

Riccarton

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

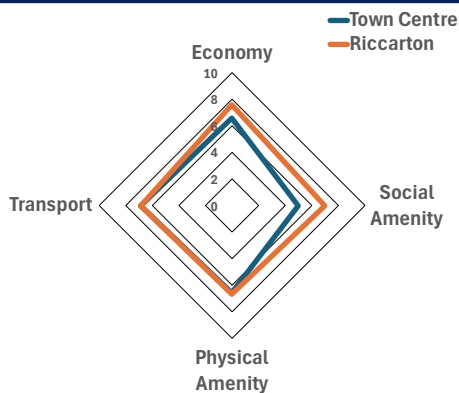
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Riccarton has been an established commercial centre since the late 1800s, focused on the intersection of Clarence/Straven Road with Riccarton Road. From the 1960s development of the Riccarton Mall commenced, with notable expansions in the 1990s and 2000s shifting the activity focus for the centre to the mall. The original part of the centre continued to evolve as a more traditional street-fronting format.

The internal Mall anchors the centre, catering for a broad middle income customer base from across the city and surrounding districts. The older linear centre provides a range of second tier retail, banking and hospitality.

Spending in the centre as whole is down from 2018 and now closer to that for the other large District Centres (with spending at both Papanui and Hornby having increased since 2018). Business counts and employment has also trended lower. The economic assessment notes the centre operates as two distinct components (the mall and the linear component) and it is not clear if the fall in spending is uniform across the centre or focused on one of these components. The spending decline follows a sustained period of growth after 2011 when the Central City retail was heavily impacted during earthquake recovery work. The fall in spending since 2018 may therefore be partly attributed to the ongoing recovery of the Central City.

The centre offers a good range of social, community, hospitality, and indoor recreation venues. The local population catchment is sizable and there is potential for further growth with proposed zone changes to allow higher density housing. There are few areas of open space in the centre, although Riccarton Bush is within the walking catchment and is a high-quality outdoor recreation asset. Community services were expanded in 2019 with the completion of the Riccarton Community Centre.

Transport performance is mixed. The centre is accessible by car and bus, with plenty of car parking and a dedicated bus lounge. However, the attraction of the centre and its relatively central location result in high traffic volumes throughout the day and particularly at peak times. Traffic calming was implemented from 2019 to help improve pedestrian safety and lower speeds through the centre. The UniCycle route bypasses to the north of the centre, and while there is no dedicated connecting cycle route, the cycleway is reasonably accessible via several lower traffic roads.

In summary, the mall remains the anchor for the centre and its major drawcard. Spending in the centre has tracked down compared to previous assessments, but noting that this followed some large gains in previous years. The physical environment along parts of Riccarton Road has been improved and made safer for pedestrians. This part of the centre also benefits from some recent investment in older commercial buildings.

STRENGTHS

- City-wide and regional catchment.
- Street environment improvement.
- Dense catchment population.

WEAKNESSES

- High vehicle traffic environment.
- Limited integration of inward looking mall with other parts of the centre.

OPPORTUNITIES

- Further potential for catchment population through high density zoning.
- Potential for future mass rapid transport connection.

THREATS

- Growing congestion and peak parking demand.
- Ongoing recovery of the central city may draw customers away.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

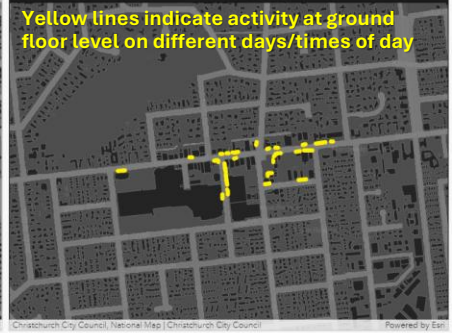
Weekdays: Daytime opening (9am-5pm)



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)



