

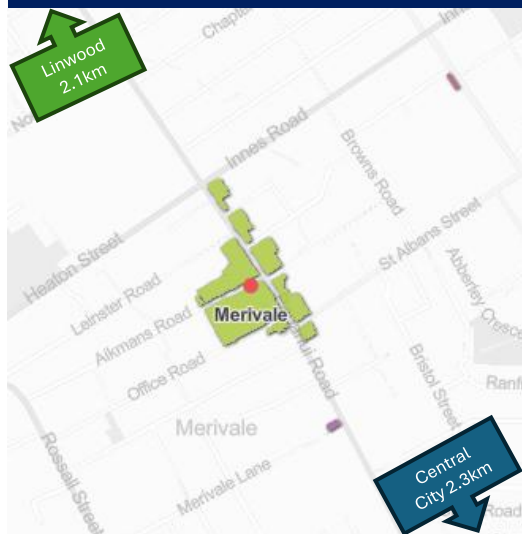
Merivale

District Plan: "Local (Large)"
Previous factsheets: "Neighbourhood"

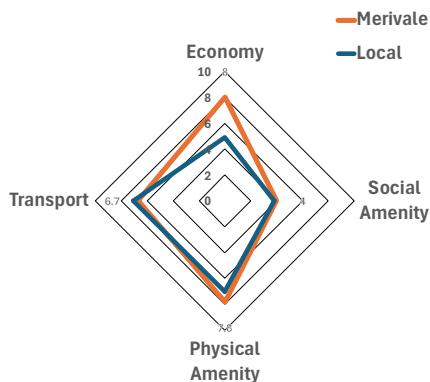
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



Merivale is located on Papanui Road, between the Central City and the Papanui centre. It is a boutique centre offering specialist and high-value retail and services. The centre has two components: The linear strip along Papanui Road and the Merivale Mall, an enclosed shopping centre that contains a medium-sized supermarket. The Mall offers a high-quality shopping experience and complements the linear component.

The centre continues to offer a high-quality shopping experience. The centre benefits from being located within an affluent local catchment and from co-location with a concentration of specialist medical services. Economic indicators show growth in spending and consistent business counts and employment. The overall economic assessment is of a high-performing centre that has opportunity for more growth.

Social amenity at Merivale is overall good, with strengths in the diversity of health facilities and eateries in the centre.

The centre scores well for environment with newer buildings and well-maintained older buildings. There is good provision of landscaping in parts, but few street trees along Papanui Road. The high traffic along Papanui Road does detract from the pedestrian experience, however the narrowness of the road and traffic calming reduce the impact of the traffic. The mall car park is located behind the mall building, maintaining an active frontage to Papanui Road.

Access to the centre across all modes is good. Car parking is provided both on street and in the expansive mall car park. The centre is well served by bus routes. Cycle access is acceptable, with some safety concerns around the busy intersections. No major cycle routes connect with the centre, however the Papanui Parallel cycleway route is close to the centre and can be reached via quieter local streets. Congestion is an issue throughout the day, and in particular with morning and evening peaks.

In summary, Merivale is a vibrant and attractive centre, positioned well to serve its local catchment. The centre is performing consistently and is a good example of how a mainly linear, road fronting centre, can be vibrant.

STRENGTHS

- Attractive shopping environment.
- Mix of new and well-maintained older buildings.
- Diverse mix of retail and service outlets.

WEAKNESSES

- Traffic congestion.
- Higher levels of crime relative to other centres.

OPPORTUNITIES

- Zone changes enable population growth in catchment through apartment and townhouse development.
- Potential future connection through mass rapid transport.

THREATS

- Ongoing recovery and growth in the Central City.
- Further traffic growth.
- Proximity to Papanui and Central City.

