

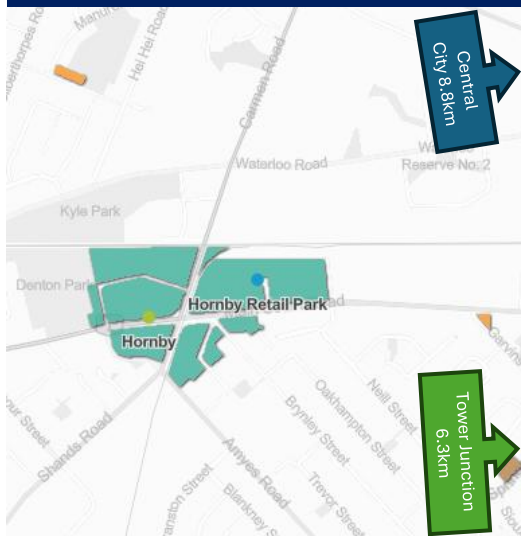
Hornby Retail Park (Chappie Place)

District Plan: “Large Format Retail”
Previous Factsheets: “Retail Park zone”

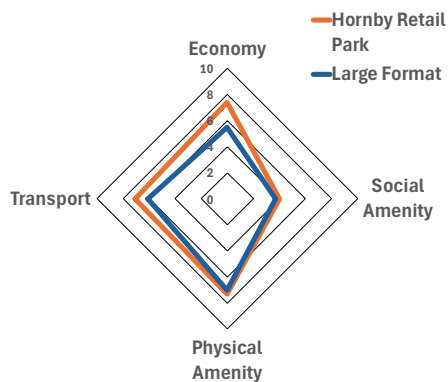
INTRODUCTION

This information sheet provides an objective appraisal of the Hornby Retail Park commercial centre (Chappie Place), drawing on statistical data sources, specialist advice and surveys.

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Development of the Hornby Retail Park (Chappie Place) commenced in 2010 on what was previously industrial land. The centre fronts Main South Road, directly, and Carmen Road, indirectly, with the railway line as separation. A large format retail site developed in the 2000s is to the east. These two sites have merged to form the current centre.

As a whole Chappie Place has successfully complimented the wider Hornby centre by adding more large format retail that is not supplied within the mall. The hardware store and supermarket are the anchor tenants, with national brand smaller format big box retailers occupying the other units. These make the centre a destination in its own right.

Economic indicators show a gentle rise in spending. The economic assessment noted the modern facilities and good layout, concluding that the centre performs its intended role well.

As a relatively new large format centre the physical amenity remains good, albeit car parking dominated. Buildings are modern and well maintained. Overall the survey scored the centre as similar to other large format centres for most categories.

Access to the centre is focused on car travel which is consistent with the centre's function. Access by bus is, however, good with conveniently located bus stops. Access by cycle is generally poor but the centre does cater for cycle parking reasonably well.

The social amenity is low, but consistent with the centre's intended function. That said, the centre does feature eateries and a pharmacy.

The centre is well positioned to benefit from population growth through new housing development in the immediate catchment.

In summary, the centre performs its intended function well. There are few vacancies and economic indicators are generally positive or neutral.

STRENGTHS

- Modern and accessible centre.
- Co-location with Hornby centre helps attract customers.
- Well located to serve wider catchment.

WEAKNESSES

- Poor non-vehicle accessibility.
- Busy roads and the rail line are a barrier to reaching other activity focal points in the Hornby centre.

OPPORTUNITIES

- Strong potential for local and wider catchment population growth.
- Potential for future centre expansion and better integration with the wider Hornby retail area.
- Address severance issues.

THREATS

- Rising traffic and congestion.

