

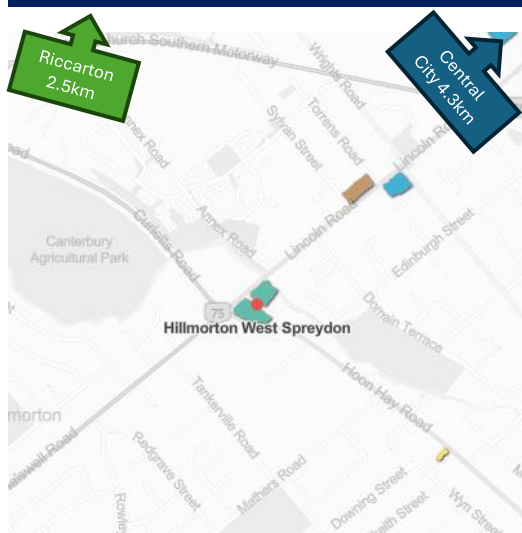
Hillmorton (West Spreydon)

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

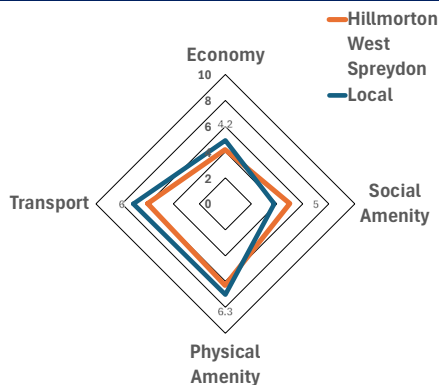
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Hillmorton is a small convenience centre on the Halswell Road corridor at the busy intersection of Curletts, Halswell and Hoon Hay Road. The centre has frontages along Halswell Road (set-back behind a carparking area) and either side of Coppell Place. A separately accessed shopping area fronts Halswell Road further to the east (adjacent to the Heathcote River), with commercial units arranged around a centre parking area. Overall, the centre contains a varied mix of activities including convenience retail, health facilities, a veterinary clinic and some office space.

Economic performance is similar to the previous assessment, with no major shifts in economic indicators. Vacancy rates for the centre are low. Overall, the centre is performing its intended role and serves the local community well. Social amenity is above average, the centre being strong in health facilities (with two medical centres within the catchment) and the range of eateries on offer.

The physical environment is functional and balanced towards car access. Landscaping and trees are a feature of the Lincoln Road frontage, but with limited landscaping deeper into the sites. Coppell Place is a public road and has some mature street trees.

Access by car is good, supported by ample off-street parking. The area does experience peak time congestion. Pedestrian and cycle access is fair, although reaching the centre from the north or west does involve negotiating the busy traffic junction. The NorWest Arc major cycleway connects just to the north of the centre on Lincoln Road and there are cycle lanes on Hoon Hay Road and Lincoln Road. The centre is served by bus.

In summary, the mix of uses at Hillmorton meets the needs of its local catchment. Largely unchanged since the last assessment, the centre would benefit from further investment, landscaping and an improved linkages between the separate parts.

The Hillmorton centre may also be known as West Spreydon.

STRENGTHS

- Good mix of activities.
- Accessible across transport modes.

WEAKNESSES

- Need for investment in older buildings.
- High traffic intersection impacts overall amenity.

OPPORTUNITIES

- Improve pedestrian environment.
- Medium density housing zone along Halswell Road.
- Ministry of Education still hold the large (over 3ha) former Spreydon School site opposite the centre though there are no current plans for its redevelopment.

THREATS

- Development of North Halswell town centre will increase competition within catchment.