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)



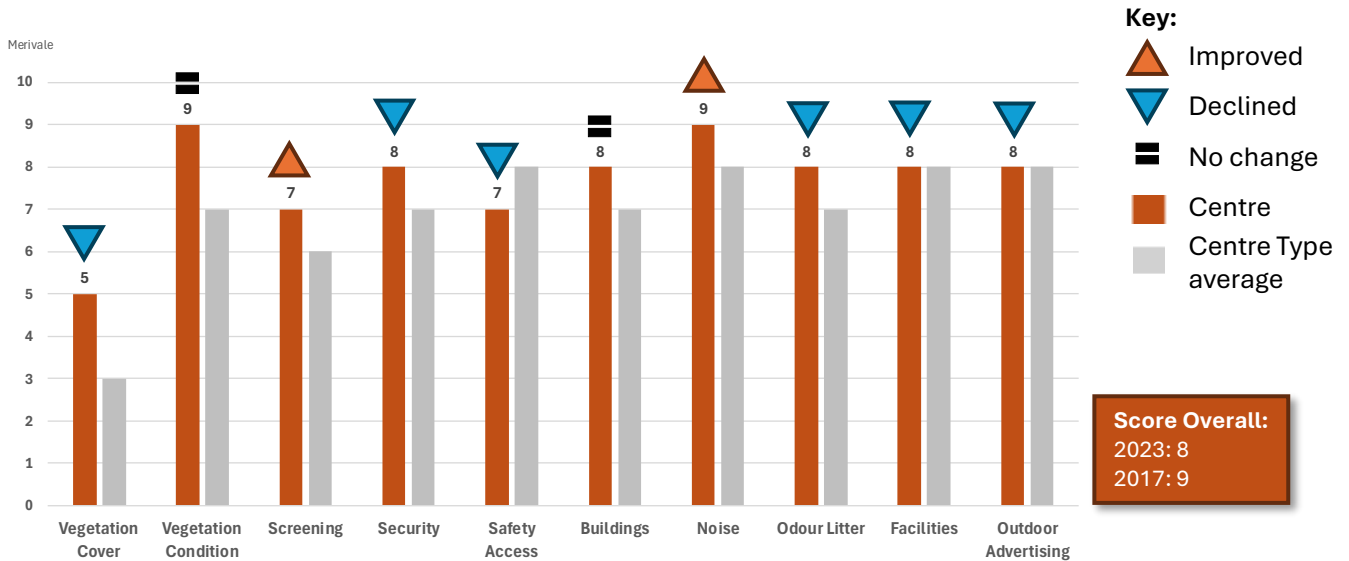
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)



ECONOMIC PERFORMANCE

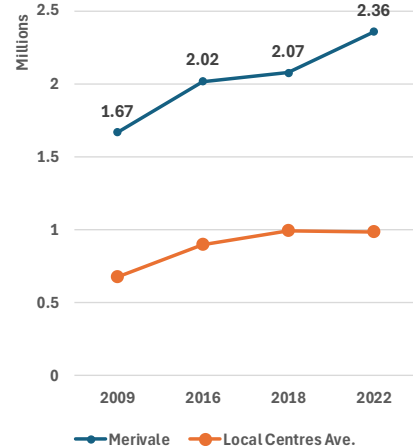
Economic survey score 2023	8
Economic survey score 2017	8
Centre type average economic survey score 2023	4.9
Vacant land in centre	20%
Centre type average vacant land	15%



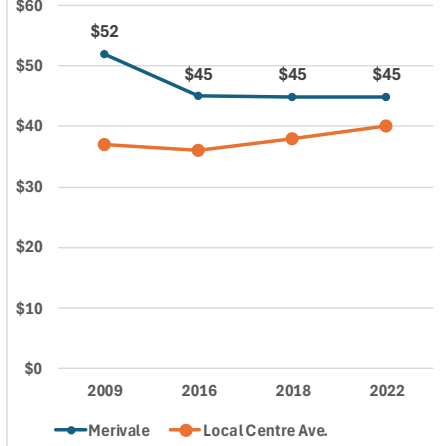
TOTAL SPEND (\$)