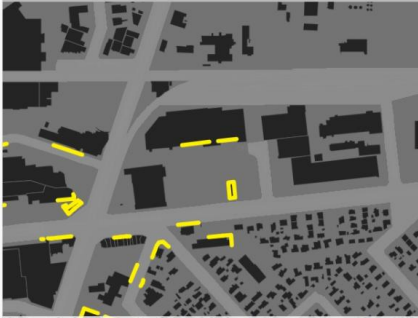
ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

Weekdays: Daytime opening (9am-5pm)

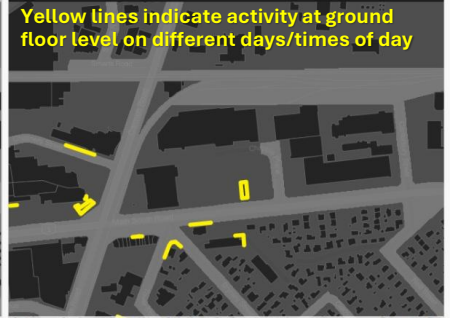


Weekdays: Evening opening (5pm-9pm)



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)

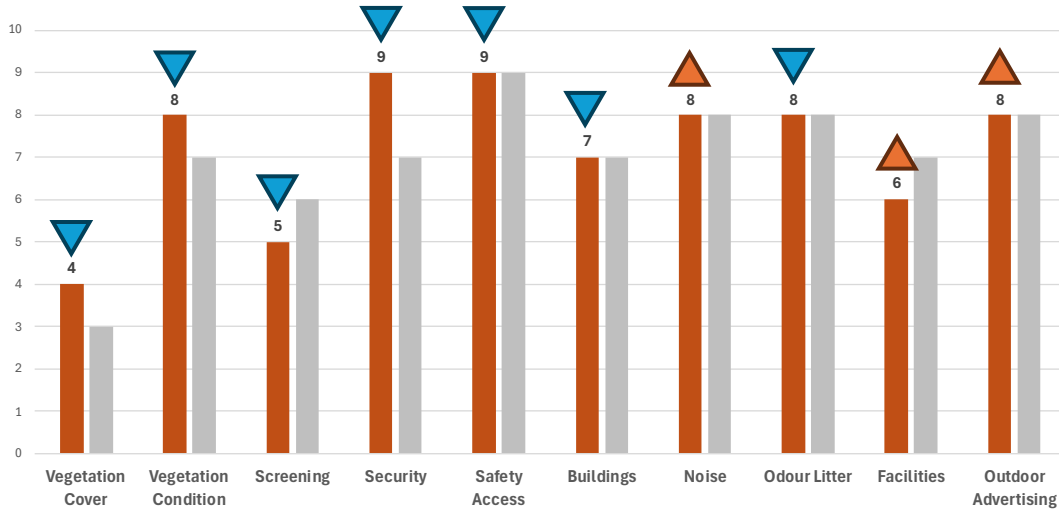


Weekends: Nighttime opening (9pm on)



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

Hornby Retail Park



Key:

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

Score Overall:

2023: 7

2017: 8

CENTRE IMAGES (2023)

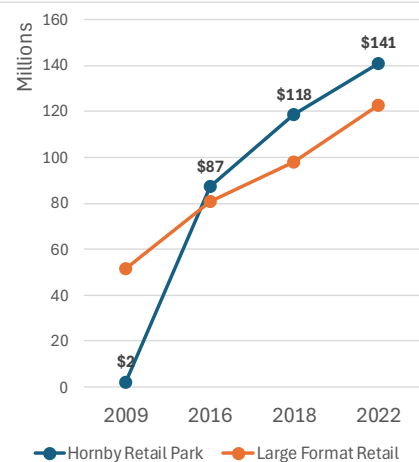


ECONOMIC PERFORMANCE

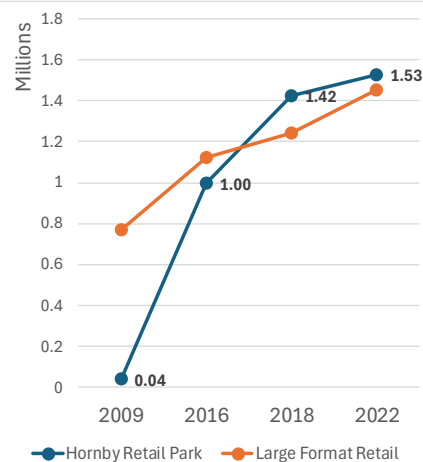
Economic survey score 2023	7.4
Economic survey score 2017 (not assessed)	N/A
Centre type average economic survey score 2023	5.5
Vacant land in centre	9%
Centre type average vacant land	15%