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)

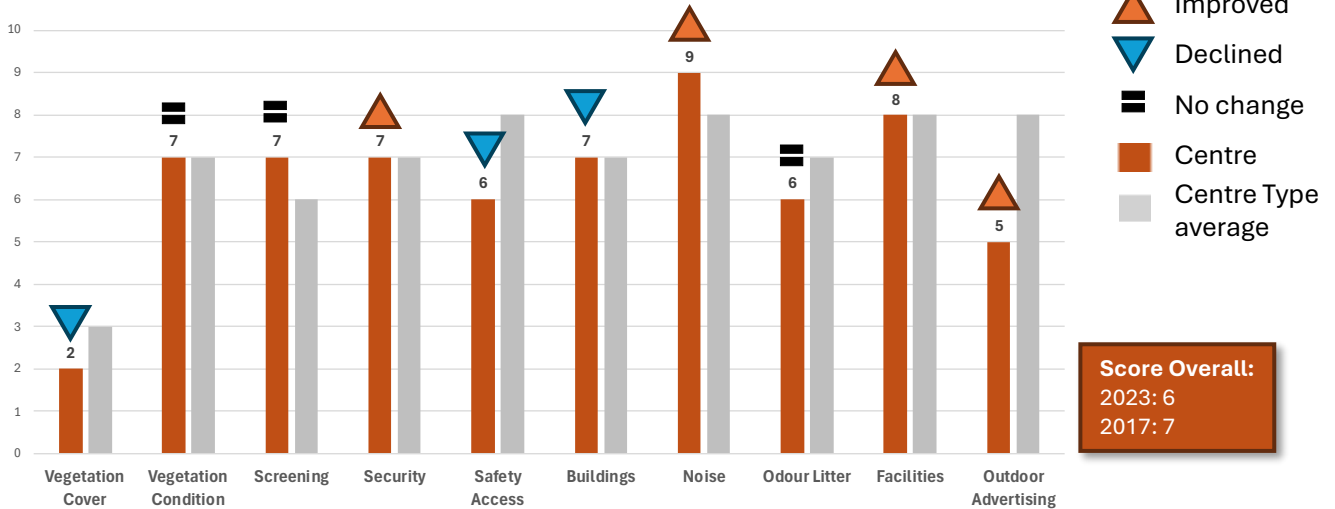


Weekends: Nighttime opening (9pm on)

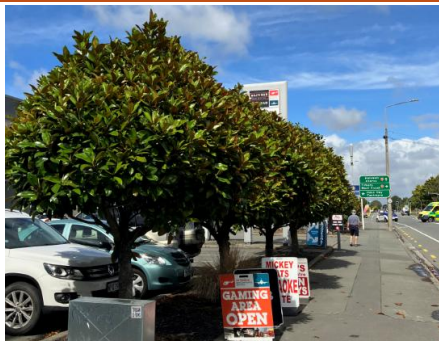


PHYSICAL AMENITY ASSESSMENT (SURVEY RANGE LATE 2022/EARLY 2023)

Hillmorton West Spreydon



CENTRE IMAGES (2023)

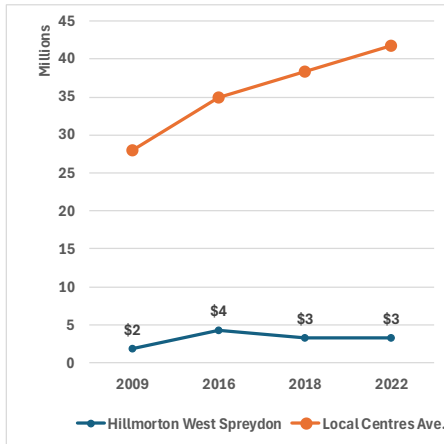


ECONOMIC PERFORMANCE

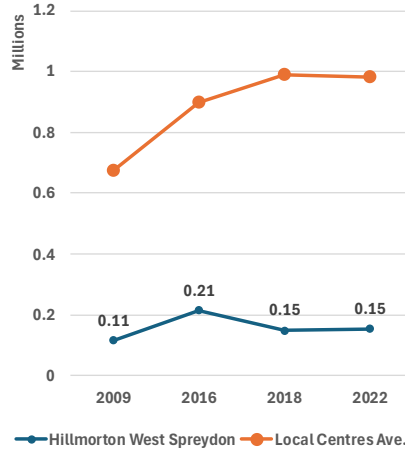
Economic survey score 2023	4.2
Economic survey score 2017	4.2
Centre type average economic survey score 2023	4.9
Vacant land in centre	10%
Centre type average vacant land	15%