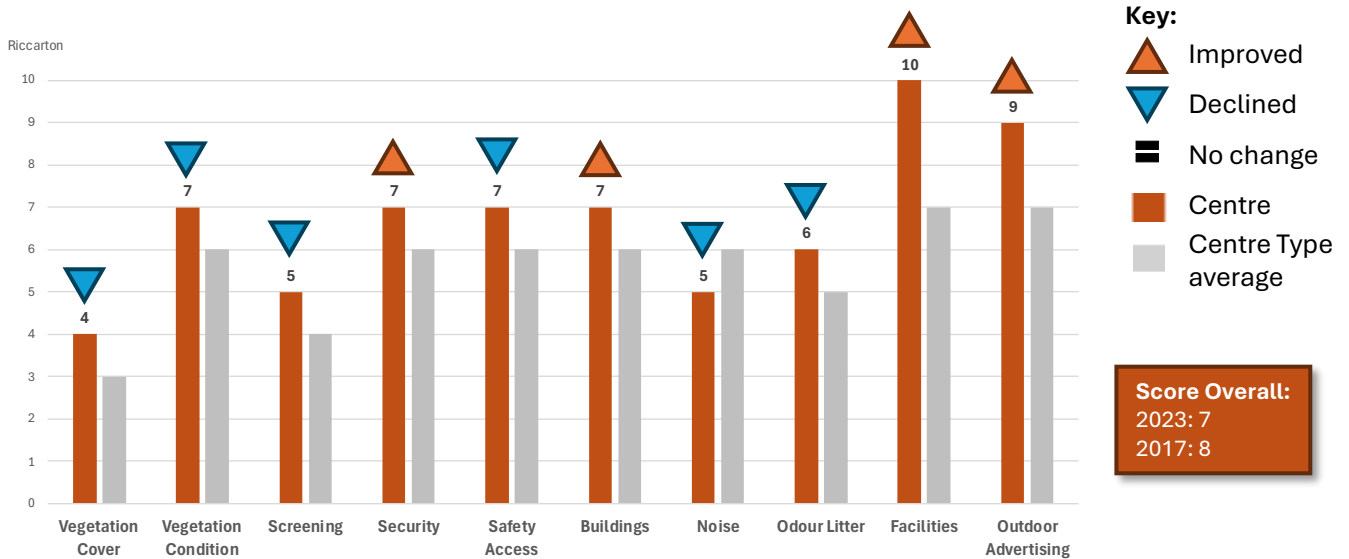
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

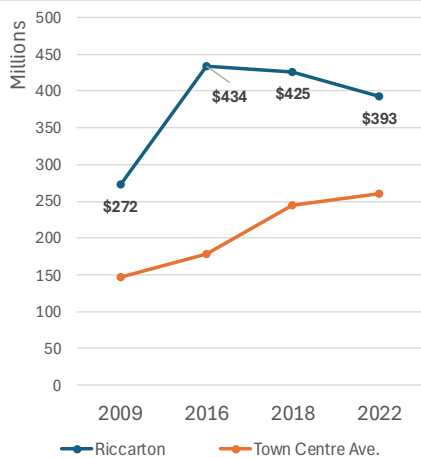


ECONOMIC PERFORMANCE

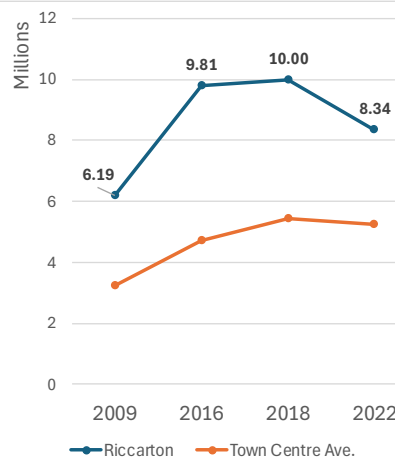
Economic survey score 2023	7.5
Economic survey score 2017	6.8
Centre type average economic survey score 2023	5.8
Vacant land in centre	2%
Centre type average vacant land	12%