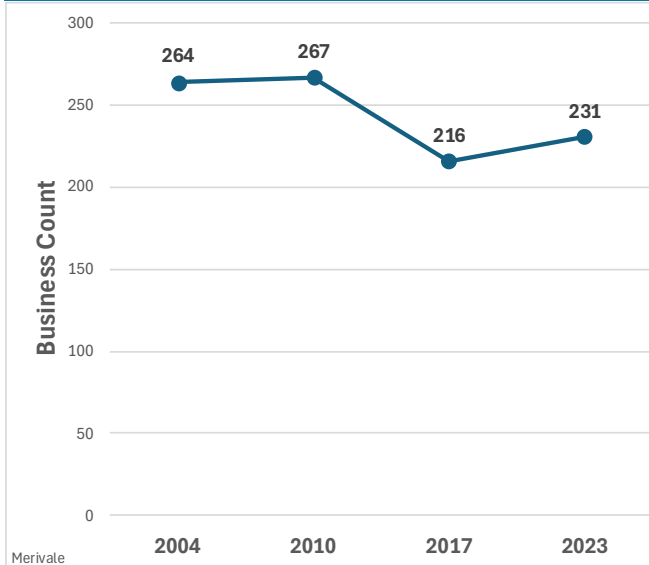
TRANSACTION COUNT



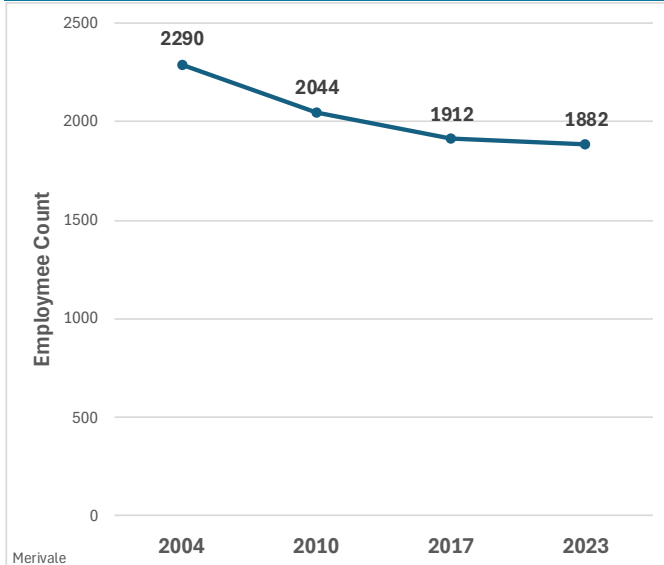
TRANSACTION AVERAGE (\$)