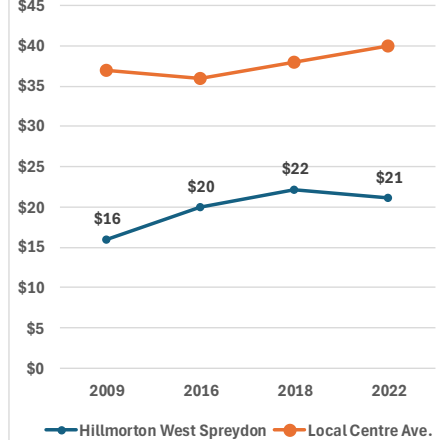
TOTAL SPEND (\$)



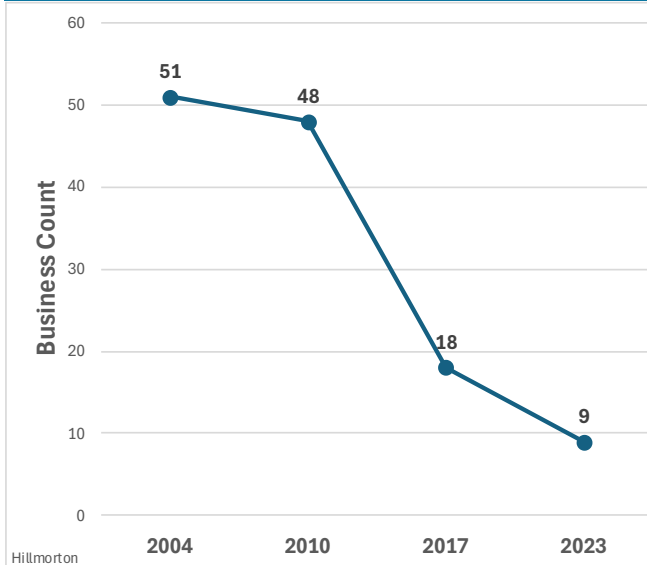
TRANSACTION COUNT



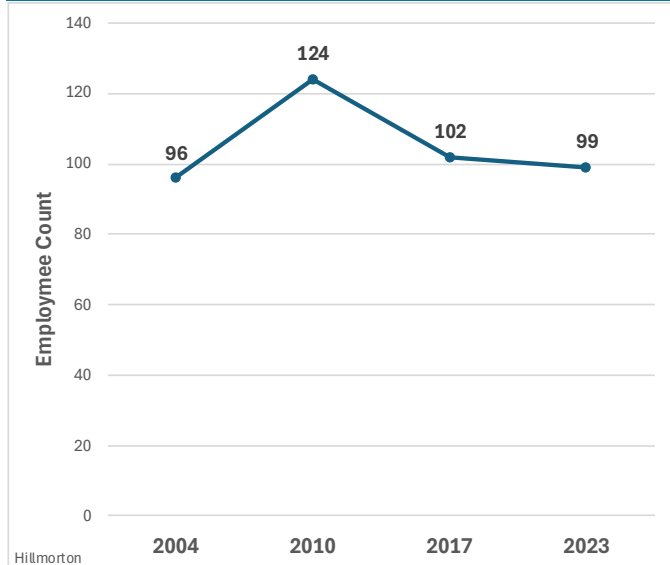
TRANSACTION AVERAGE (\$)