TOTAL SPEND (\$)



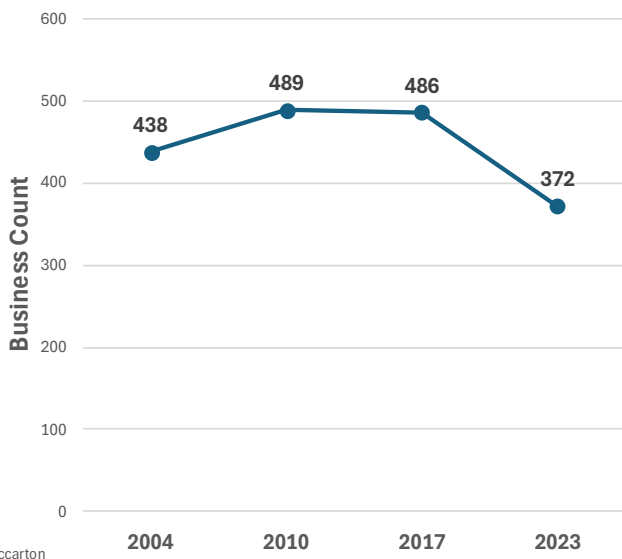
TRANSACTION COUNT



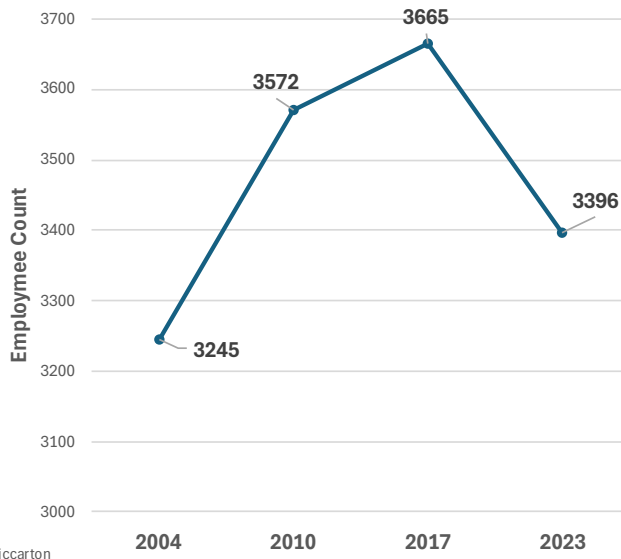
TRANSACTION AVERAGE (\$)



