

Papanui

District Plan: "Town Centre"
Previous factsheets: "District"

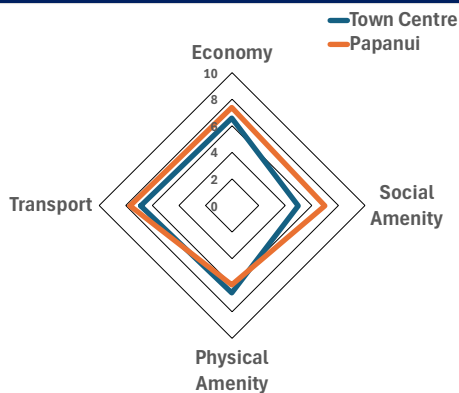
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Papanui was first established as a centre in the 1850s, with growth of the centre accelerated when linked to the Christchurch tram and rail networks. Housing development in the 1950/60s fuelled more growth and the development of the forerunner to the present day Northlands Mall. The Mall format was successful as it expanded in the 1970s and 1990s. In the 2000s the older parts were refurbished and further expansion doubled the floor space.

In the 2010s the Graham Condon Leisure centre was built adjacent to the Mall. The centre contains Papanui High School and the Council Library and Service Centre.

The original linear centre spread along Papanui Road, to the north and south of Harewood Road. This part of the centre remains in small format tenancies. These are largely independent stores with a few big box type retailers and fast food outlets.

The economic indicators for the centre show reasonable growth in spending since 2018 and fairly consistent employment numbers. The centre does remain, from an economic perspective, a centre of two halves, being the Northlands Mall and the remainder. The linear element would benefit from further investment and redevelopment but otherwise is still a vibrant part of the centre with few vacancies. Overall, the centre is performing slightly higher than at the previous assessment.

The physical amenity is generally above average compared to other District Centres. Northlands Mall has been improved with investment and renewal. It is an attractive and well maintained centre. There has been some reinvestment on the Main Road centre but the quality of the environment is inconsistent, reflecting the different functions, ownership and ongoing change.

From a social amenity perspective the centre offers a wide range of healthcare, community facilities and open space. Papanui High School generates activity in the centre and helps to support the recreation, entertainment and community functions.

Accessibility across all transport modes is good, although by car and bus, traffic is often slow at peak times. The centre is well connected to the central city by the Northern Line Cycleway and the newer Papanui Parallel cycleway. The centre is accessible for pedestrians due to a permeable street pattern and frequent, short, crossing points, although high traffic does detract from the overall quality.

In summary, Papanui successfully delivers commercial and service functions to the city's north-western suburbs, with the 2023 assessment showing an incremental improvement overall from 2018. The older, linear, parts of the centre could benefit from further investment in the public environment and private buildings to enhance the overall centre experience.

STRENGTHS

- Diverse and expansive offer.
- Good cluster of social and community facilities close to retail.
- Good public transport and active transport links.

WEAKNESSES

- Growing traffic congestion.
- Street based component of the centre struggles to compete with the mall 'offer'.
- Competition from relatively nearby Merivale.

OPPORTUNITIES

- High and medium density zone expansion around centre allows for population growth.
- New greenfield areas to the east of the centre.

THREATS

- Dilution of spending to the adjacent large format retail centre at Langsons Road.
- Increase in traffic congestion.

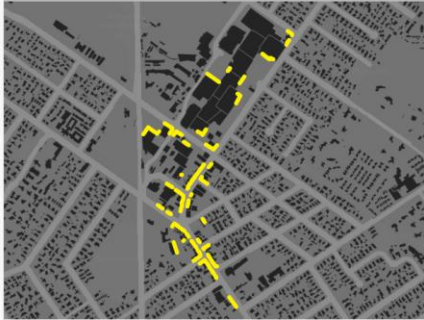
ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

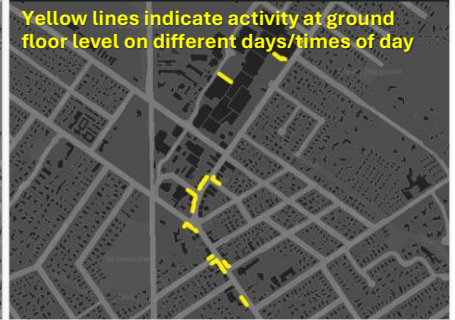
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)

