

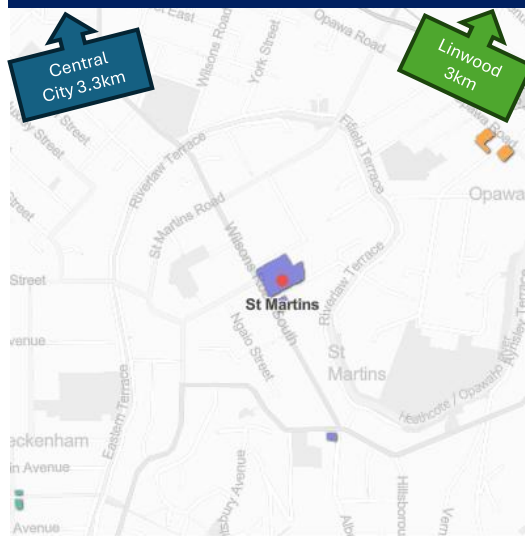
St Martins

District Plan: "Local"
Previous factsheets: "Neighbourhood"

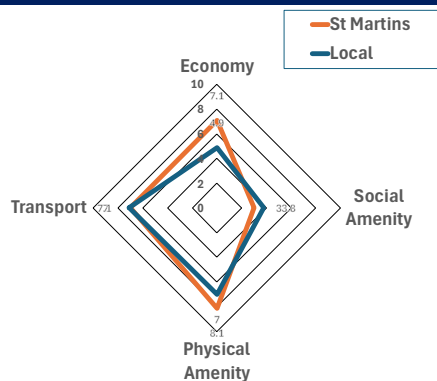
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

St Martins is a small supermarket based centre located on a connecting route to the city centre and with a largely residential walkable catchment. The focus for the centre is the supermarket and a small parade of commercial units. A separate set of shops and a health centre are located opposite the supermarket. Also near the centre is a community facility, a school and second health centre.

The centre is fully tenanted and appears to be performing its function well. Spending has increased since 2018 but employment numbers dropped. The centre has expanded with the addition of a new health centre and a second pharmacy.

The economic assessment notes the improved landscaping as vegetation matures and an improved mix of activities in the centre since the 2018 assessment. The centre performs well for social amenity.

The physical environment is car dominated due to the large supermarket car park. However, the carpark landscaping has matured which helps to soften the expanse of hard surfacing.

Access to the centre by car is good, with plenty of parking afforded by the supermarket carpark. The centre is reasonably walkable through the local streets surrounding the centre, with room for improvement for crossing Beckford Street, which at times is a busy road as drivers access the supermarket carpark entrance off Beresford Street. Cycle lanes can be found on St Martins Road but the centre is not served by a major cycleway.

In summary, the centre continues to perform well and has benefitted from recent additions.

STRENGTHS

- Supermarket anchor and modern health facility.
- Community facility.
- Walkable and permeable local catchment.
- Public transport connections.
- Little local competition.

WEAKNESSES

- Retail focused centre, weak hospitality offer.
- Vacant building.

OPPORTUNITIES

- Improve crossing points across busy roads.
- Potential for population growth with medium density zone.

THREATS

- Limited space for expansion/diversification.

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)