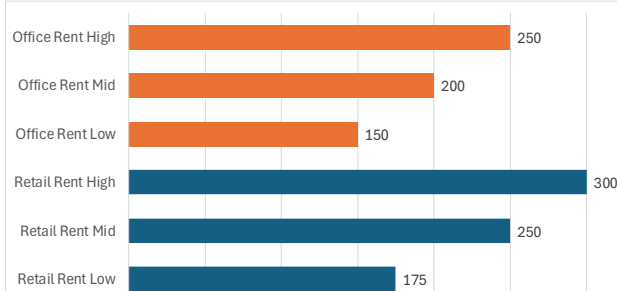
BUSINESS COUNT



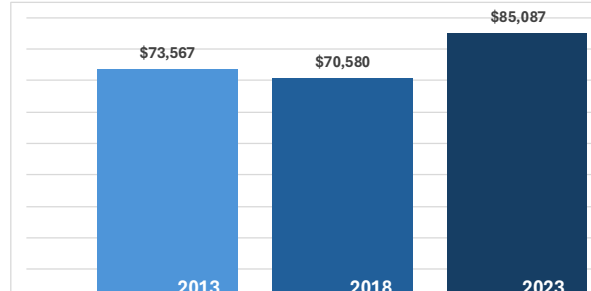
EMPLOYMENT COUNT



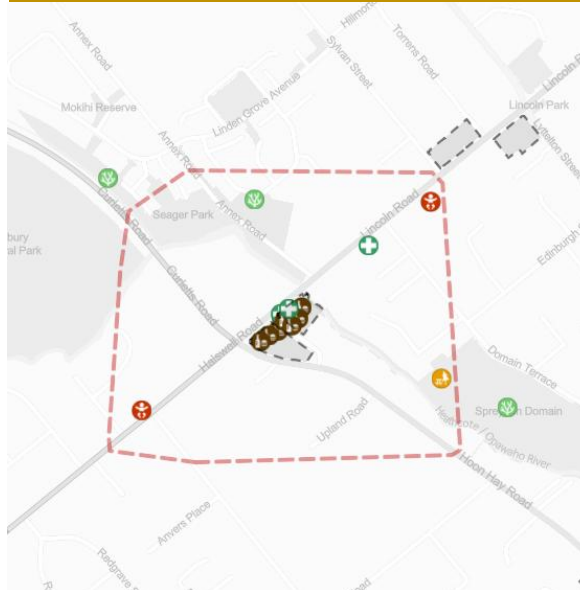
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



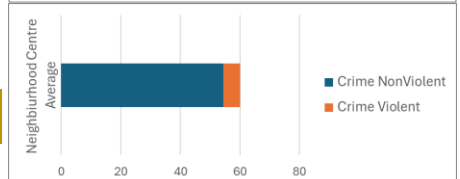
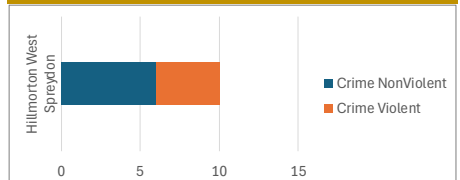
SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING



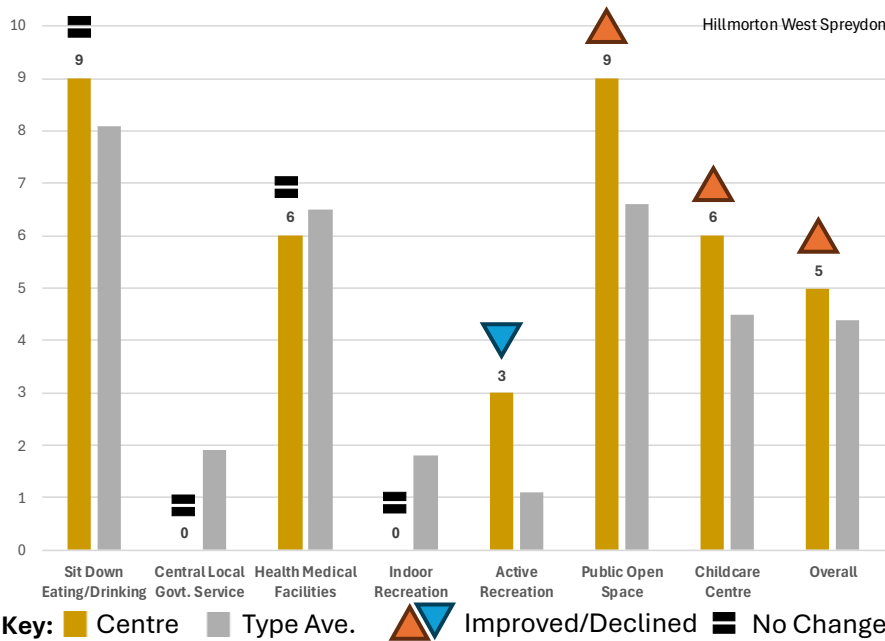
CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	16%	14%	15%
Residents 65yrs and over	18%	18%	20%
Residents on Social welfare	4%	7%	5%
Average % of hh with no car	5%	6%	5%
Average number of vehicles/hh	1	1	1