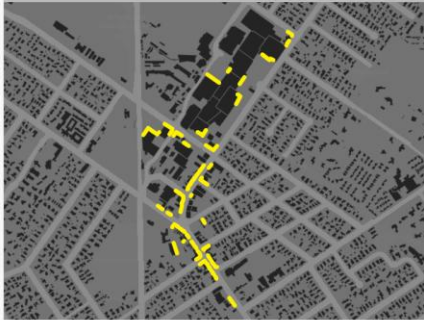


Yellow lines indicate activity at ground floor level on different days/times of day

Weekends: Daytime opening (9am-5pm)



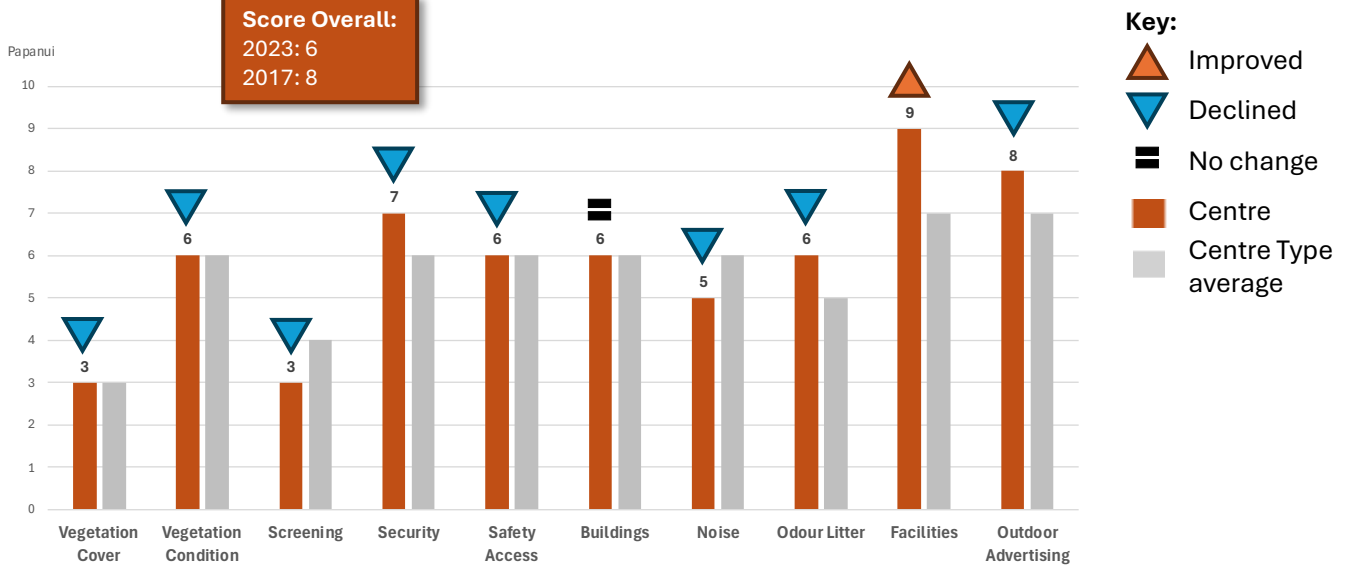
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

