

Hornby

District Plan: “Town Centre”
Previous factsheets: “District”

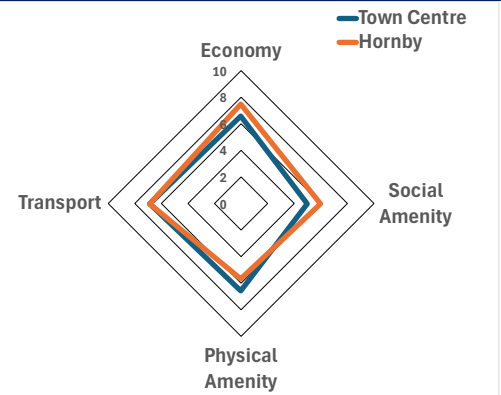
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Hornby’s centre was established after 1860 at the railway junction, supporting the local quarrying and meat processing industry. The centre expanded significantly after 1960 with growth in new housing and industrial activity. The centre is well located to serve the western and southwestern suburbs of Christchurch and nearby Selwyn community.

The Hornby Hub and retail buildings on the south of Main South Road were developed from the 1970s. From the 1990 until present, large format retail has been established at Chappie Place and further east along Main South Road, and now forms a major component of the commercial offer of the centre.

Business count and employment counts have both grown in the centre since 2018. Spending has also grown; most of the current retail development was completed around the 2018 and this is now reflected in the data. Continued housing growth in the centre’s catchment (both greenfield and more recently through medium density redevelopment) will likely sustain spending at the centre as the population grows. The land around the centre has been zoned since 2024 for high density housing.

The physical amenity remains similar to the previous assessment with scores across all measures consistent with the average score across District Centres. Vegetation planted as part of the Chalmers Street realignment has matured and grown in size to create a more green environment along this busy road. The key challenge remains the high traffic Main South Road and Carmen/Shands Road intersection that acts to disconnect the parts of the centre.

The social function of the centre is good with a range of public services, community venues and meeting places. Open space in the centre is provided as Denton and Kyle Parks. The new combined Hornby Pool, Library and Service Centre opened in April 2024.

Vehicle accessibility is good, with a high capacity local road network and plenty of off-street parking. High frequency bus connections serve the centre. A major cycle route connects to the northern extent of the centre but otherwise cycling in, around and through the centre is challenging in the high traffic environment.

The pedestrian environment is acceptable with in the various retail focus points of the centre but it is of low amenity when moving between these focus points.

In summary, Hornby is now well developed with a wide range of retail and service providers. The Hornby Hub remains the heart of the centre and investment improved the overall look and feel of the centre. The addition of the new pool and library complex is a great asset to the centre.

STRENGTHS

- A complete and diverse retail and service offer.
- Good access by car and public transport.
- Zoned for housing density.

WEAKNESSES

- Severance of pedestrian access between parts of the centre.
- Poor pedestrian and cycling environment.
- High traffic and heavy vehicle dominance.
- Car parking dominates.

OPPORTUNITIES

- Significant population growth possible with zone changes and new greenfield.
- Potential for future mass rapid transport connection.

THREATS

- Competition from growth in Rolleston and Halswell centres.
- Ongoing growth in traffic volumes.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

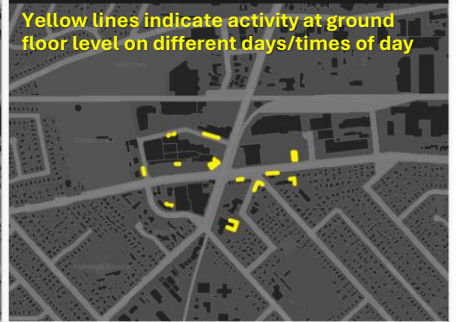
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)



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

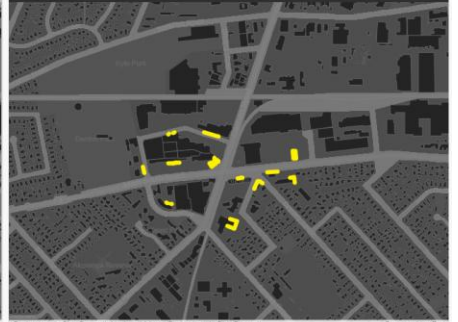
Weekends: Daytime opening (9am-5pm)