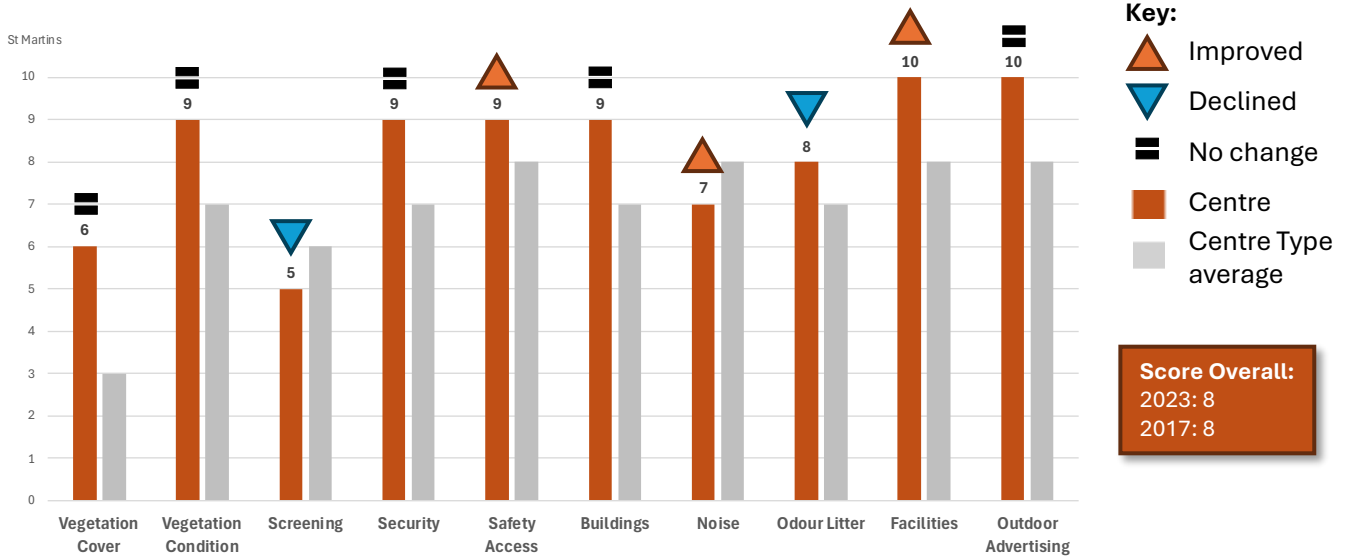
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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

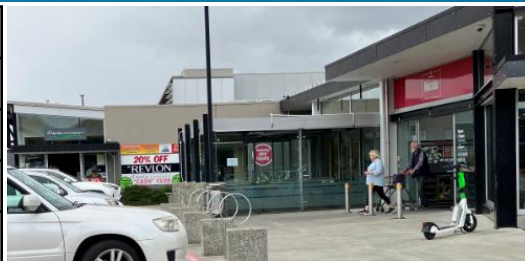


CENTRE IMAGES (2023)

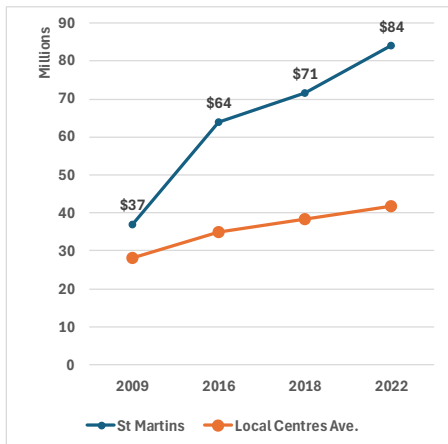


ECONOMIC PERFORMANCE

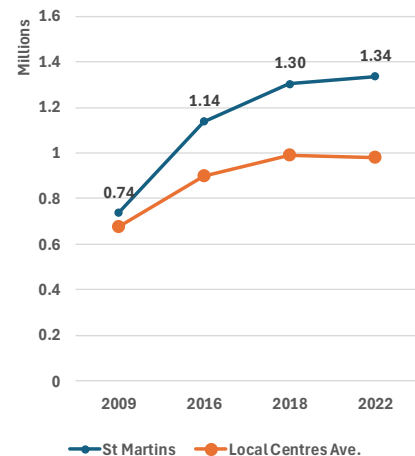
Economic survey score 2023	7.1
Economic survey score 2017 (not included)	7.2
Centre type average economic survey score 2023	4.9
Vacant land in centre	3%
Centre type average vacant land	15%



