

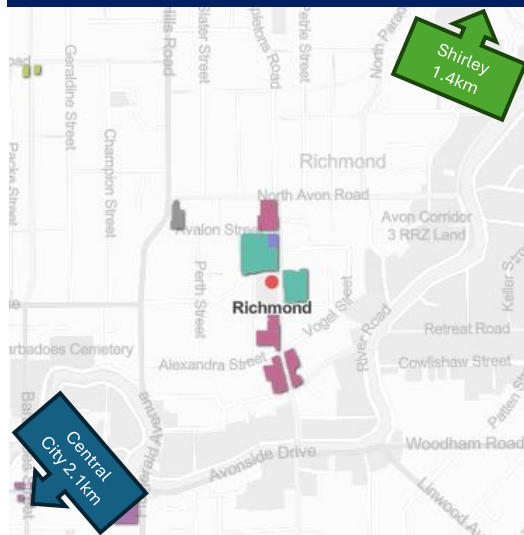
Richmond

District Plan: “Local”
Previous factsheets: “Neighbourhood”

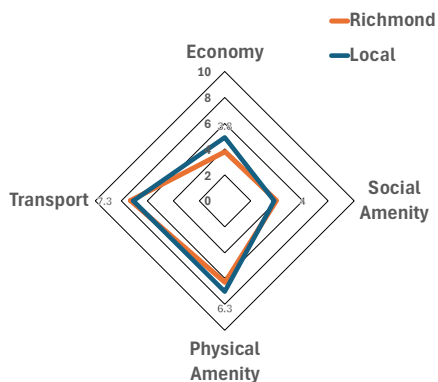
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Richmond is a linear centre on Stanmore Road with a mix of road fronting buildings and small off-street shopping arcades. The centre contains a mix of retailing, services, and eateries, including a supermarket, which is primarily aimed as a local residential catchment. The centre also includes the rebuilt Richmond Club (rebuilt in 2020).

Economic indicators show a significant rise in spending in the centre, with employment counts also rising. Vacant land is also lower than average. The development of the Richmond Club has possibly been the driver in improving economic performance. The economic assessment notes the addition of the Richmond Club has improved the centre in parts, however some parts need investment and renewal.

Post earthquake population loss in the catchment may now be being balanced by population gain from medium density redevelopment.

The environment of the centre is influenced by the busy Stanmore Road, and the off-street parking areas outside the supermarket and the shopping arcade at the northern end. Street landscaping is minimal except where provided by residential properties that are intermingled with the commercial buildings in places. The park opposite the supermarket improves the environment for the southern end of the centre. The supermarket boundary and car park area is well landscaped.

The centre is accessible by car and bus. Access for pedestrians is good from the surrounding neighbourhood and Stanmore Road has several crossing points. Cycle access is catered for with on-street cycle lanes, but the centre does not currently connect to any major cycleways.

In summary, Richmond has benefitted from the redevelopment of the Richmond Club and the ongoing performance of the anchor tenants. Parts of the centre would benefit from investment to modernise and refresh commercial buildings.

STRENGTHS

- Strong anchors (supermarket and Richmond Club).
- Amenity from green space within centres.
- Accessible to local catchment and well connected to public transport.

WEAKNESSES

- Retail is limited.
- Older buildings in need of investment.

OPPORTUNITIES

- Catchment population growth.

THREATS

- Relatively higher levels of crime.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

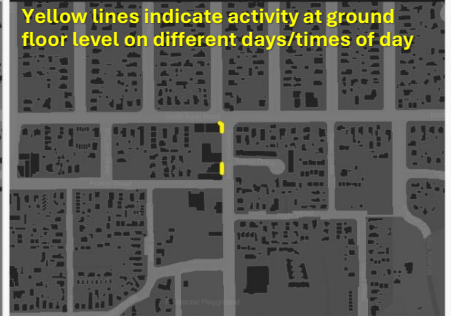
Weekdays: Daytime opening (9am-5pm)



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)