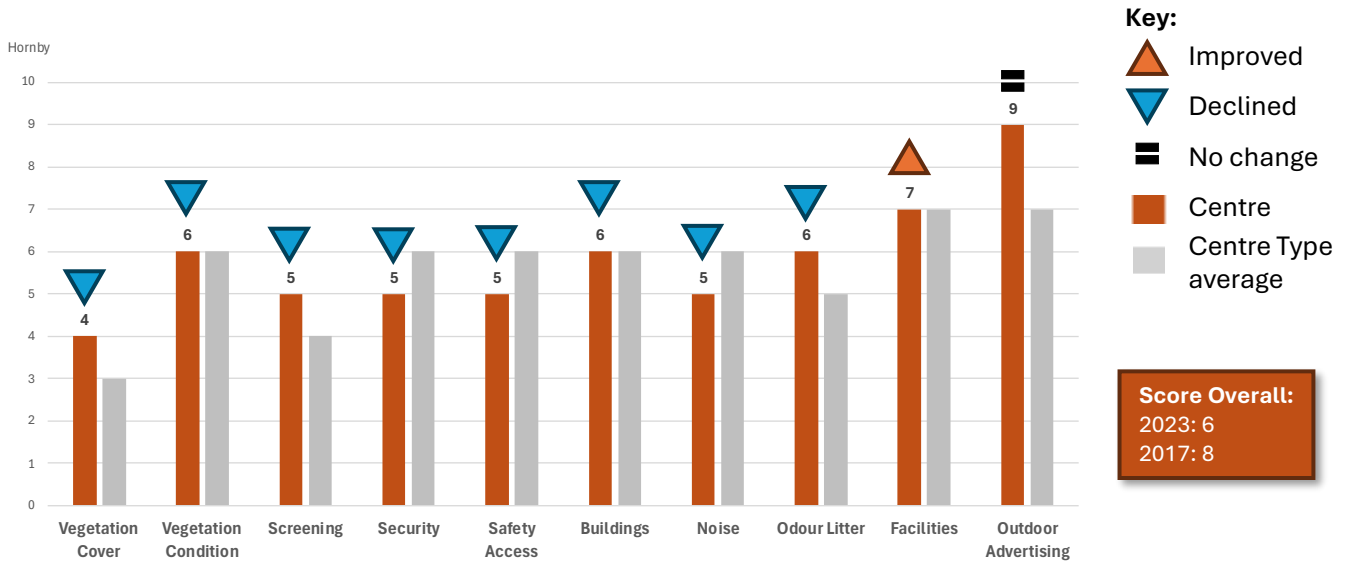
Weekends: Evening opening (5pm-9pm)



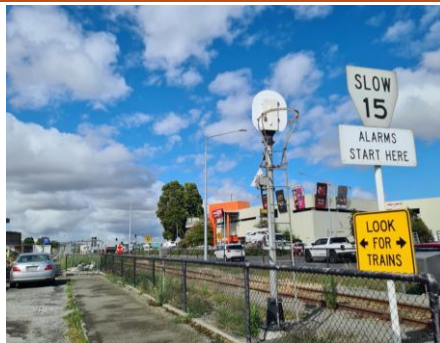
Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

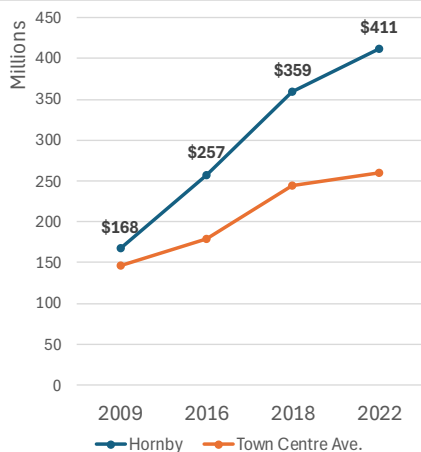


ECONOMIC PERFORMANCE

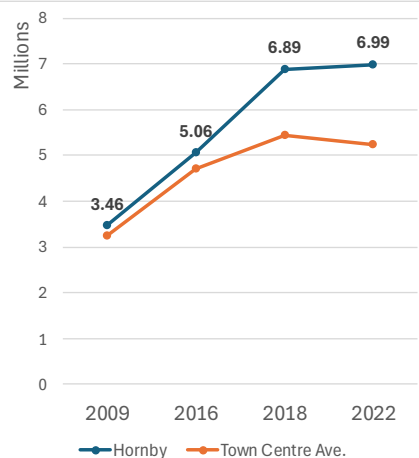
Economic survey score 2023	7.5
Economic survey score 2017	6.8
Centre type average economic survey score 2023	5.8
Vacant land in centre	2%
Centre type average vacant land	12%



