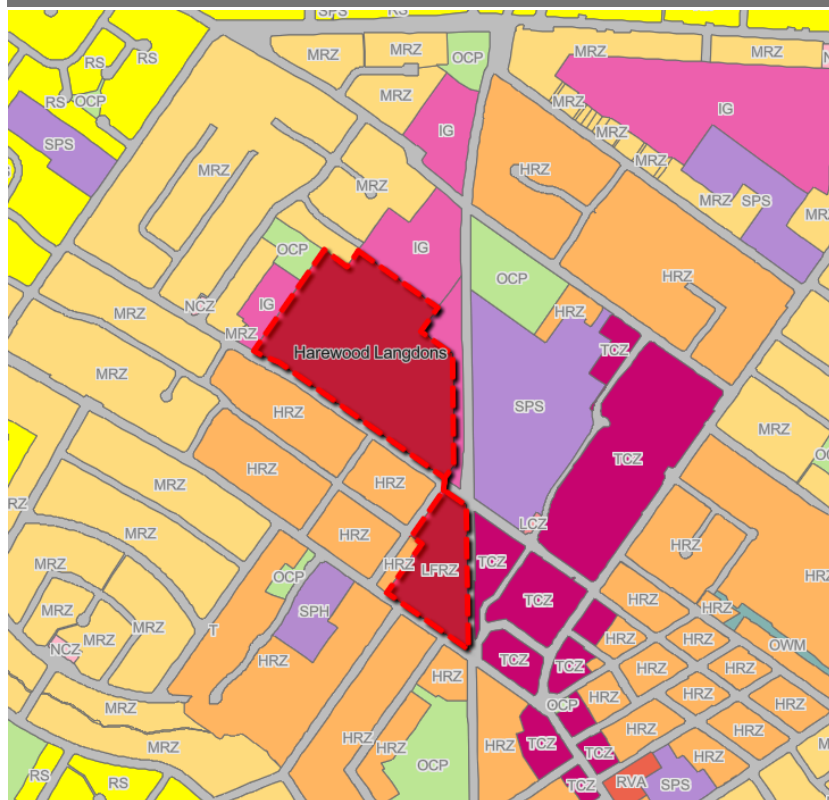
TRANSPORT SURVEY



Harewood Road Langdons Road

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

LAND USE ZONES (OPERATIVE NOVEMBER 2025)



Planning zones legend and detail

TOZ	Town Centre Zone (commercial activity)
LFRZ	Large Format Retail Zone (commercial activity)
MRZ	Medium Density Zone (townhouses)
HRZ	High Density Zone (apartments and townhouses)
RS	Residential suburban (Low density homes)
IG	Industrial General (commercial activity)
OCP	Open Space Zone (parks and recreation)
SPS	Special Purpose Zone (schools and facilities)

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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