

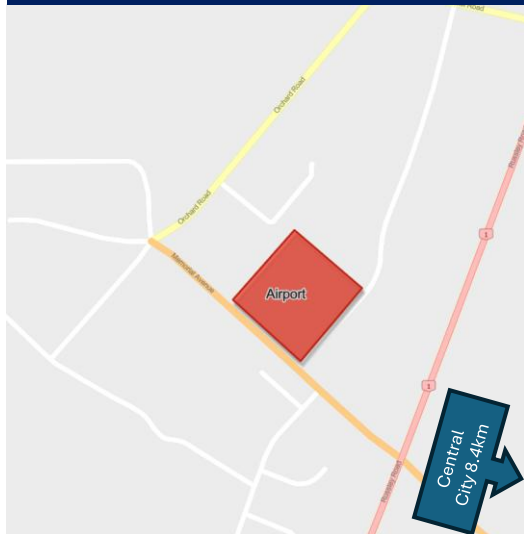
Spitfire Square (Airport)

District Plan: "Special Purpose"
Previous factsheets: "Specialist Centre"

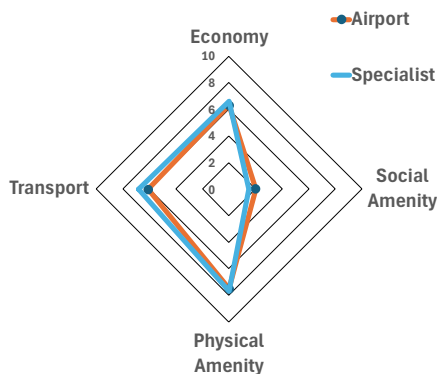
INTRODUCTION

This information sheet provides an objective appraisal of Spitfire Square (Airport) commercial centre, drawing on statistical data sources, specialist advice and surveys.

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Spitfire Square was developed from 2015 on airport land adjacent to Memorial Avenue. It caters for the needs of travellers, airport workers, while also serving a wider residential catchment to the east and passing traffic along the state highway. The centre is arranged around a central car park. A supermarket is the anchor tenant with other commercial units accommodating a variety of retail and services, but with a focus on food outlets.

The centre has become established and there are few vacancies. The centre was disproportionately impacted by Covid19 and is still recovering from this.

Physical amenity of the centre is functional, being focused on accommodating car access. The car park is well landscaped with good, marked, pedestrian access.

Access is focused towards car travel, which is consistent with the centres location and intended market. The centre is served by the airport bus route. On-street cycle lanes connect to the centre.

In summary, the centre is performing its intended function to serve the airport, its workers and customers. The centre is likely also performing a destination centre role for passing customers and the suburbs of western Christchurch, however spending data is not available to confirm this.

Spitfire Square may also be referred to as the Airport.

STRENGTHS

- Conveniently located for airport travellers and workers.
- Good transport access.
- Diverse range of hospitality, retail and a full supermarket.

WEAKNESSES

- Some dependence on airport customers making the centre vulnerable to air travel disruptions.

OPPORTUNITIES

- Ongoing airport commercial activity expansion will increase potential customer base.

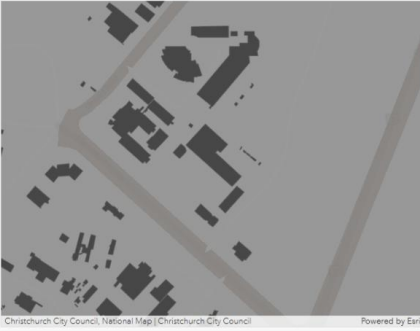
THREATS

- None identified.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)

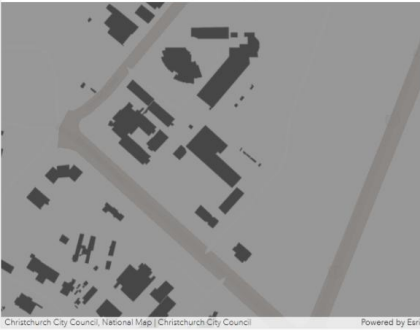


Weekdays: Nighttime opening (9pm on)