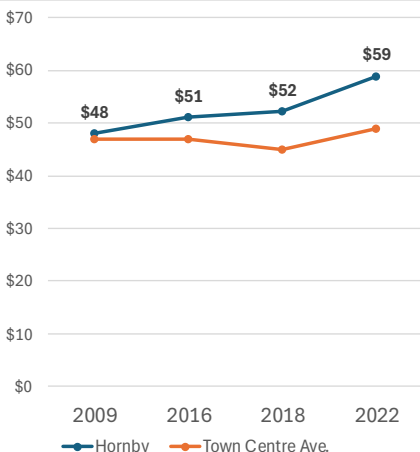
TOTAL SPEND (\$)



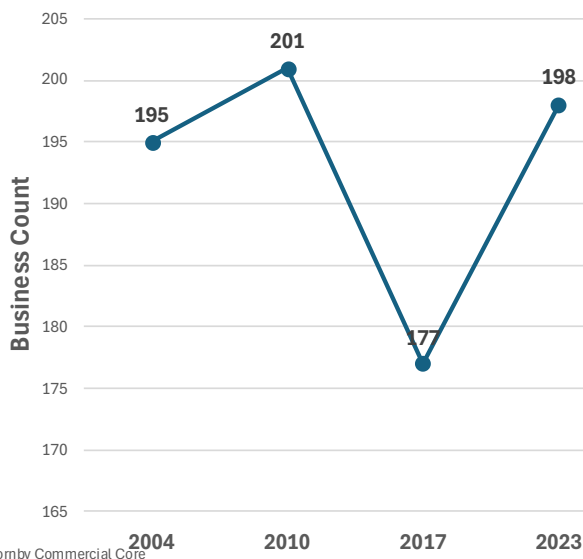
TRANSACTION COUNT



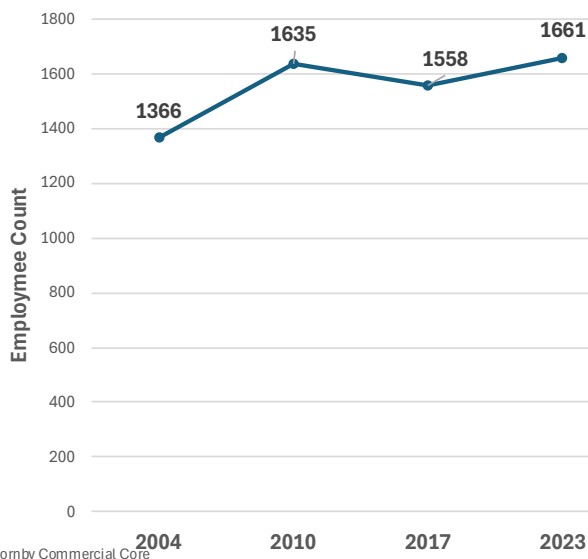
TRANSACTION AVERAGE (\$)