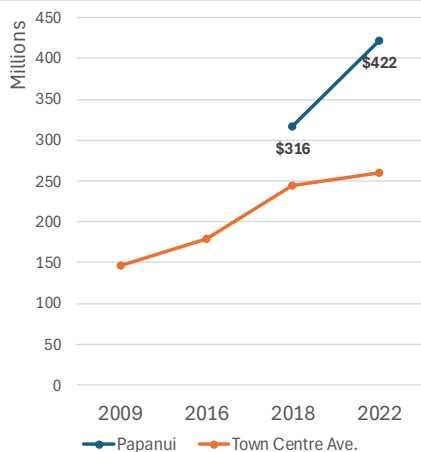


ECONOMIC PERFORMANCE

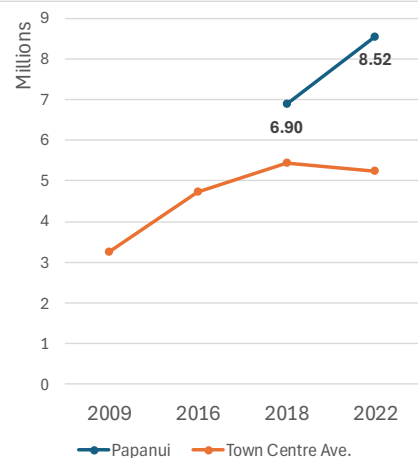
Economic survey score 2023	7.5
Economic survey score 2017	6.8
Centre type average economic survey score 2023	5.8
Vacant land in centre	2%
Centre type average vacant land	12%



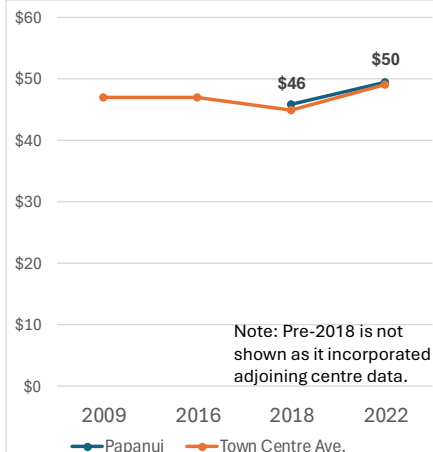
TOTAL SPEND (\$)



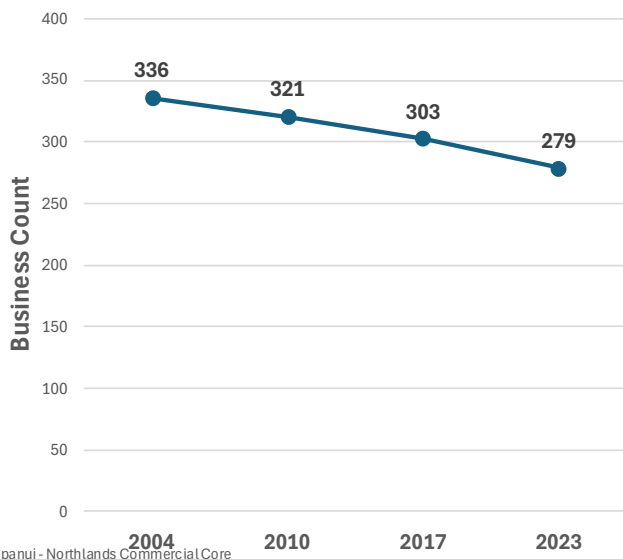
TRANSACTION COUNT



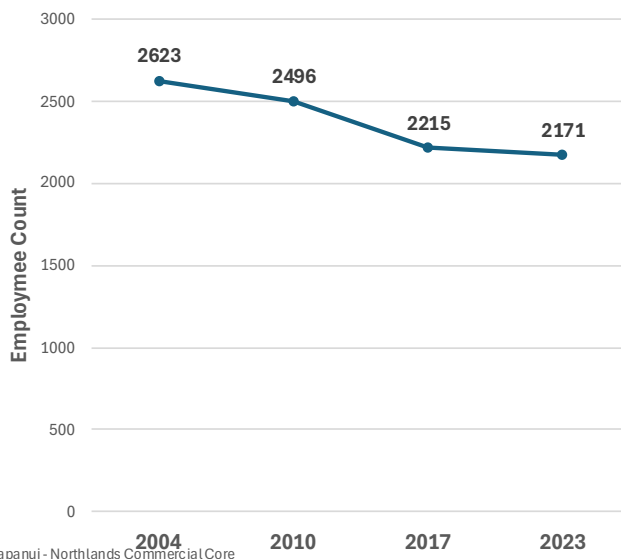
TRANSACTION AVERAGE (\$)