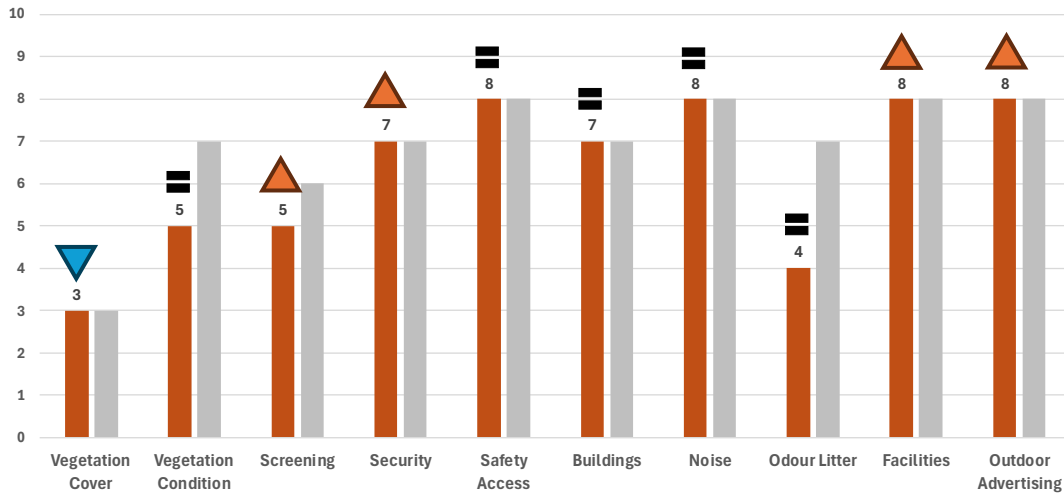


Weekends: Nighttime opening (9pm on)



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

Richmond



Key:

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

Score Overall:

2023: 6

2017: 6

CENTRE IMAGES (2023)



ECONOMIC PERFORMANCE

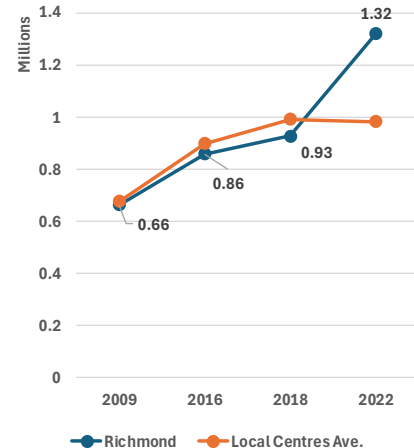
Economic survey score 2023	3.8
Economic survey score 2017	3.8
Centre type average economic survey score 2023	4.9
Vacant land in centre	6%
Centre type average vacant land	15%



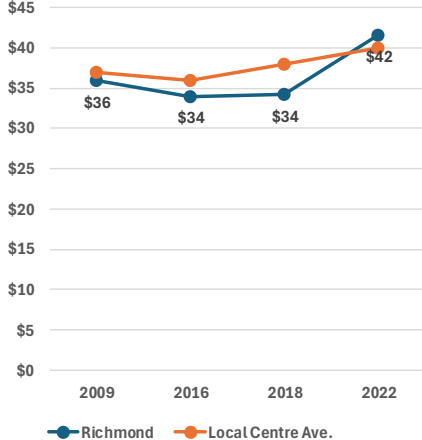
TOTAL SPEND (\$)