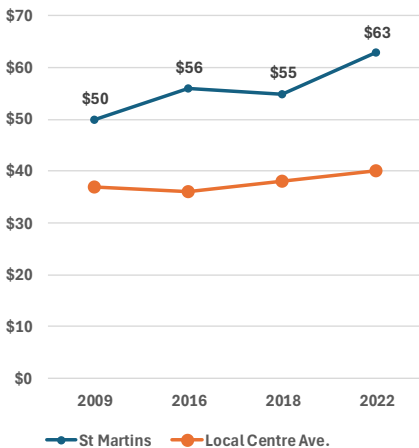
TOTAL SPEND (\$)



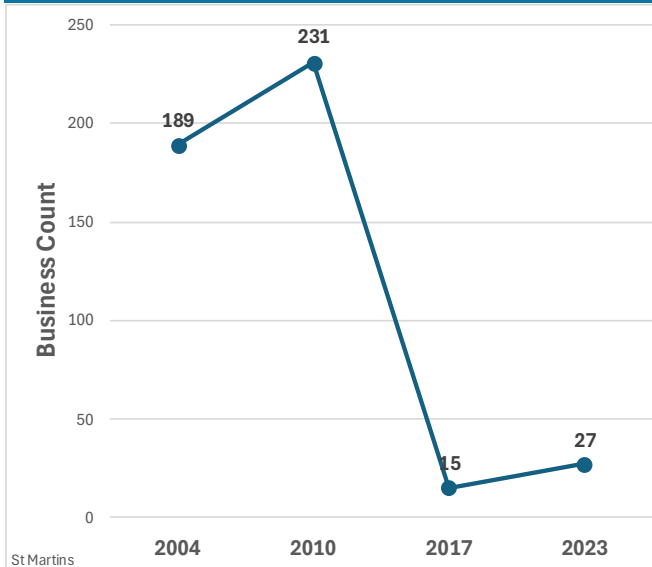
TRANSACTION COUNT



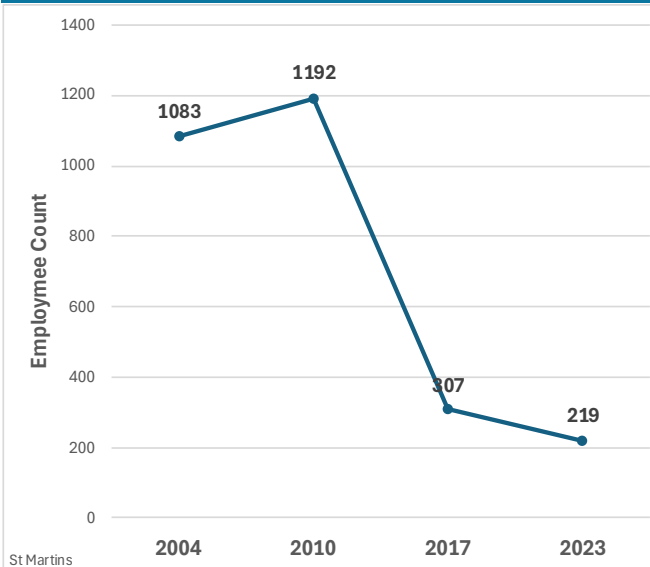
TRANSACTION AVERAGE (\$)