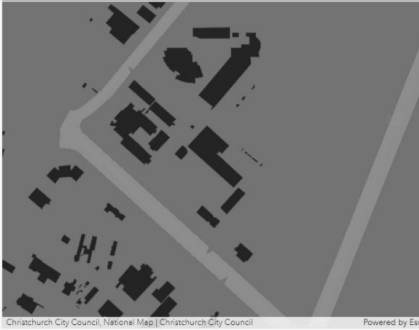


Not surveyed

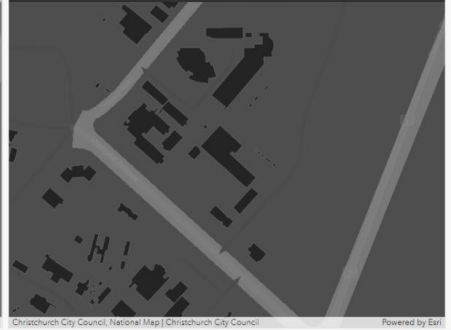
Weekends: Daytime opening (9am-5pm)



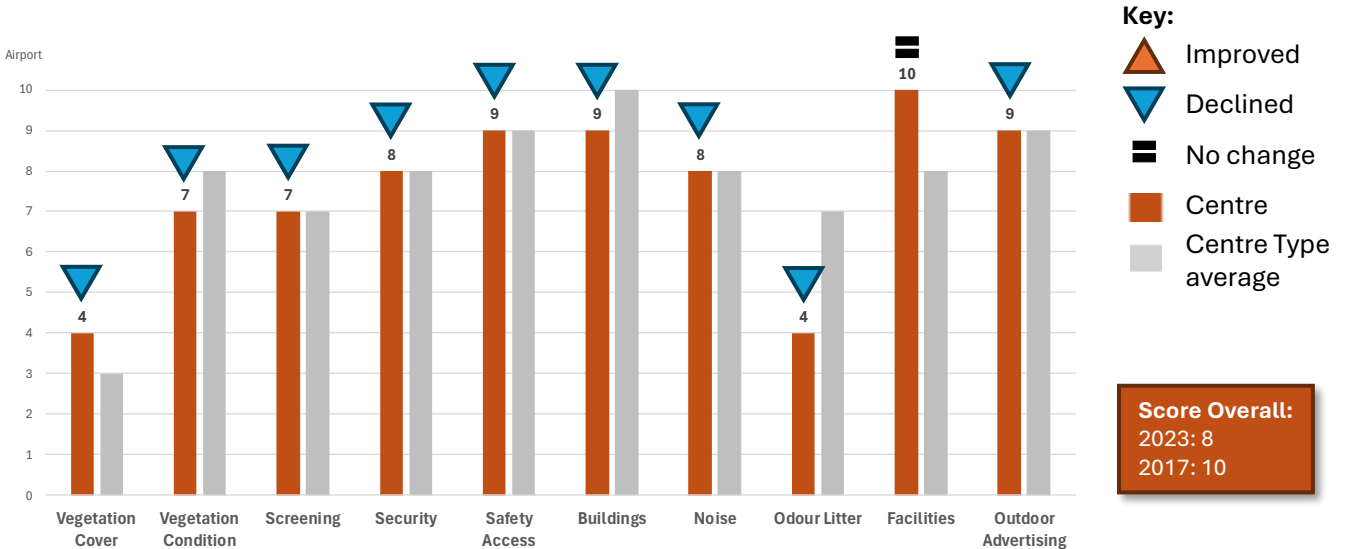
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

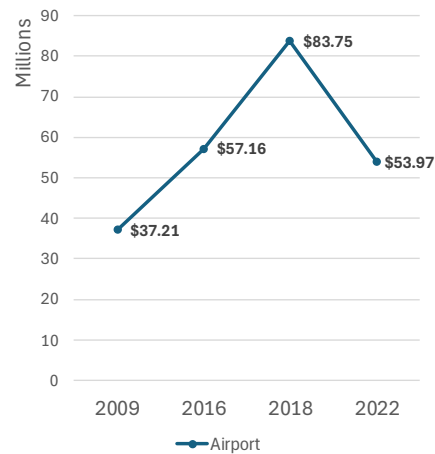


ECONOMIC PERFORMANCE

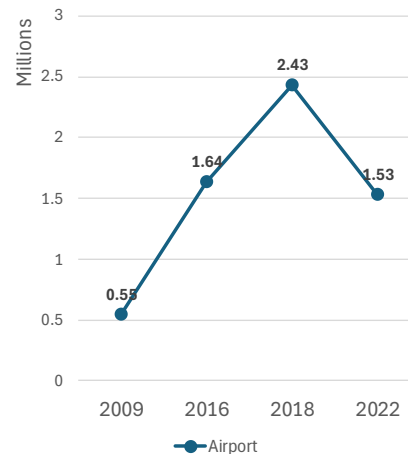
Economic survey score 2023	6.3
Economic survey score 2017	Not surveyed
Centre type average economic survey score 2023	-
Vacant land in centre	0%
Centre type average vacant land	15%