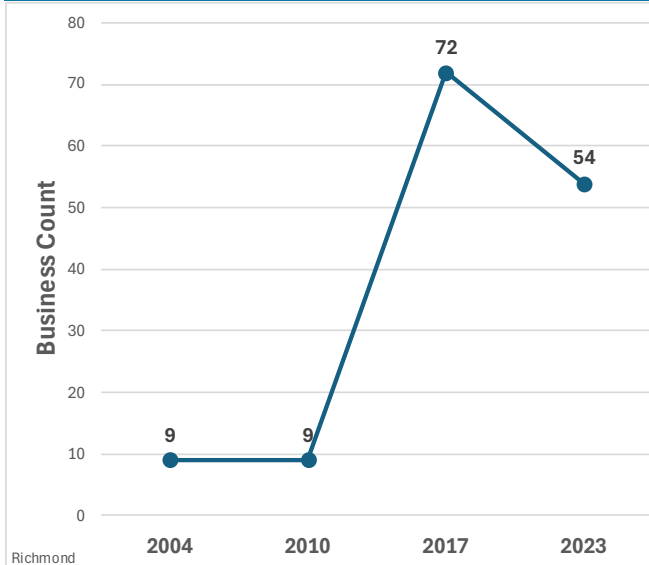
TRANSACTION COUNT



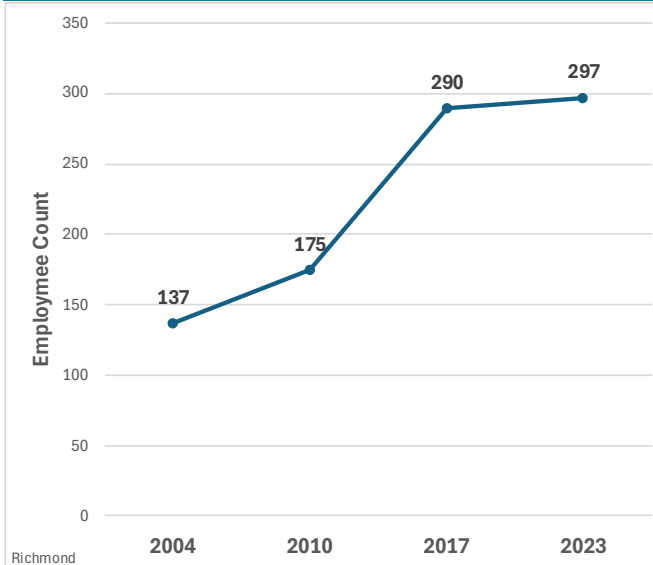
TRANSACTION AVERAGE (\$)



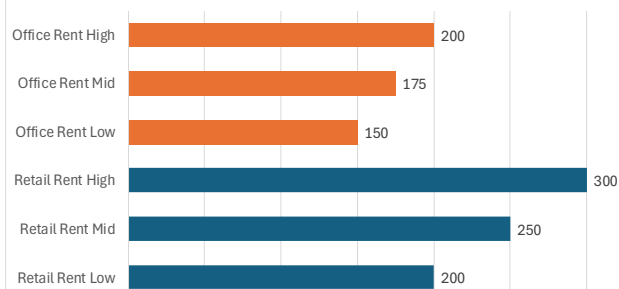
BUSINESS COUNT



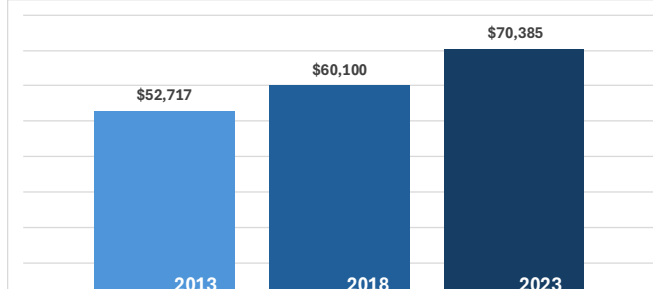
EMPLOYMENT COUNT



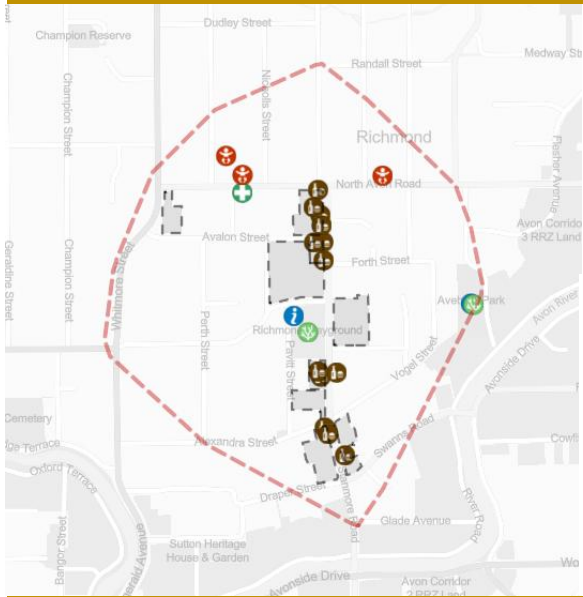
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