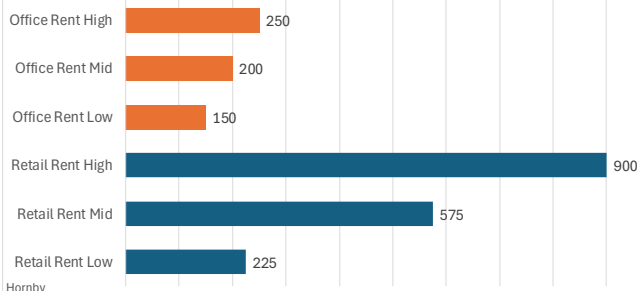
BUSINESS COUNT



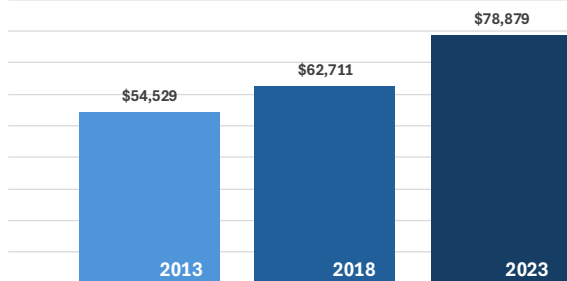
EMPLOYMENT COUNT



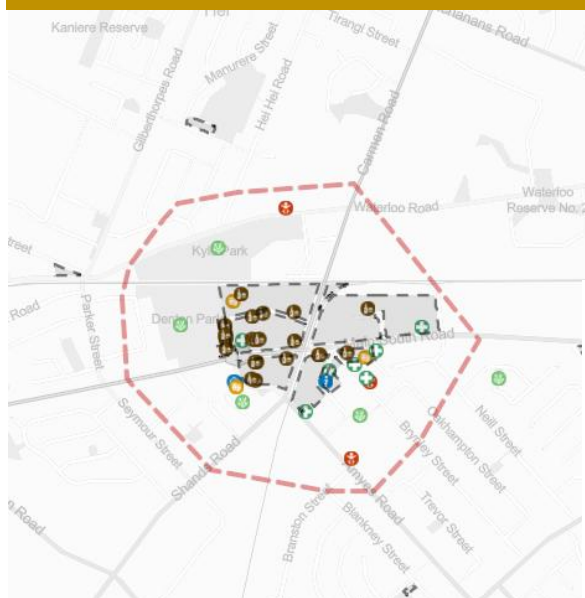
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

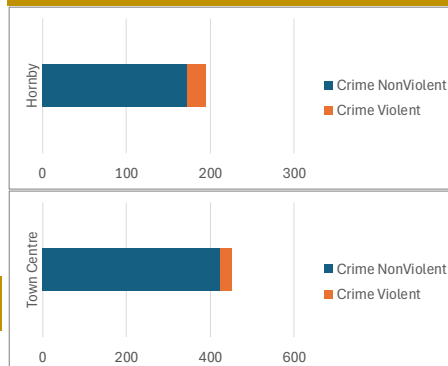


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	18%	15%	17%
Residents 65yrs and over	17%	16%	16%
Residents on Social welfare	3%	3%	7%
Average % of hh with no car	5%	2%	5%
Average number of vehicles/hh	1	1	1