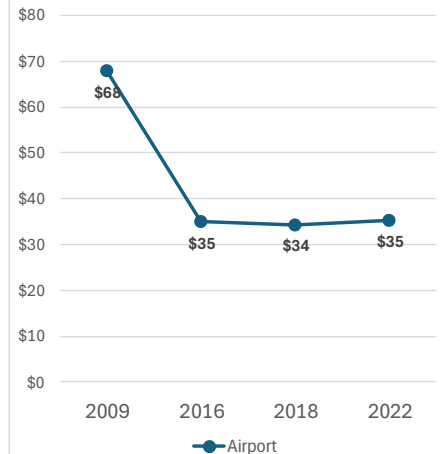
TOTAL SPEND (\$)



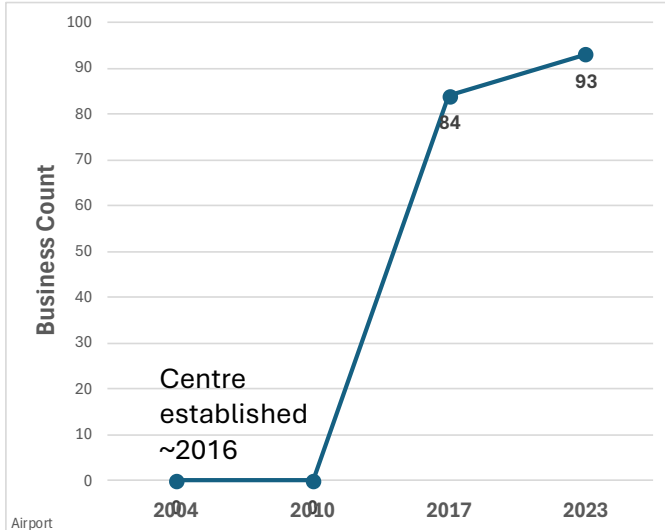
TRANSACTION COUNT



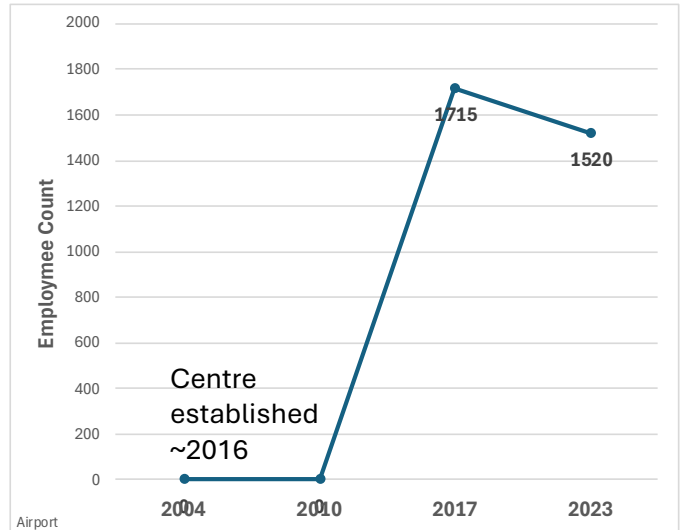
TRANSACTION AVERAGE (\$)