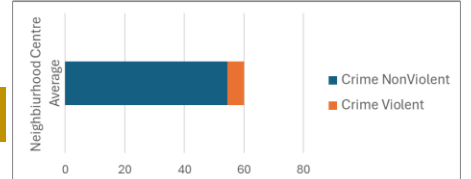
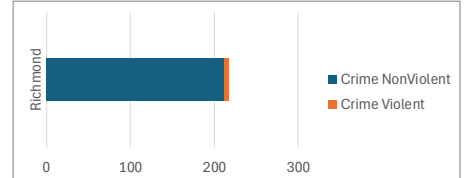


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	13%	12%	13%
Residents 65yrs and over	10%	9%	9%
Residents on Social welfare	7%	5%	13%
Average % of hh with no car	8%	11%	12%
Average number of vehicles/hh	1	1	1

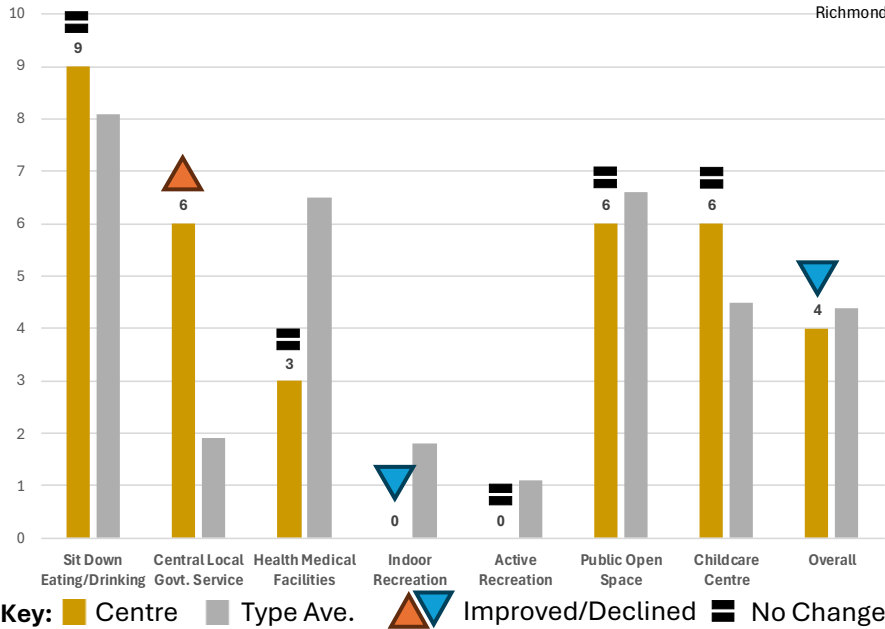
CATEGORY

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

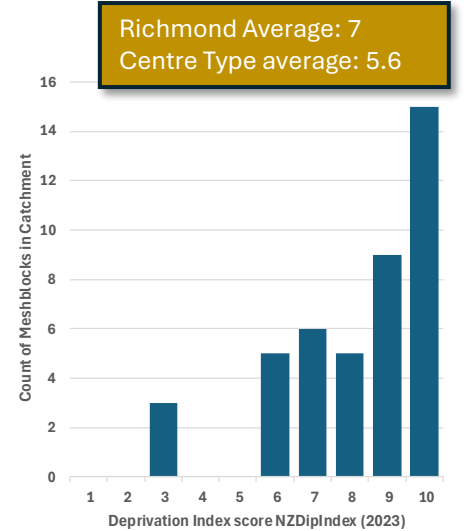
CRIME (2022)



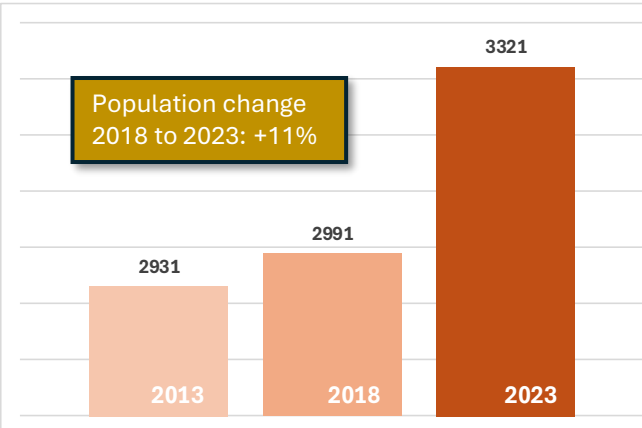
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