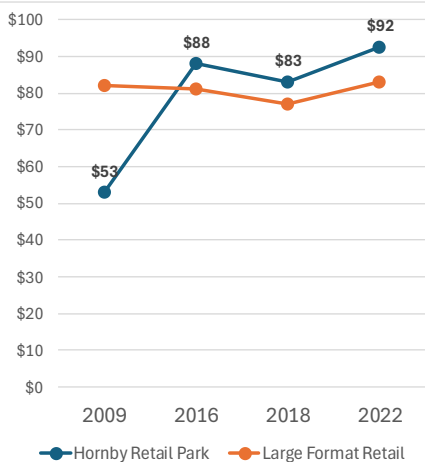
TOTAL SPEND (\$)



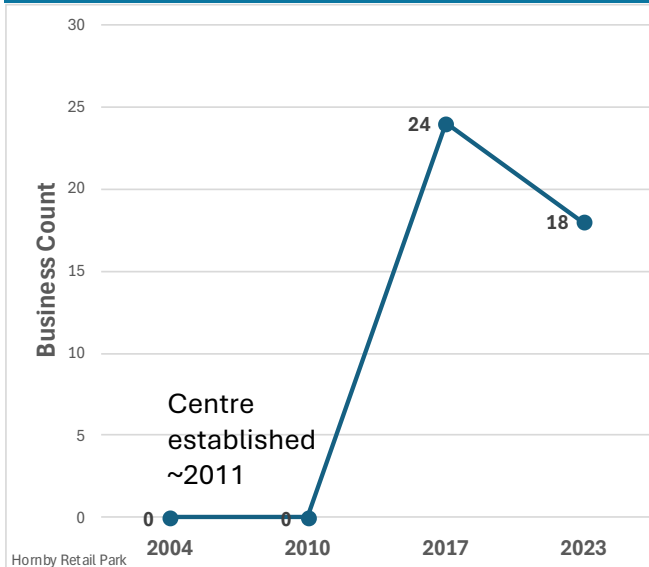
TRANSACTION COUNT



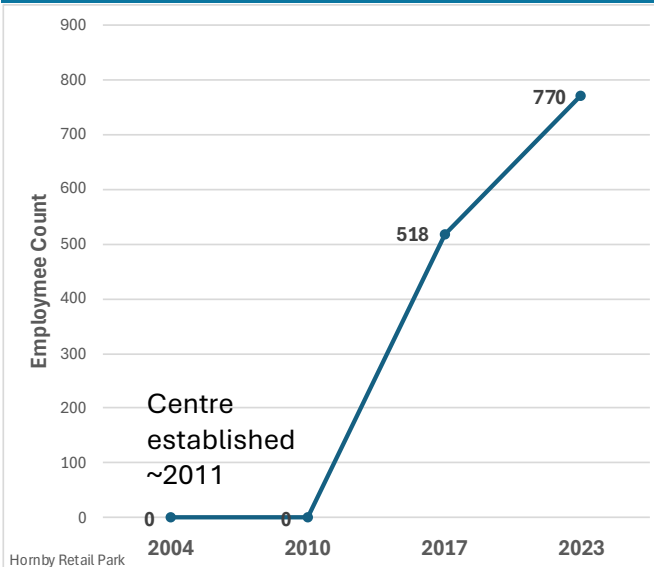
TRANSACTION AVERAGE (\$)