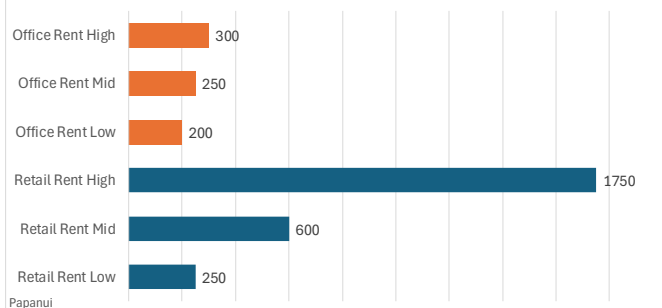
BUSINESS COUNT



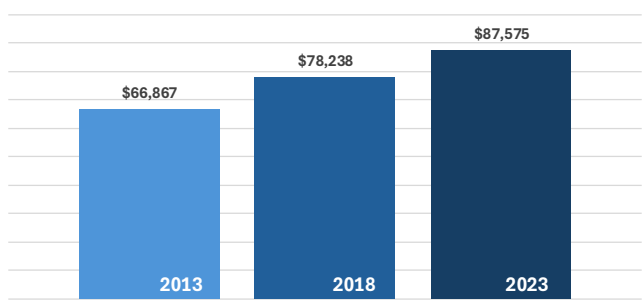
EMPLOYMENT COUNT



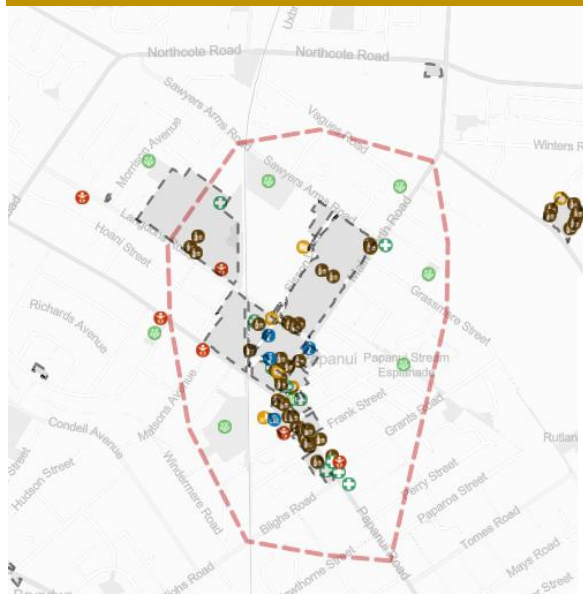
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

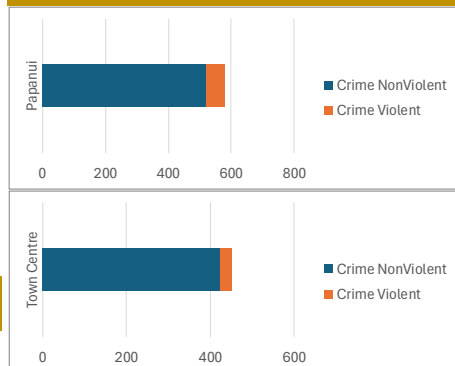


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	15%	13%	13%
Residents 65yrs and over	29%	29%	28%
Residents on Social welfare	2%	2%	3%
Average % of hh with no car	8%	8%	7%
Average number of vehicles/hh	1	1	1