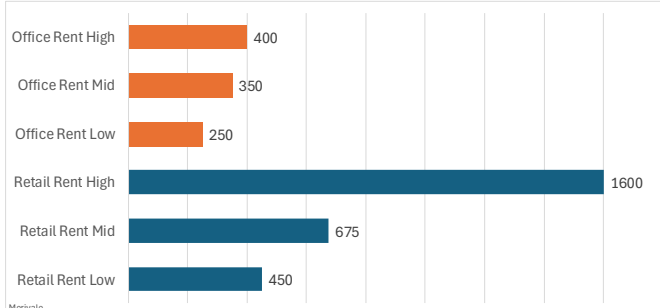
BUSINESS COUNT



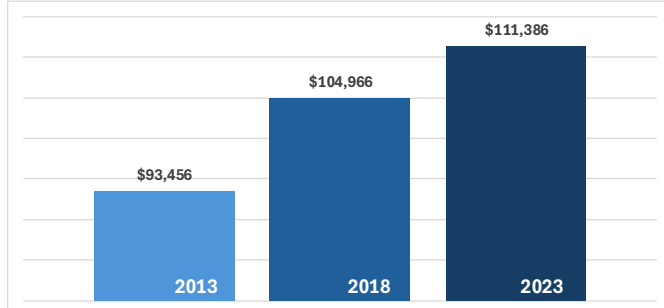
EMPLOYMENT COUNT



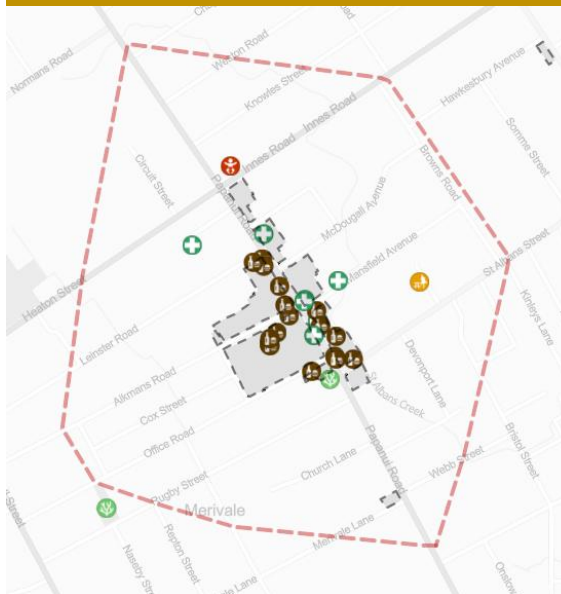
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

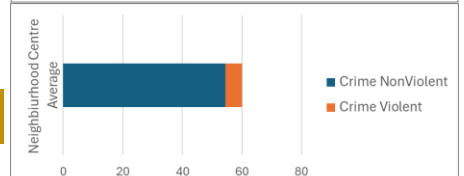
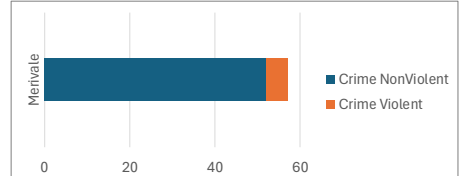


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	15%	14%	15%
Residents 65yrs and over	21%	22%	22%
Residents on Social welfare	0%	0%	1%
Average % of hh with no car	2%	2%	2%
Average number of vehicles/hh	1	1	1

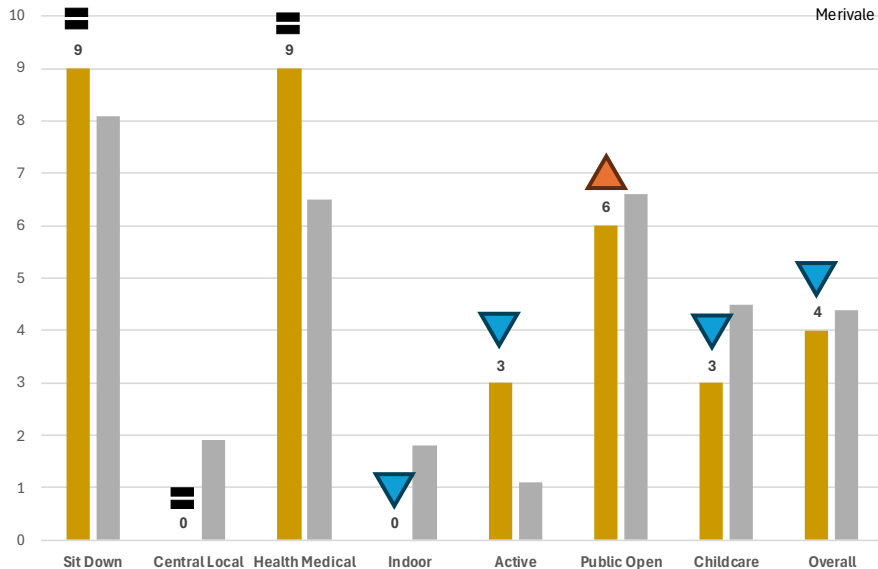
CATEGORY

- 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)