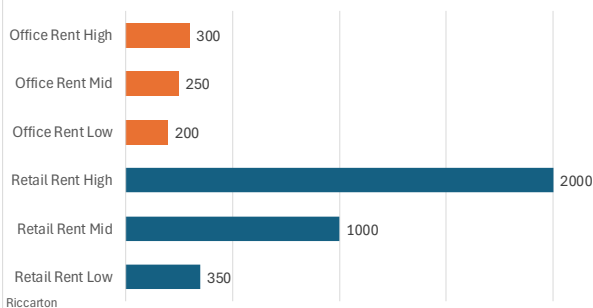
BUSINESS COUNT



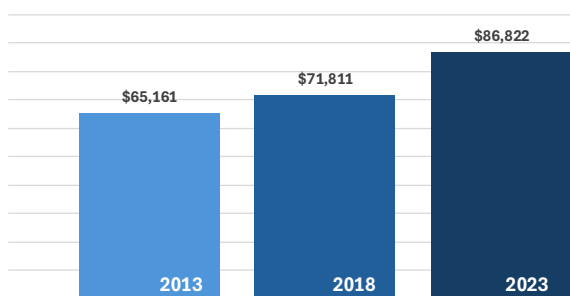
EMPLOYMENT COUNT



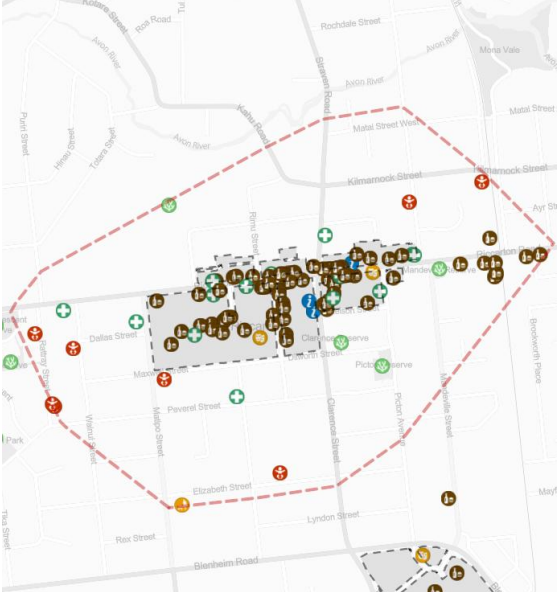
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

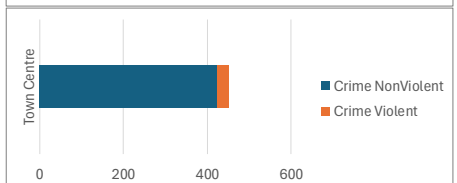
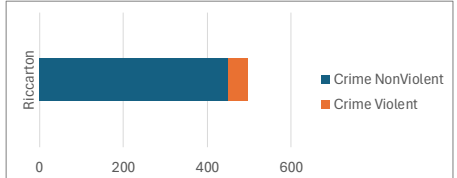


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	12%	12%	12%
Residents 65yrs and over	10%	9%	11%
Residents on Social welfare	12%	10%	15%
Average % of hh with no car	7%	7%	8%
Average number of vehicles/hh	1	1	1

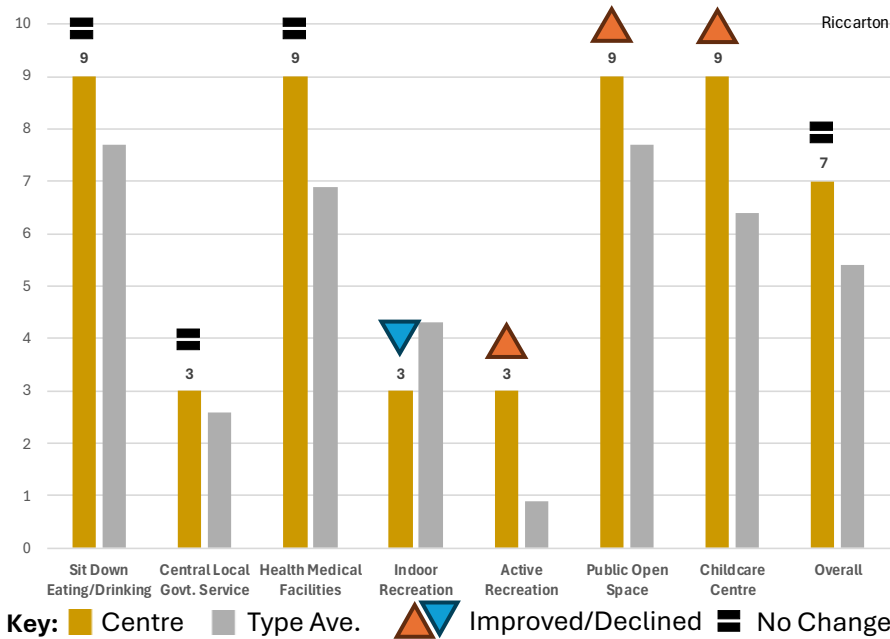
CATEGORY

- 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)