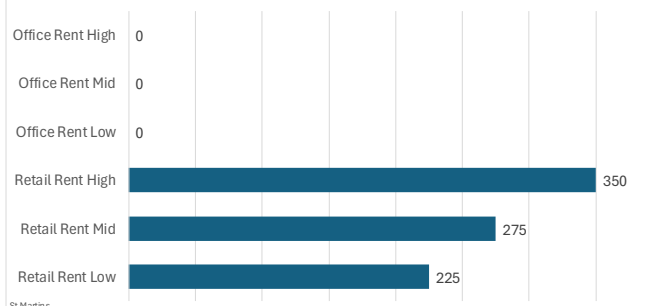
BUSINESS COUNT



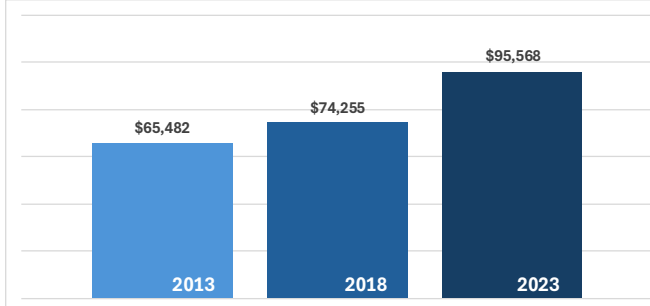
EMPLOYMENT COUNT



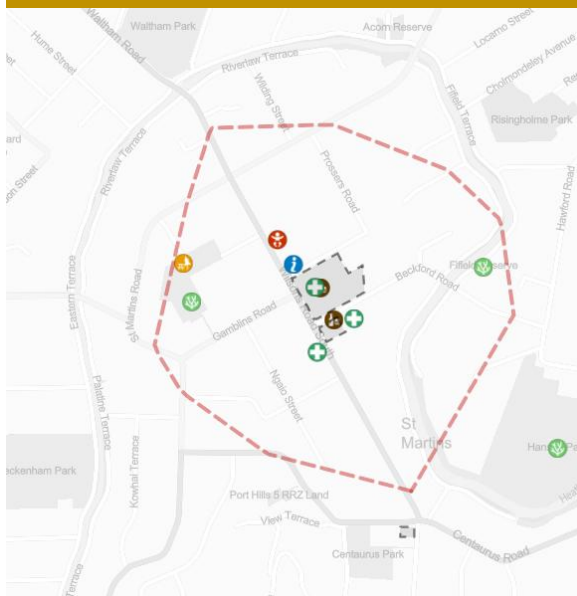
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

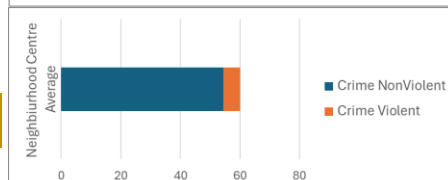
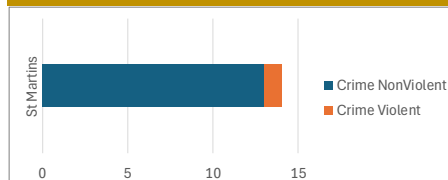


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	20%	20%	18%
Residents 65yrs and over	18%	18%	19%
Residents on Social welfare	2%	2%	4%
Average % of hh with no car	2%	3%	3%
Average number of vehicles/hh	1	1	1

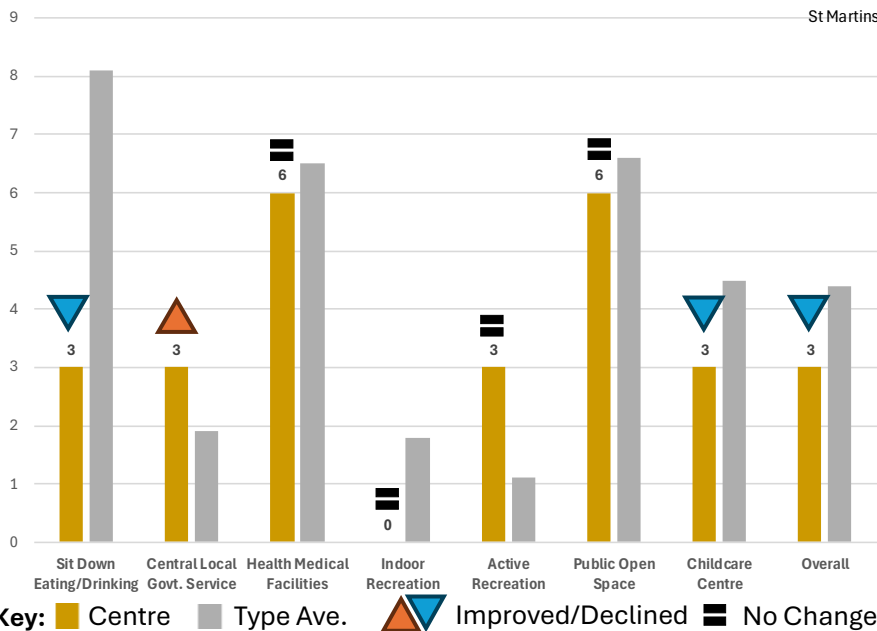
CATEGORY

- 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)