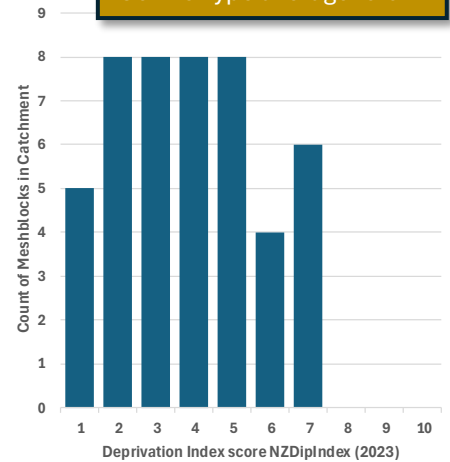
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



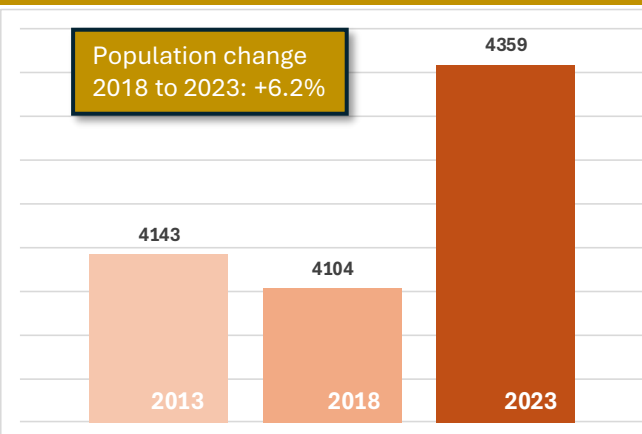
Key: Centre Type Ave. Improved/Declined No Change

DEPRIVATION RANGE (2023)

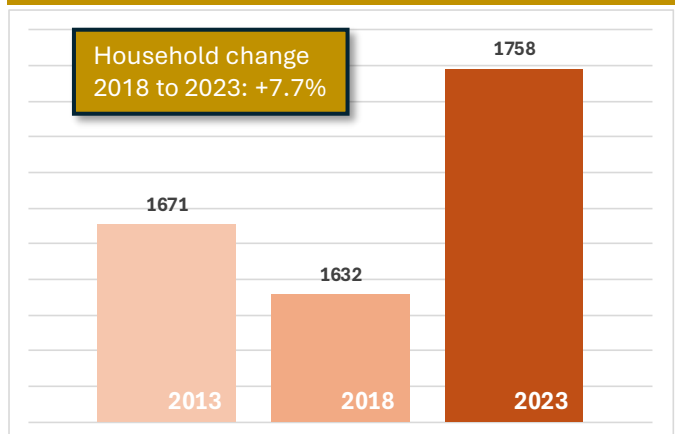
Merivale Average: 4
Centre Type average: 5.6