- 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)

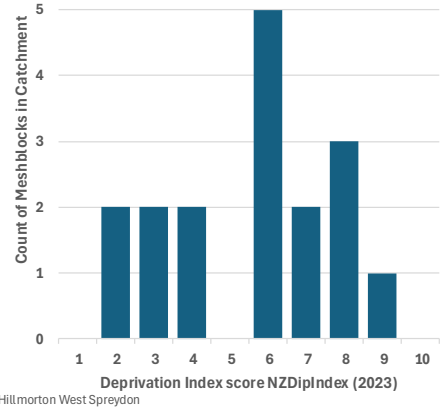


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

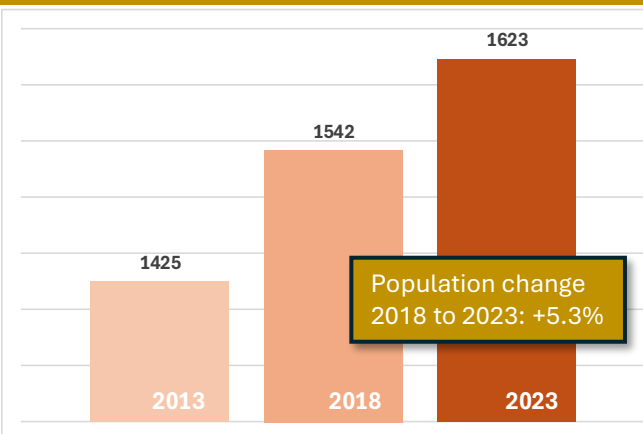


DEPRIVATION RANGE (2023)

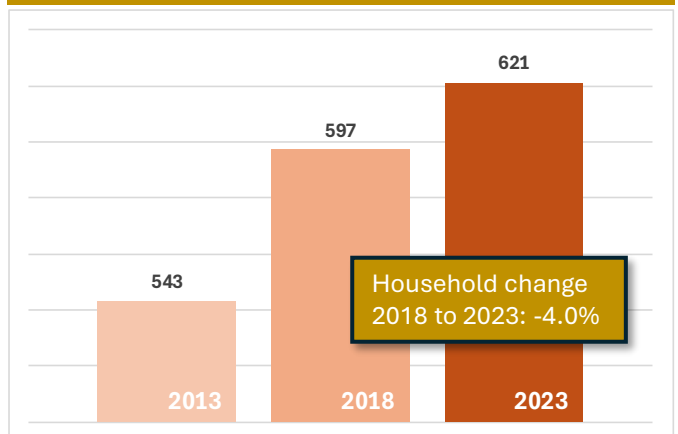
Hillmorton Average: 6
Centre Type average: 5.6