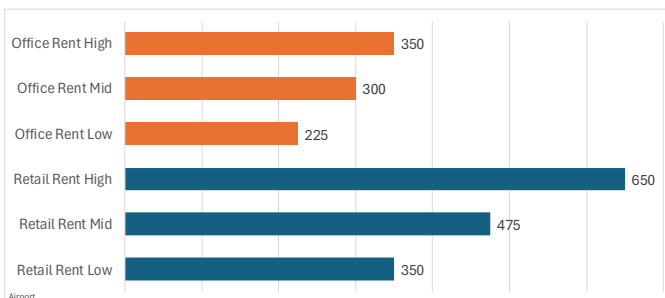
BUSINESS COUNT



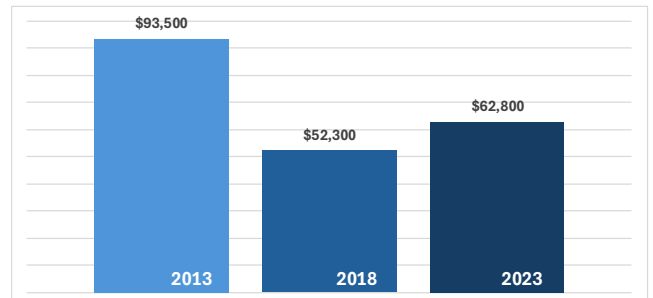
EMPLOYMENT COUNT



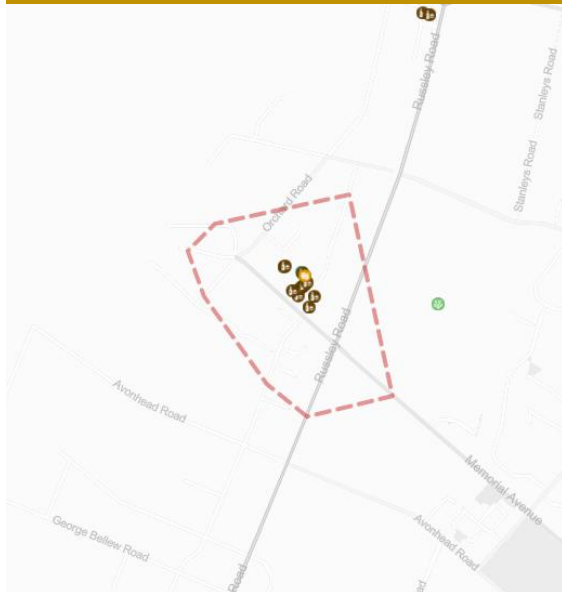
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

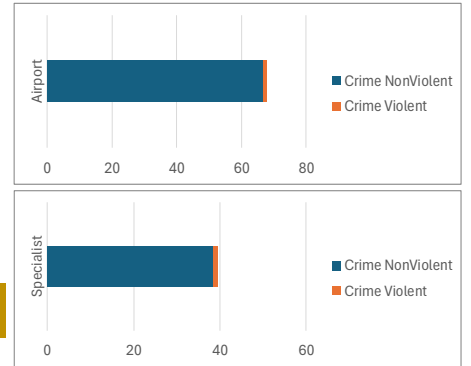


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	6%	0%	7%
Residents 65yrs and over	13%	20%	28%
Residents on Social welfare	0%	0%	0%
Average % of hh with no car	0%	0%	0%
Average number of vehicles/hh	1	1	1

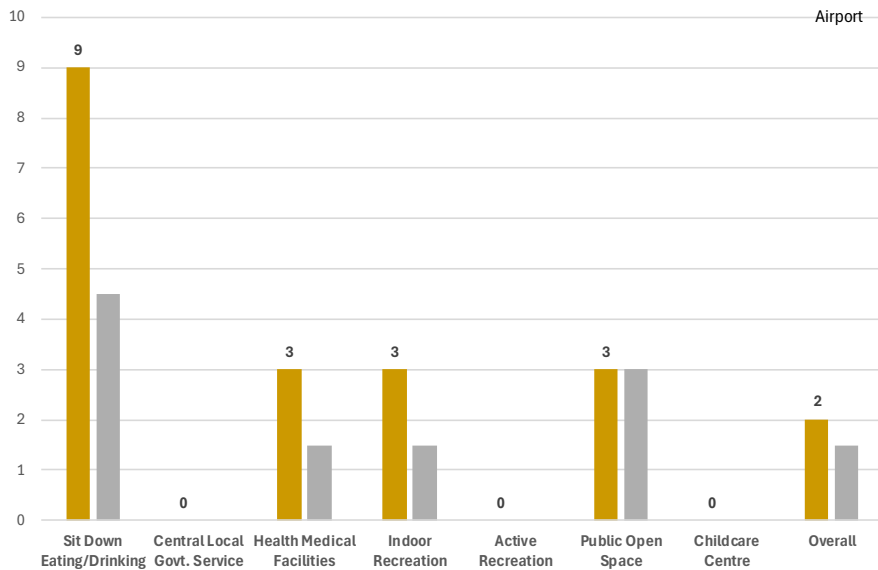
CATEGORY

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

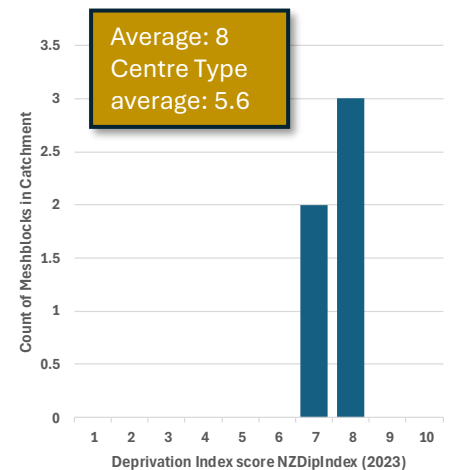
CRIME (2022)



SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

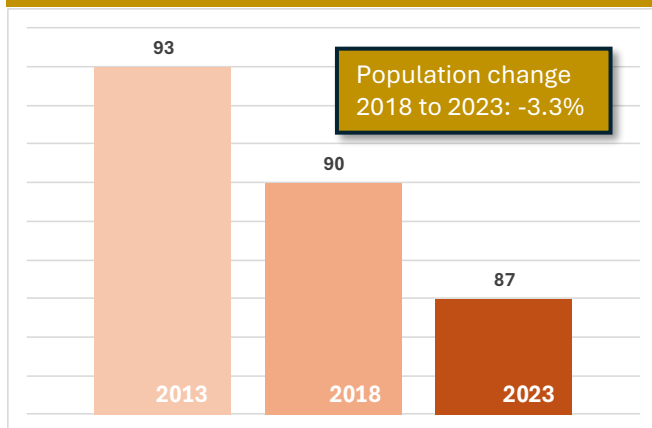


DEPRIVATION RANGE (2023)

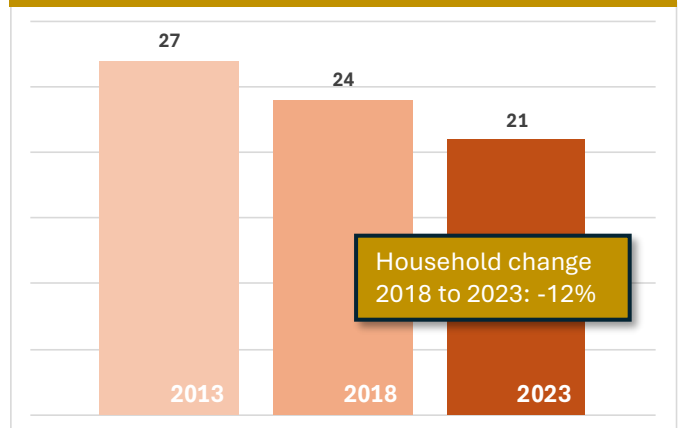


Key: Centre Type Ave. Improved/Declined No Change

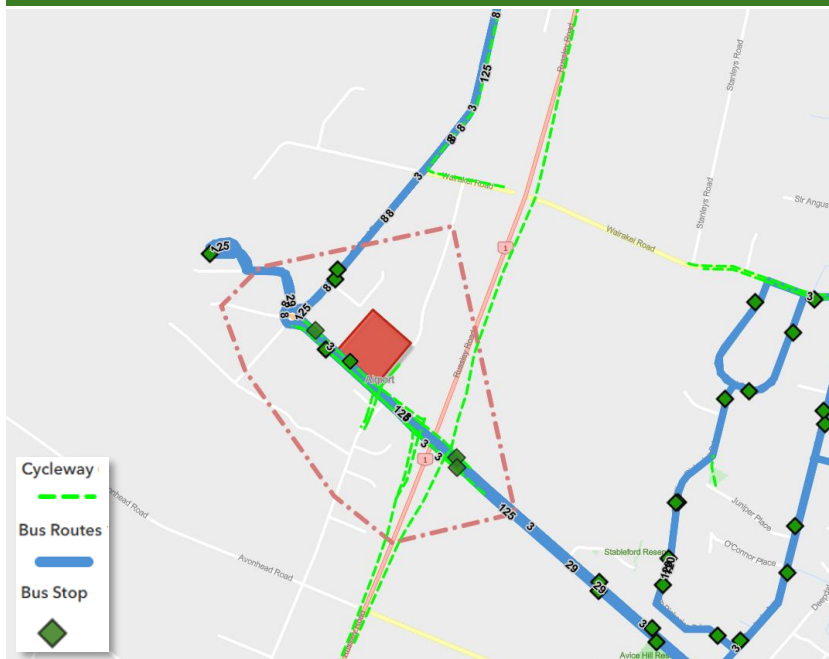
CATCHMENT POPULATION 2018-2023



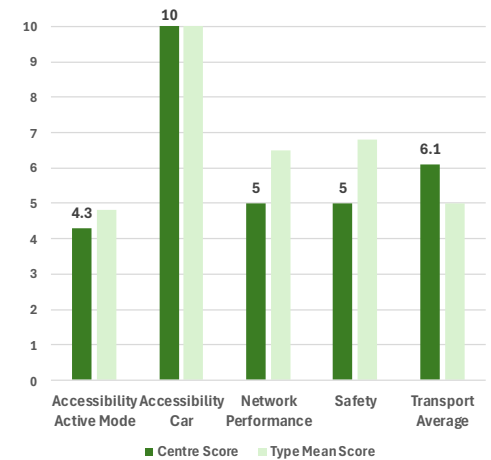
HOUSEHOLD COUNT 2018-2023



TRANSPORT



TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



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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