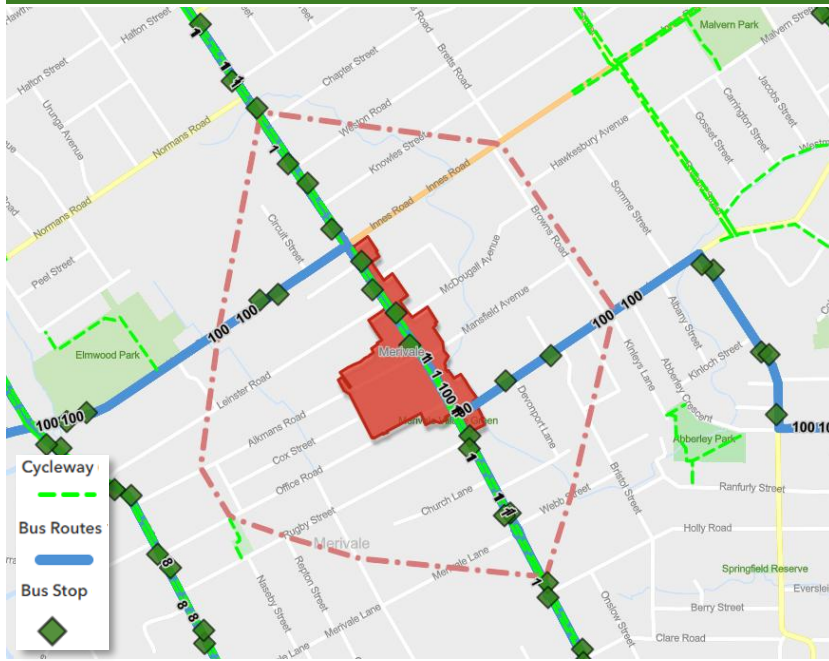
CATCHMENT POPULATION 2018-2023



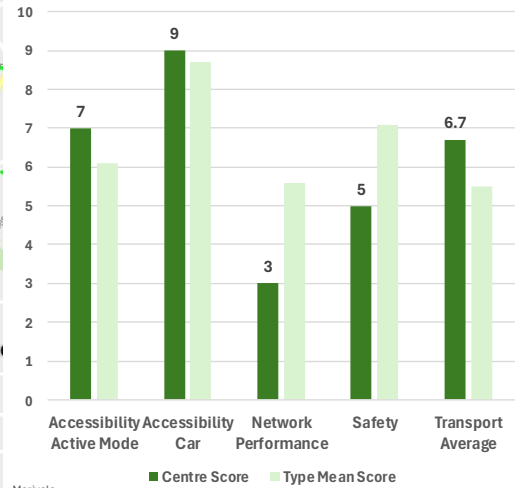
HOUSEHOLD COUNT 2018-2023



TRANSPORT

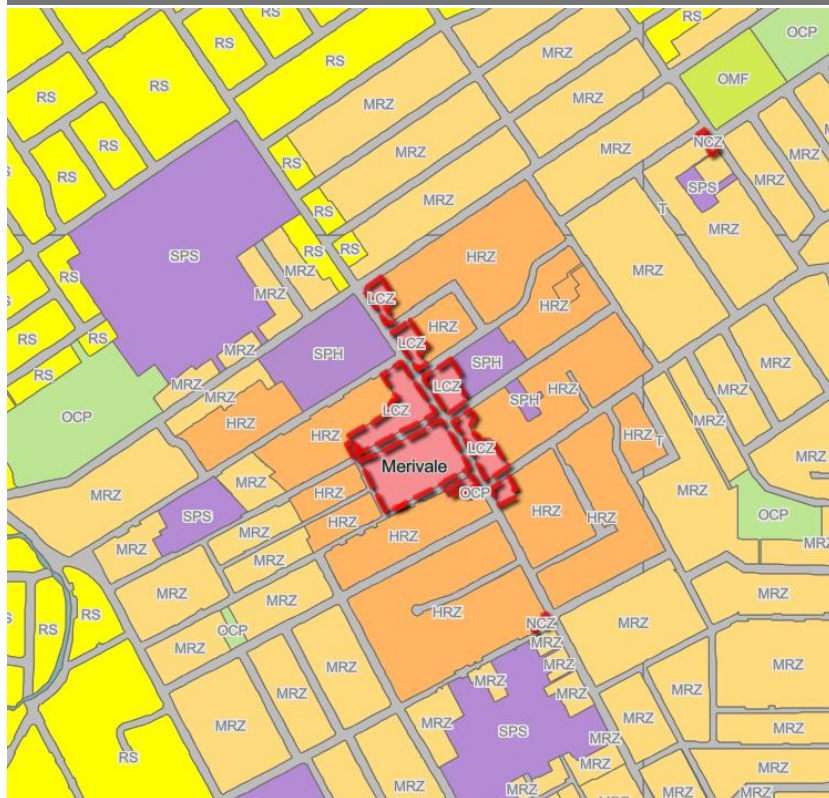


TRANSPORT SURVEY



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)
HRZ	High Density Zone (townhouses and apartments)
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 (medical services)

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.