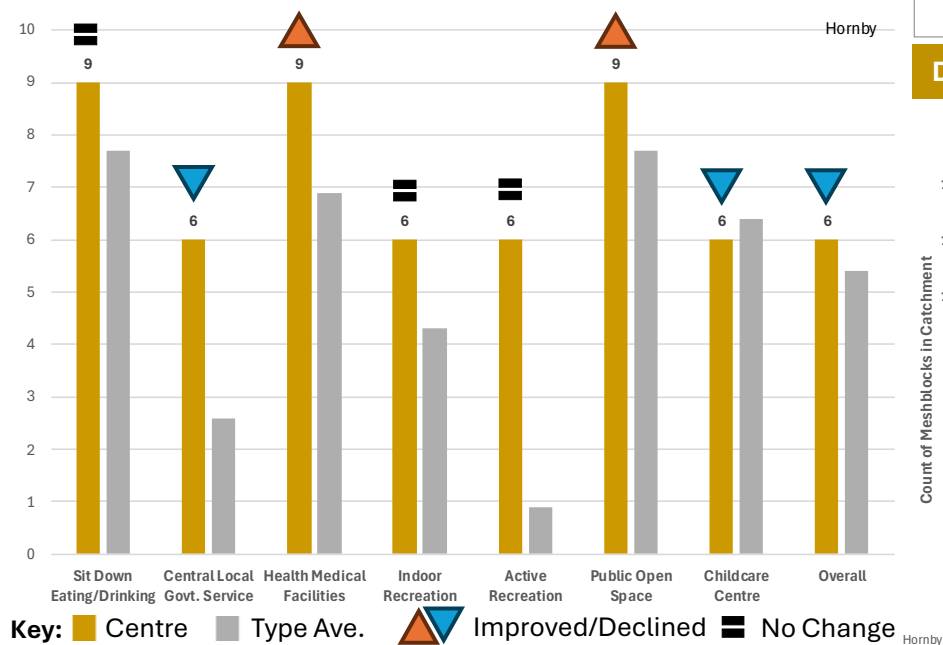
CATEGORY

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

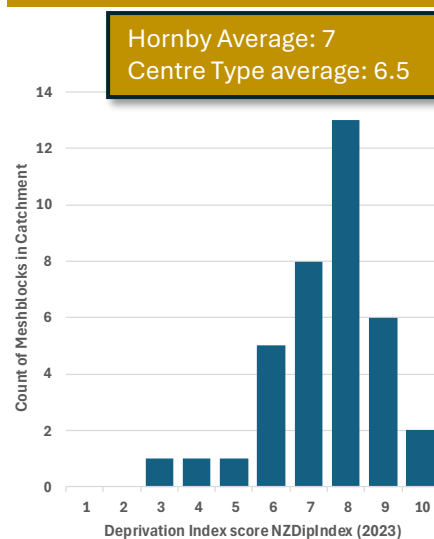
CRIME (2022)



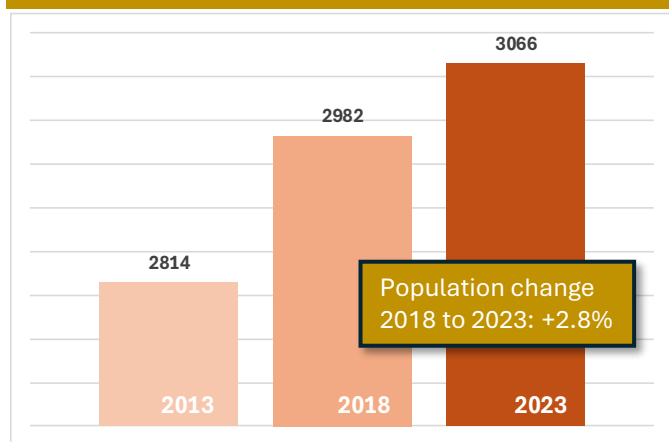
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



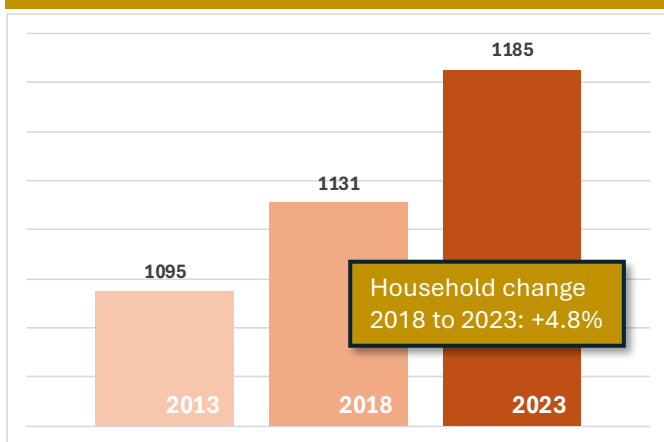
DEPRIVATION RANGE (2023)