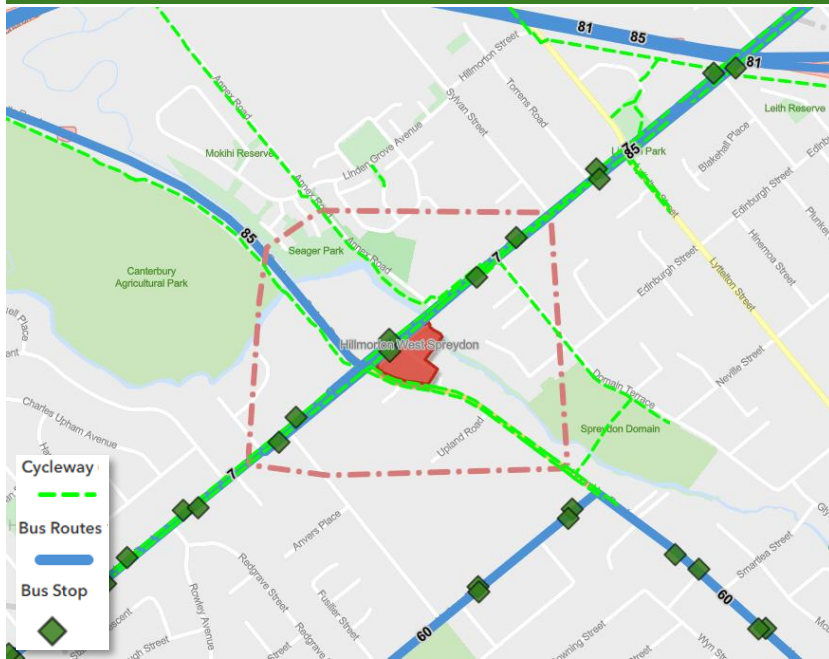
CATCHMENT POPULATION 2018-2023



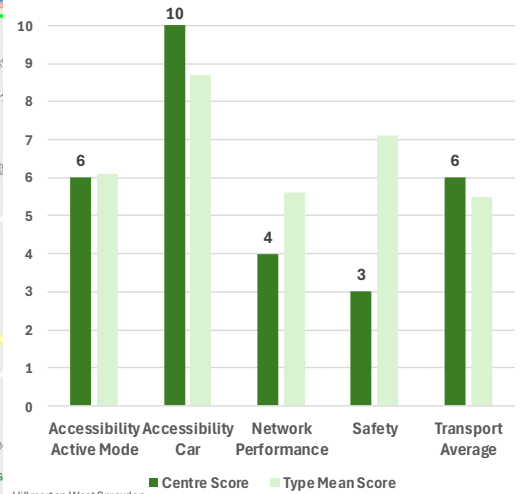
HOUSEHOLD COUNT 2018-2023



TRANSPORT

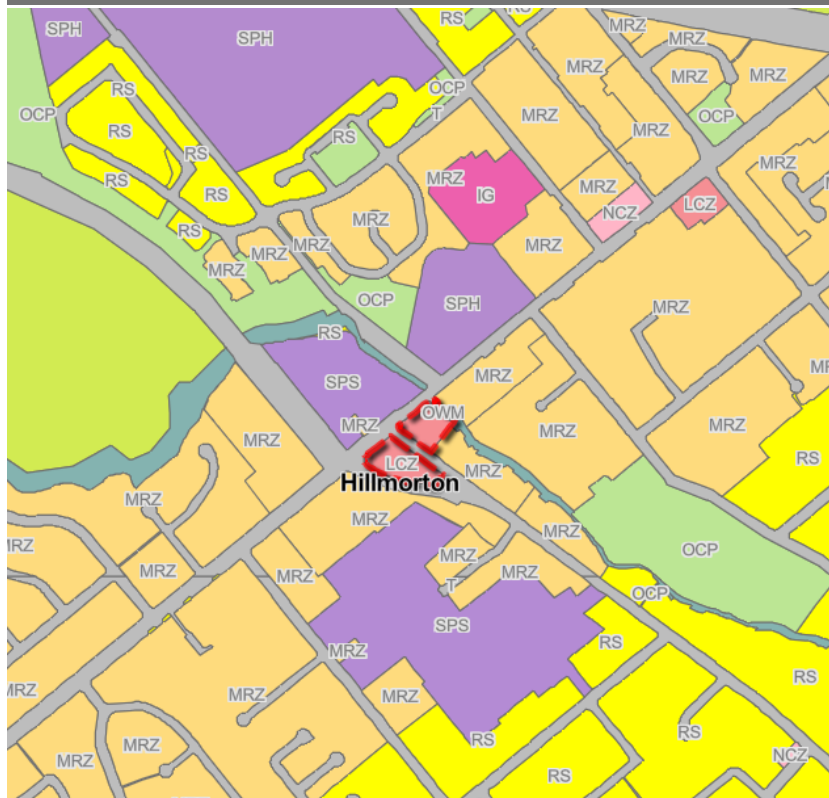


TRANSPORT SURVEY



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)
SPH	Special Purpose Hospital (hospital activity)
NCZ	Neighbourhood Centre Zone (small scale retail)

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.

DISCLAIMER – While every effort has been made to ensure the information presented is accurate, the Christchurch City Council gives no guarantee that the information in any Commercial Centre Factsheet contains no errors. The Council shall not be liable for any loss or damage suffered consequent upon the use directly, or indirectly, of the information supplied in this publication.

REPRODUCTION OF MATERIAL – Any table or other material published in the Commercial Centre Factsheets may be reproduced provided acknowledgement is made to this source and the original data where appropriate.