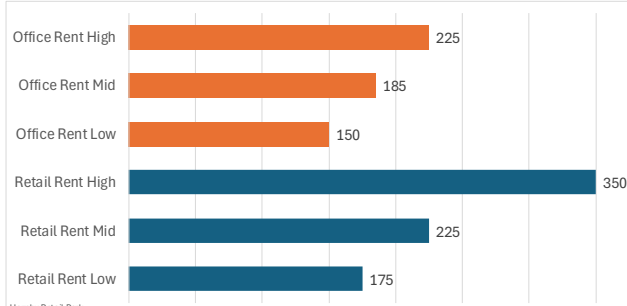
BUSINESS COUNT



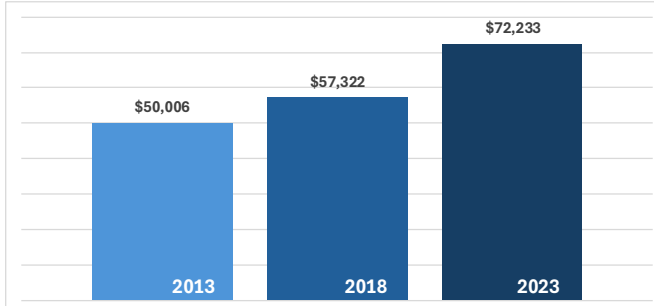
EMPLOYMENT COUNT



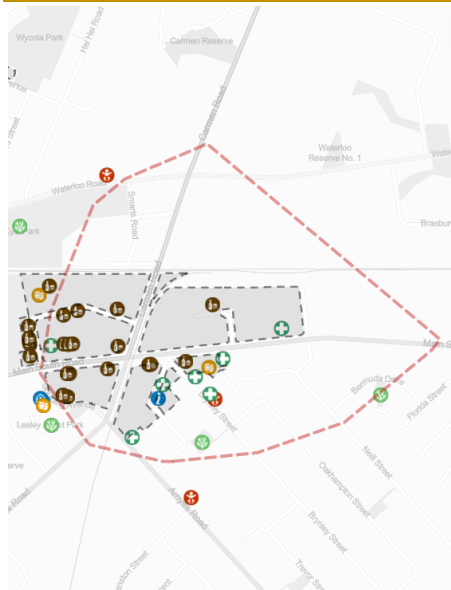
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

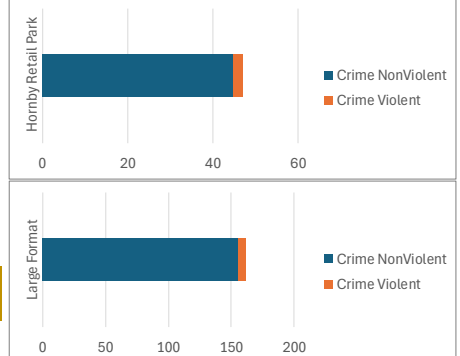


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	15%	13%	16%
Residents 65yrs and over	17%	19%	19%
Residents on Social welfare	4%	3%	8%
Average % of hh with no car	8%	3%	5%
Average number of vehicles/hh	1	1	1

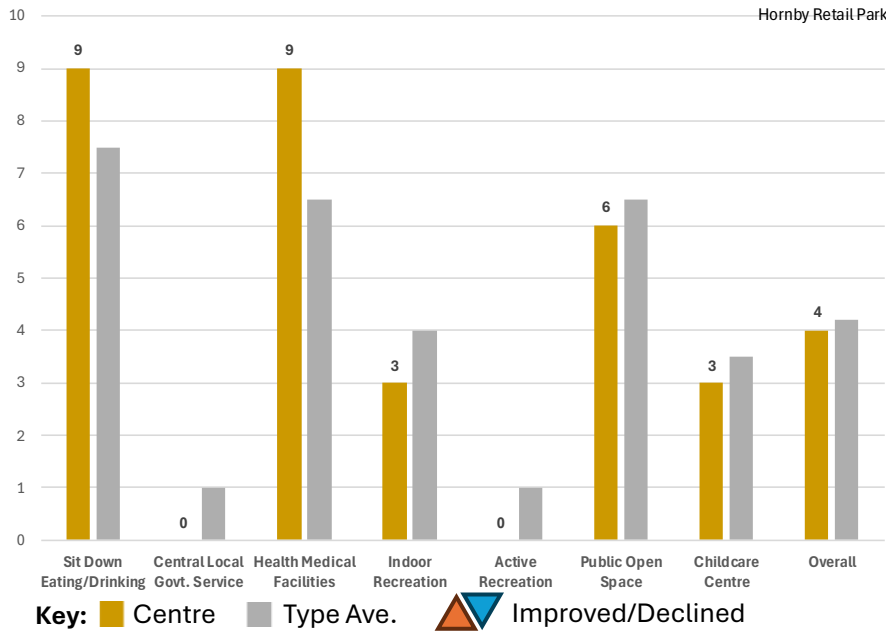
CATEGORY

- 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)