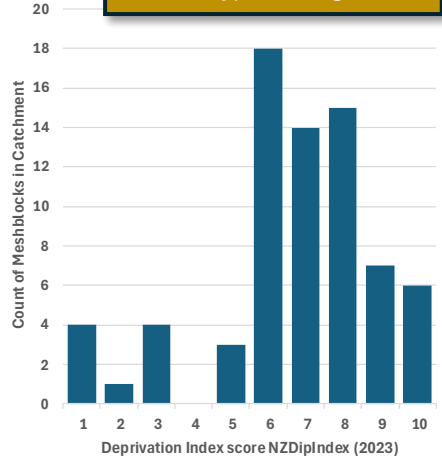


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

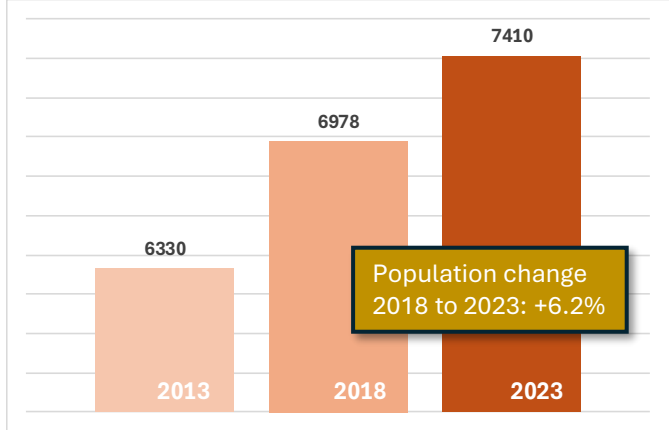


DEPRIVATION RANGE (2023)

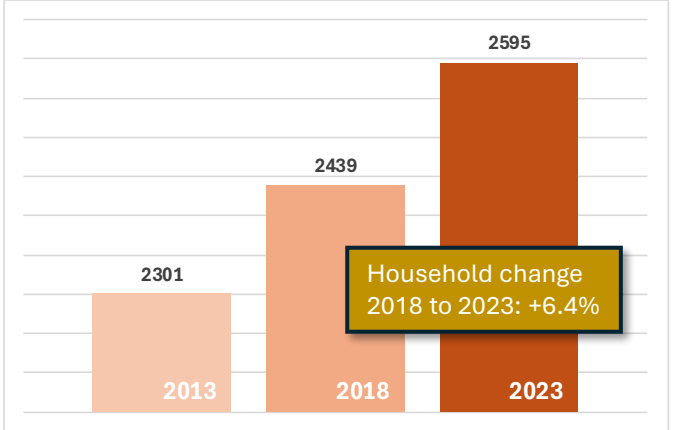
Riccarton Average: 7
Centre Type average: 6.5