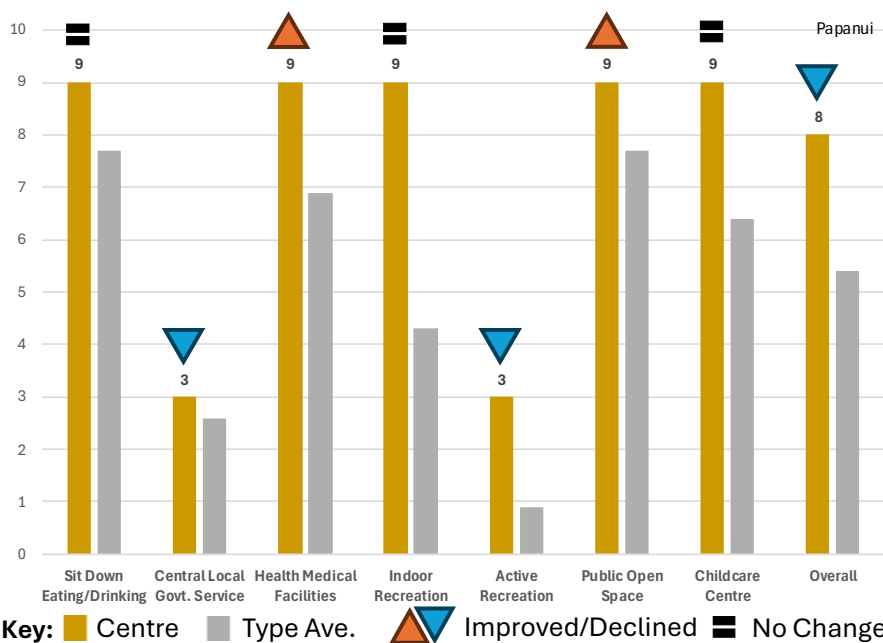
CATEGORY

-  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)

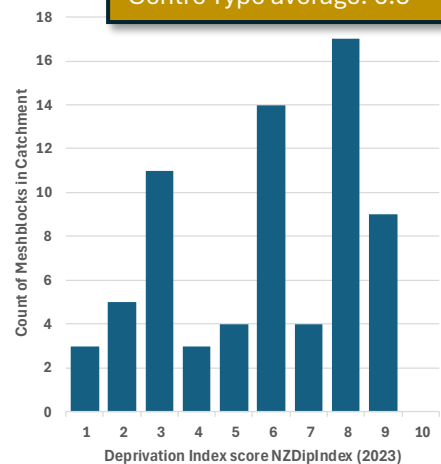


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

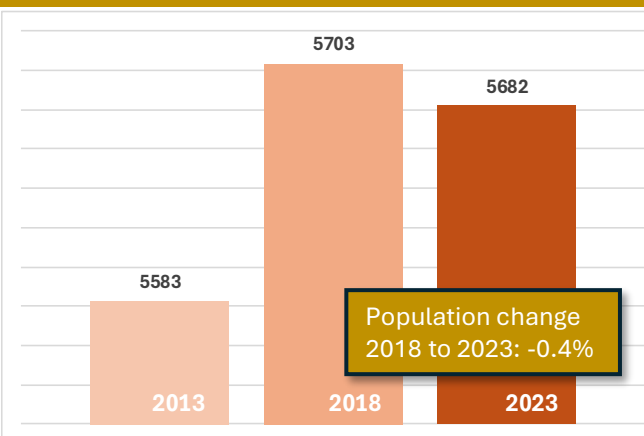


DEPRIVATION RANGE (2023)

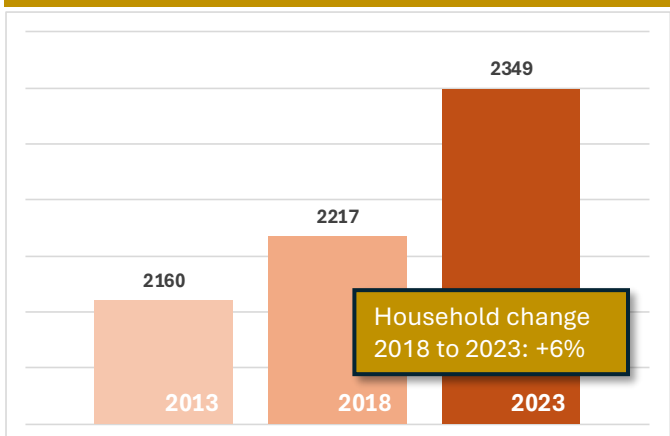
Papanui Average: 6
Centre Type average: 6.5