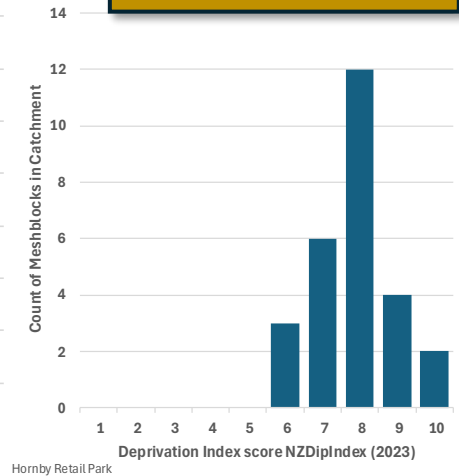


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

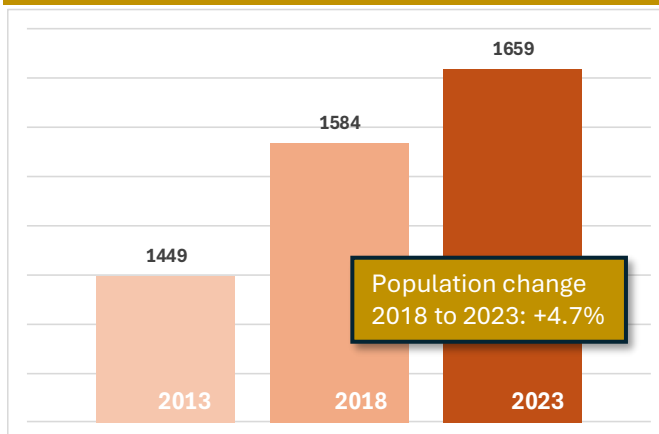


DEPRIVATION RANGE (2023)

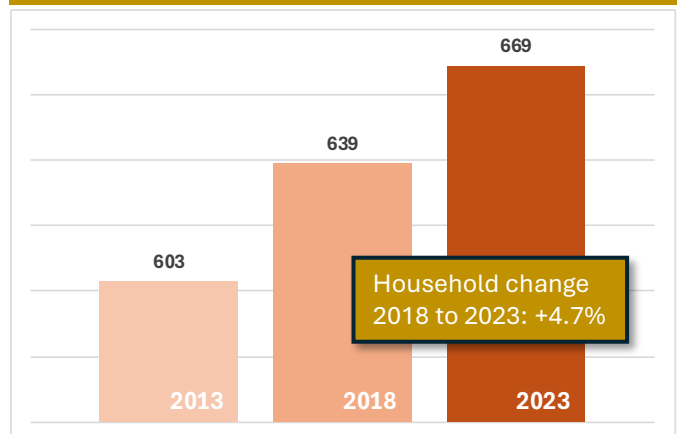
Chappie Place Average: 8
Centre Type average: 5.6