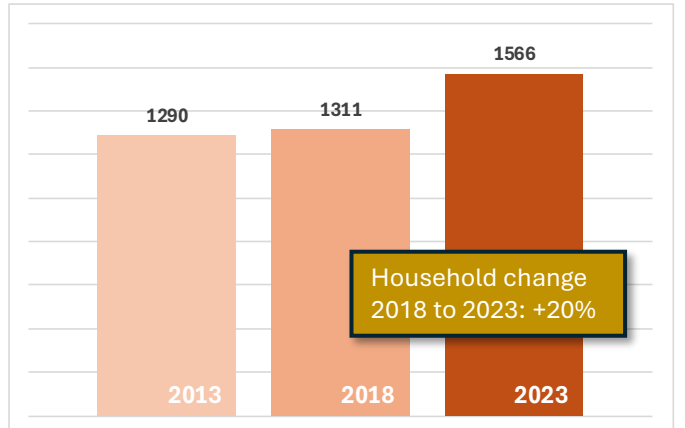
DEPRIVATION RANGE (2023)



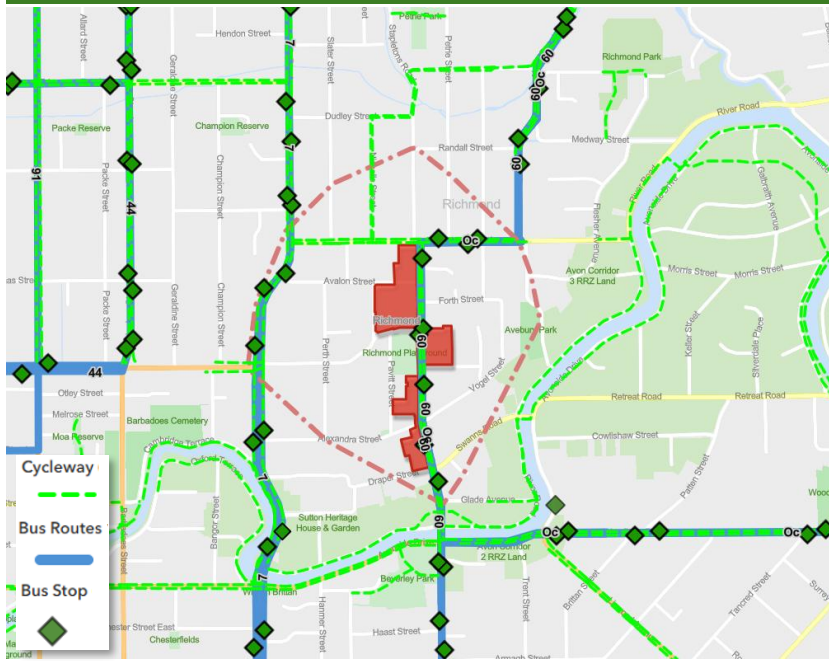
CATCHMENT POPULATION 2018-2023



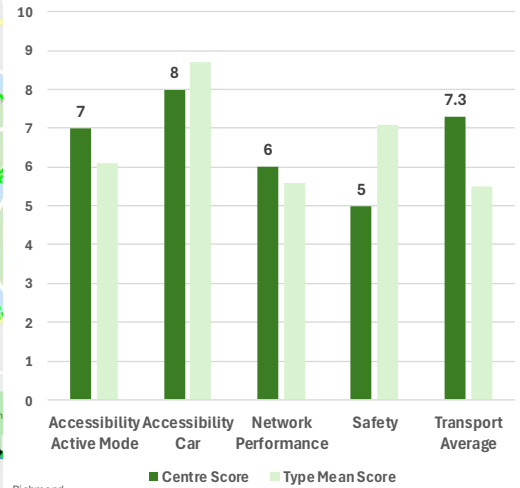
HOUSEHOLD COUNT 2018-2023



TRANSPORT



TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE 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)
NCZ	Neighbourhood Centre 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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