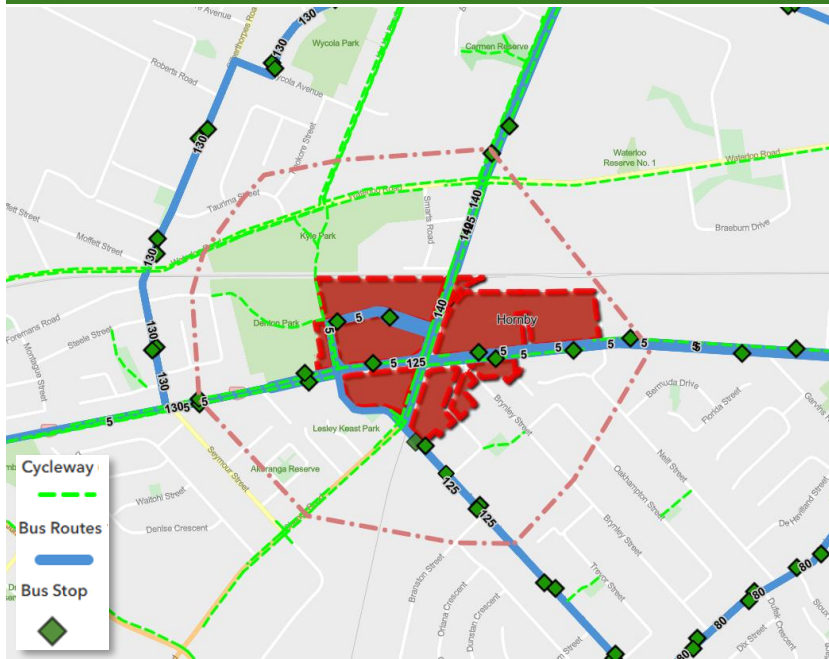
CATCHMENT POPULATION 2018-2023



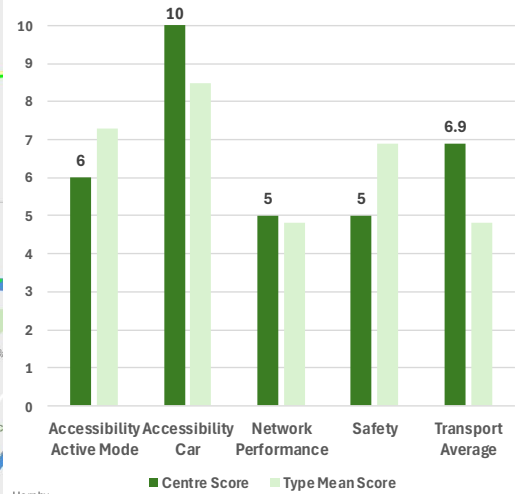
HOUSEHOLD COUNT 2018-2023



TRANSPORT

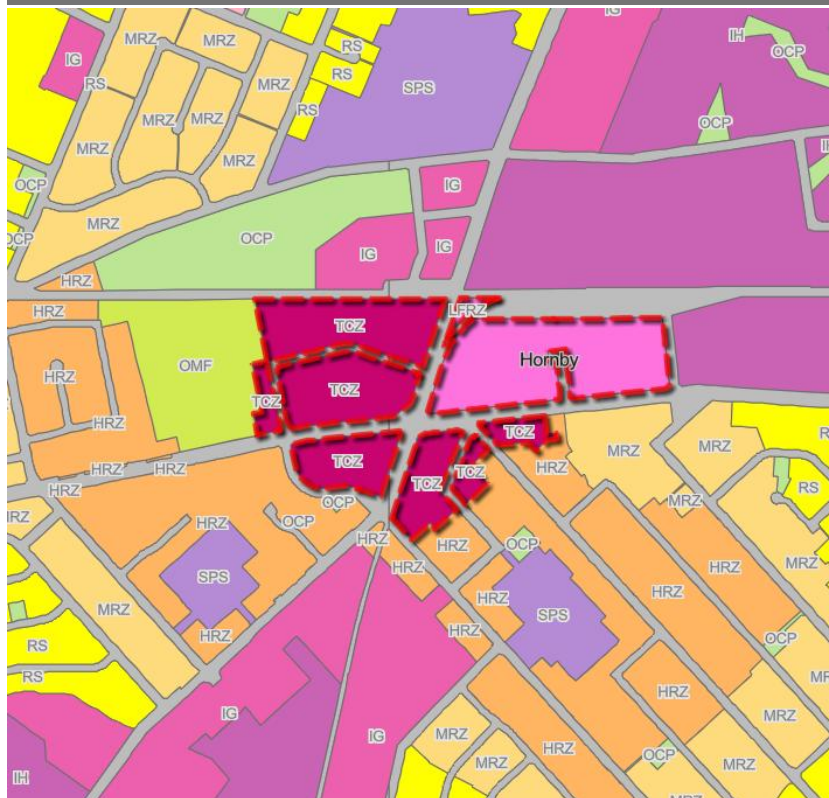


TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



Planning zones legend and detail

	Town Centre Zone (commercial activity)
	High Density Zone (townhouses and apartments)
	Medium Density Zone (townhouses)
	Residential Suburban Zone (low density houses)
	Open Space Zone (parks and recreation)
	Industrial (businesses and factories)
	Special Purpose Zone (schools and facilities)
	Large Format Retail Zone (commercial activity)

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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