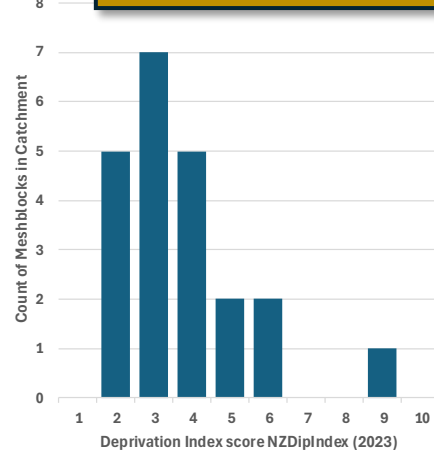


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

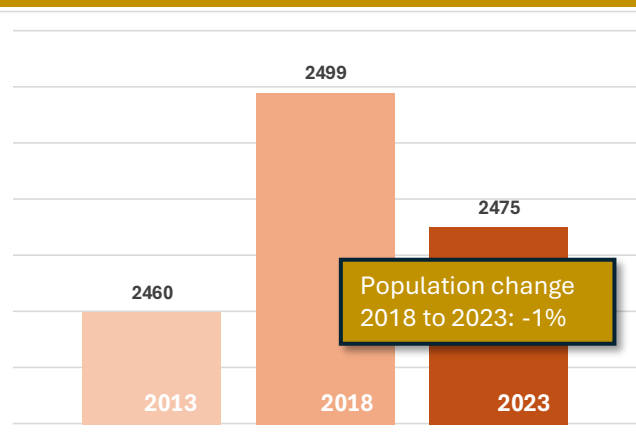


DEPRIVATION RANGE (2023)

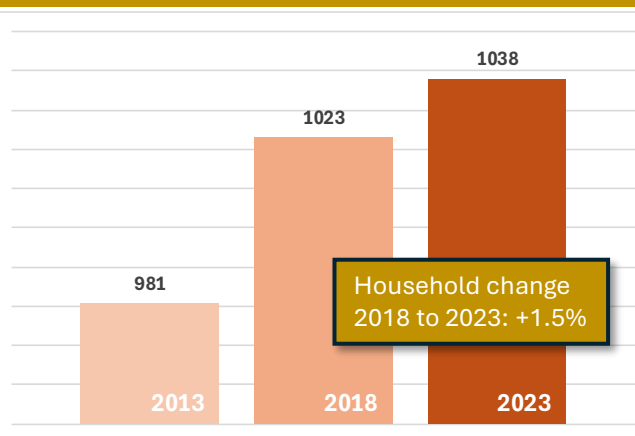
St Martins Average: 4
Centre Type average: 5.6