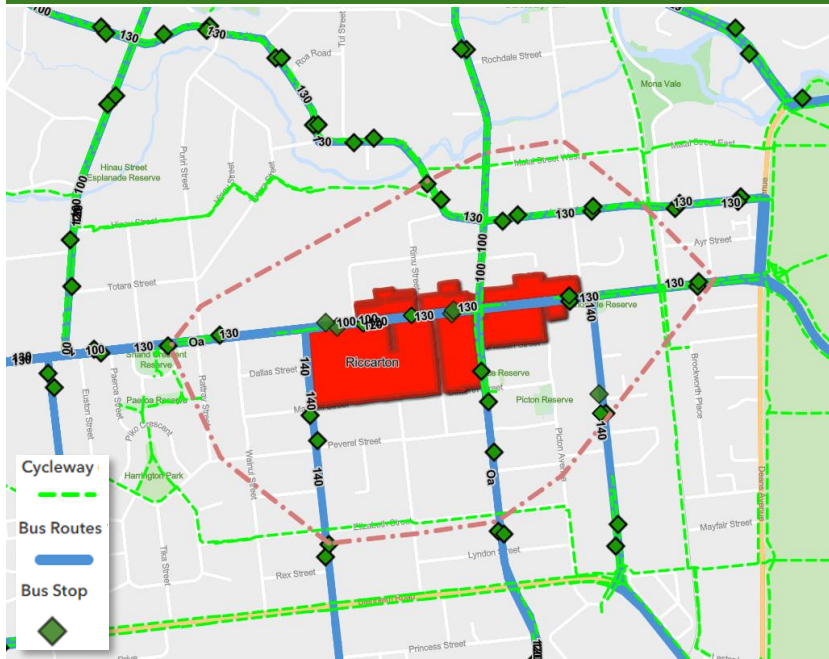
CATCHMENT POPULATION 2018-2023



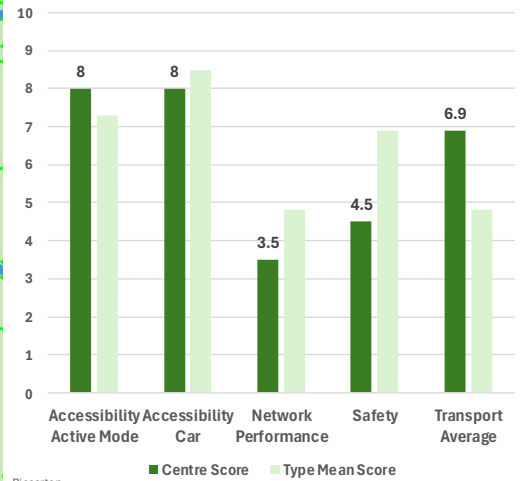
HOUSEHOLD COUNT 2018-2023



TRANSPORT



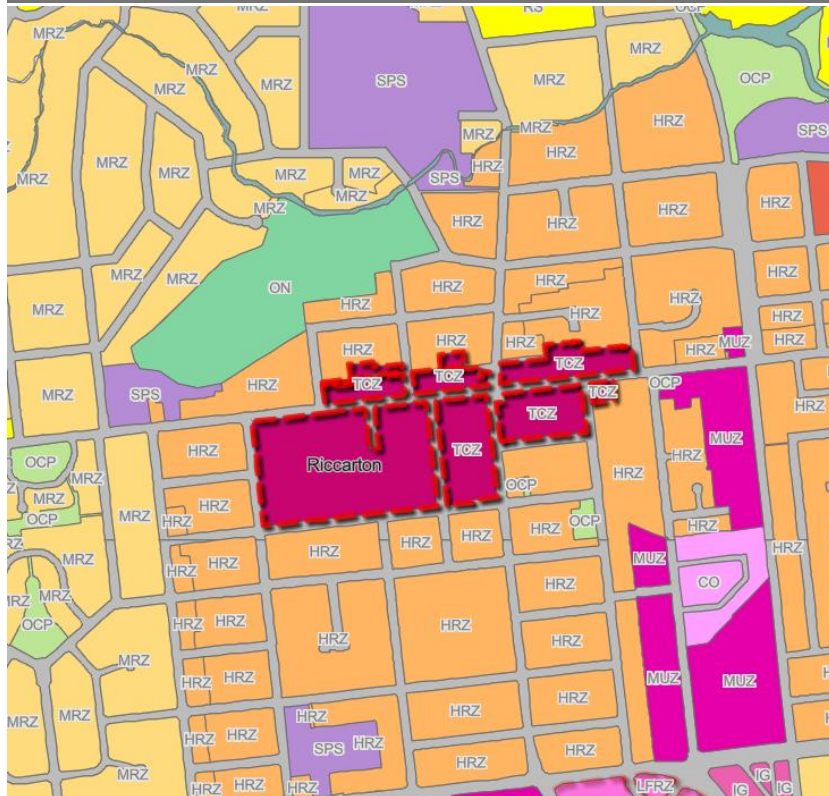
TRANSPORT SURVEY



Riccarton

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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