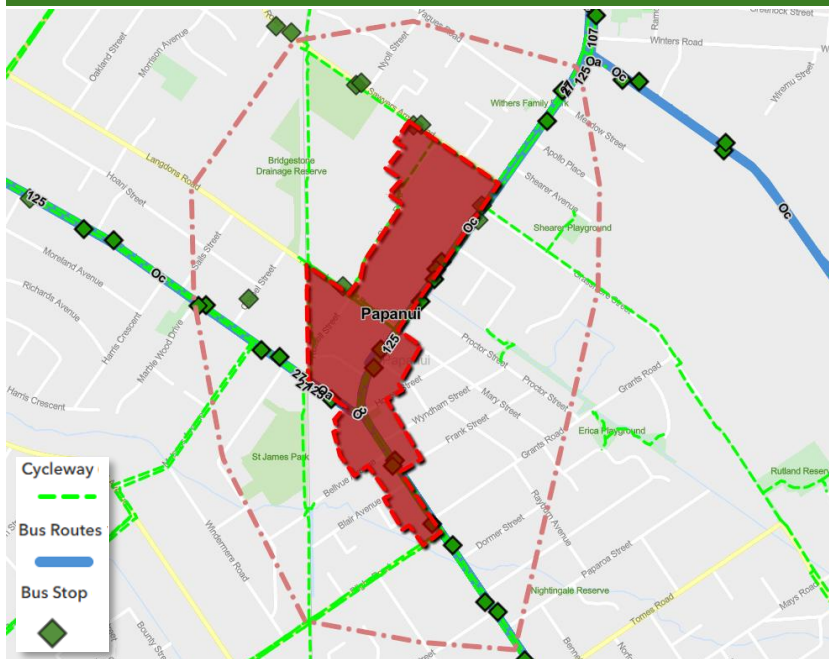
CATCHMENT POPULATION 2018-2023



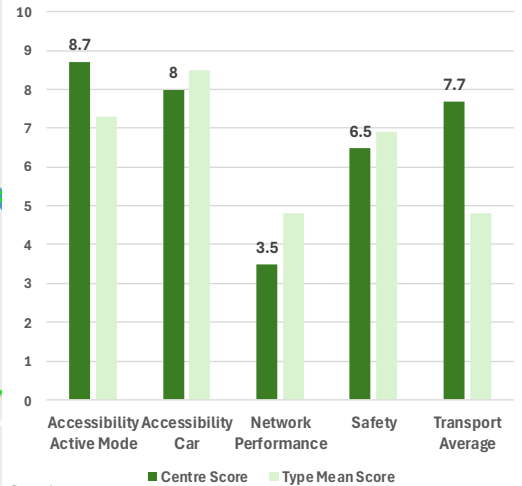
HOUSEHOLD COUNT 2018-2023



TRANSPORT



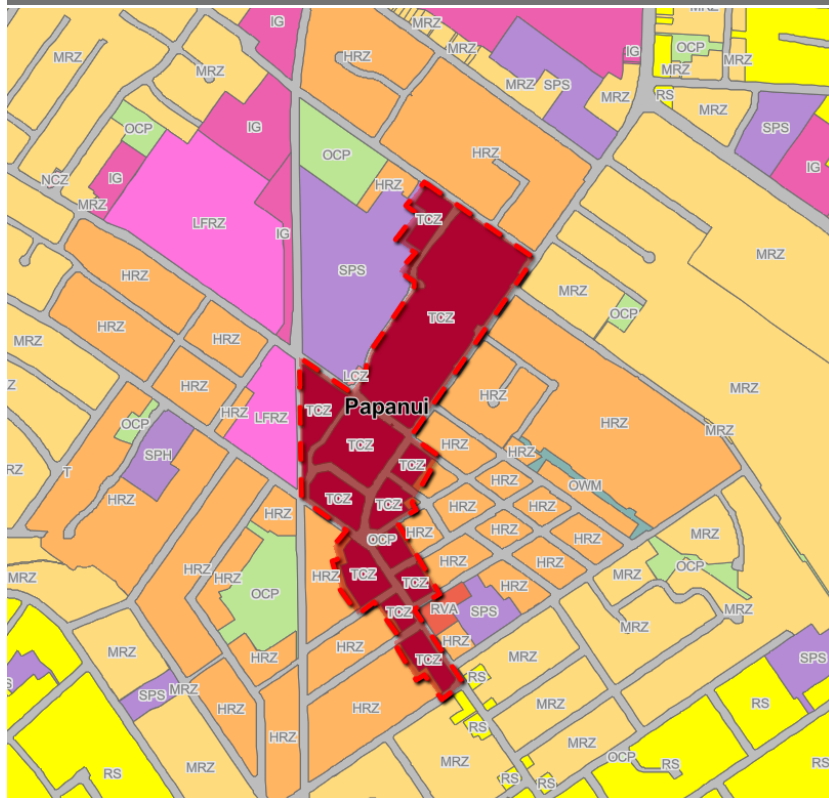
TRANSPORT SURVEY



Papanui

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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