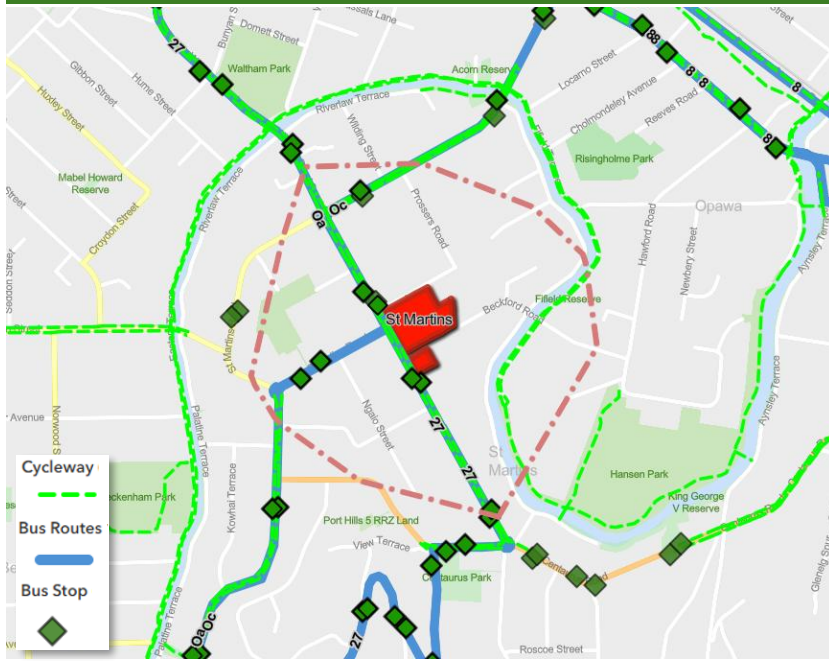
CATCHMENT POPULATION 2018-2023



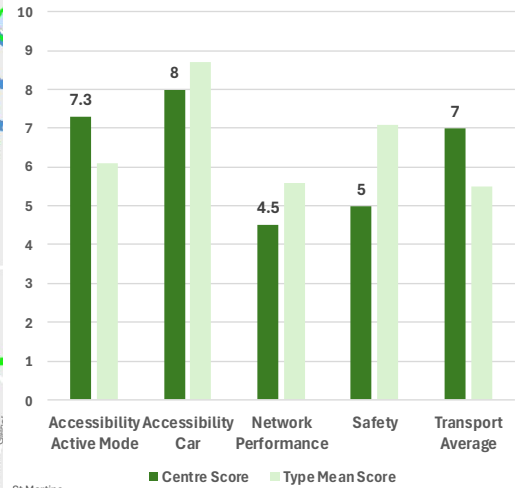
HOUSEHOLD COUNT 2018-2023



TRANSPORT



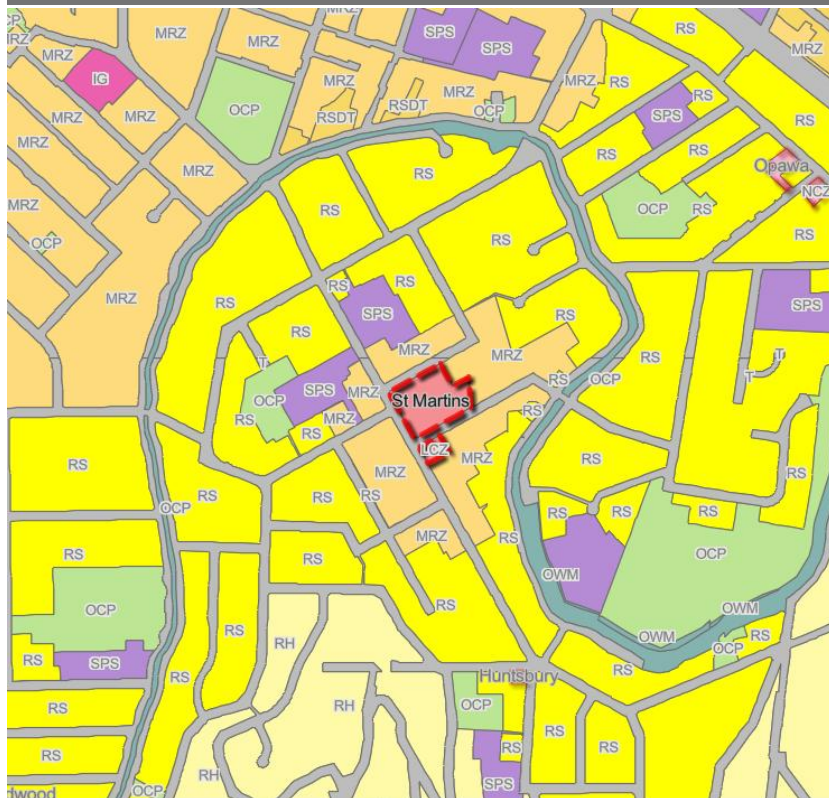
TRANSPORT SURVEY



St Martins

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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