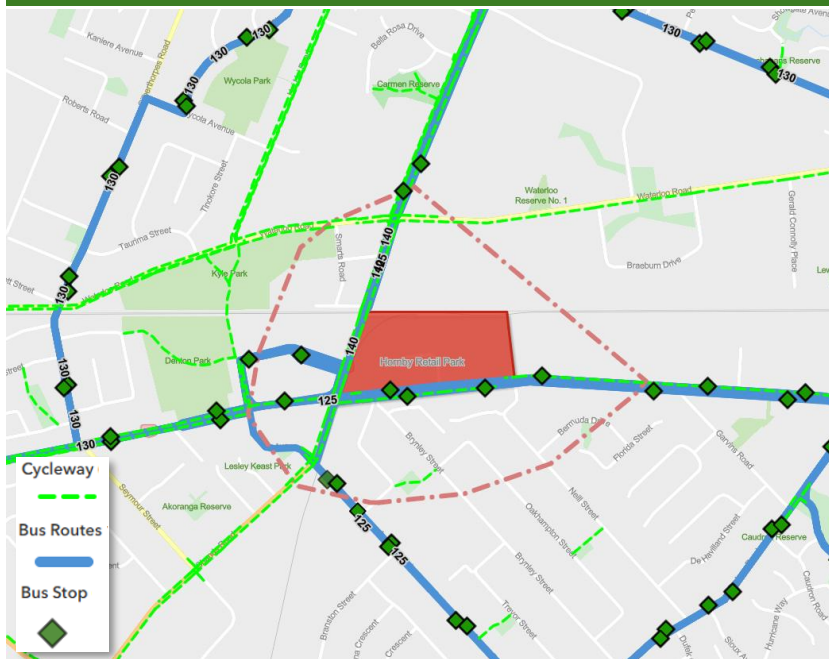
CATCHMENT POPULATION 2018-2023



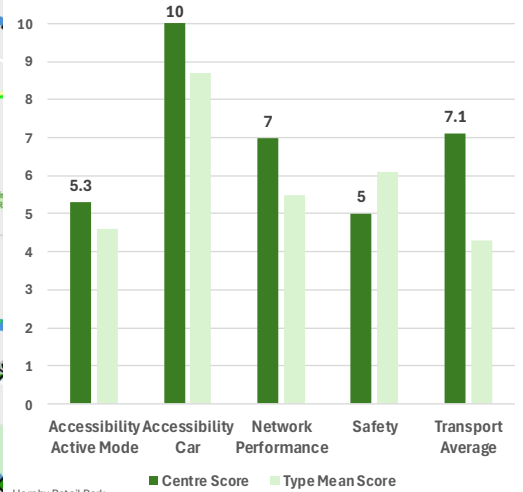
HOUSEHOLD COUNT 2018-2023



TRANSPORT

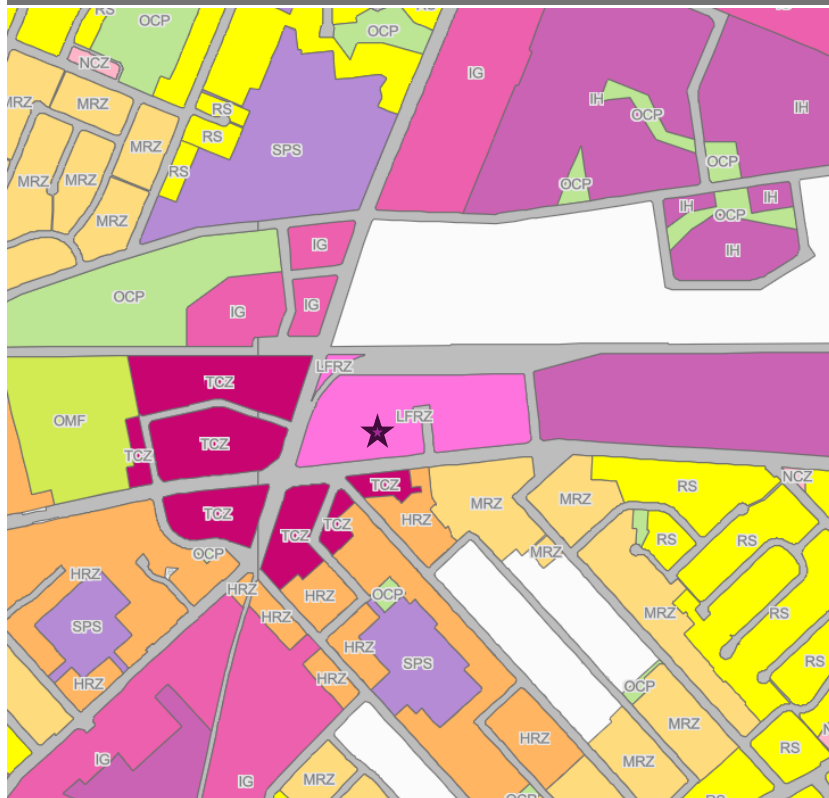


TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE NOVEMBER 2025)



Planning zones legend and detail

TOZ	Town Centre Zone (commercial activity)
LFRZ	Large Format Retail Zone (commercial activity)
MRZ	Medium Density Zone (townhouses)
RS	Industrial General (Low density homes)
HRZ	High Density Zone (apartments and townhouses)
IG	Industrial General (commercial activity)
IH	Industrial Heavy (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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