

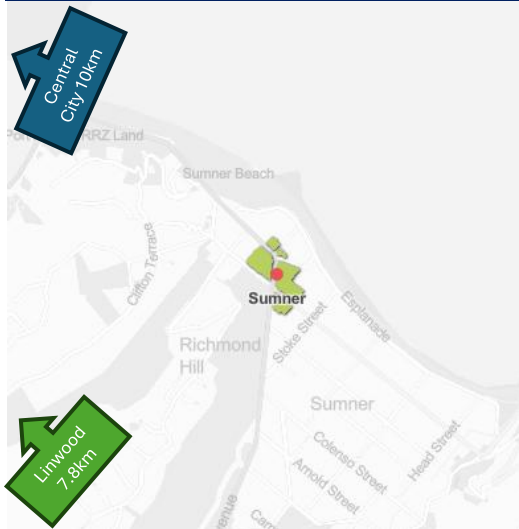
# Sumner

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

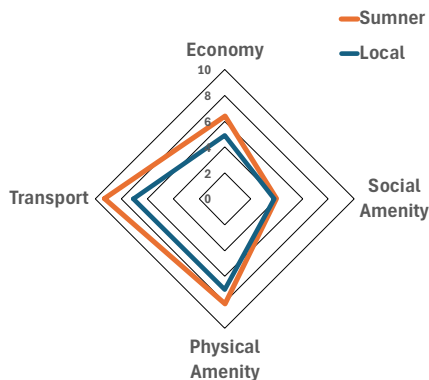
## INTRODUCTION

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

## LOCATION



## CENTRE SUMMARY SCORES



## CENTRE SUMMARY

Sumner is located at the eastern end of the Port Hills. It has a unique setting on the coast and within the Sumner valley. It serves a geographically distinct local community and is also a destination centre for much of Christchurch.

Reflecting this, the centre contains a diverse mix of activities, including niche retail, hospitality and community facilities. The main focus points for the centre are Marriner Street, Wakefield Avenue and Nayland Street, with activity also extending along side streets. This area includes a set-back parade of commercial units arranged around a car park. A separate, smaller hospitality-focused area is on the Esplanade.

The centre has benefitted from street renewals since the 2018 assessment. This has refreshed the public realm on the corner of Marriner Street and Wakefield Avenue. The library, community centre and museum add to the centre's vibrancy, however the centre is still separated from the beach. Economic indicators show an increase in spending since 2018, with more businesses and employment levels returning to 2018 levels after a fall in 2020. The overall economic assessment notes the need for better linkages between parts of the centre and the need for reinvestment in some buildings. The supermarket has recently been redeveloped, increasing its size considerably. The centre benefits from a relatively exclusive retail catchment and from visitors. Population growth potential in the suburb of Sumner is limited, but higher density redevelopment of some existing vacant sites will likely increase population in the immediate vicinity of the centre.

The destination status of the centre helps to increase the range of eateries and other attractions. Community facilities are well provided for and the centre benefits from a location that provides plenty of recreation options.

Physical amenity has been improved since 2018 with the implementation of the Sumner Village Centre Master Plan streetscape improvements. These have refreshed the middle of the centre, creating a more welcoming pedestrian environment and helping to calm traffic through the area. The centre scores above average in most measures of amenity.

Sumner is served by a high frequency bus route. Cycle access to the centre has been improved with the completion of the Coastal Pathway. Pedestrian access from the catchment is good, with no barriers to access. The centre is readily reachable by car but peak time congestion can be an issue for weekdays and also during busy weekends and holidays. Parking in the centre can come under pressure at the weekend, particularly in the summer months.

Sumner is a centre with a lot of appeal that has seen some significant improvements in the last five years. Economically, the centre appears to be performing well; recent/proposed developments, such as the Post Office bar and restaurant, renovated cinema and housing in the village centre, will further improve its performance.

### STRENGTHS

- Coastal amenity and recreation route connections.
- Renewed main centre environment.
- Diverse hospitality offer.
- Good community facilities.
- Local catchment and visitor destination.

### WEAKNESSES

- Limited retail offer.
- Some areas lack recent investment/renewal.
- Detachment of beach front.
- Limited potential for catchment population growth due to natural hazard risk.

### OPPORTUNITIES

- Vacant site redevelopment.
- Supermarket expansion.
- New apartments and housing.

### THREATS

- Competition from large format retail on access route.
- Natural hazard risk from coast location.

## 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)



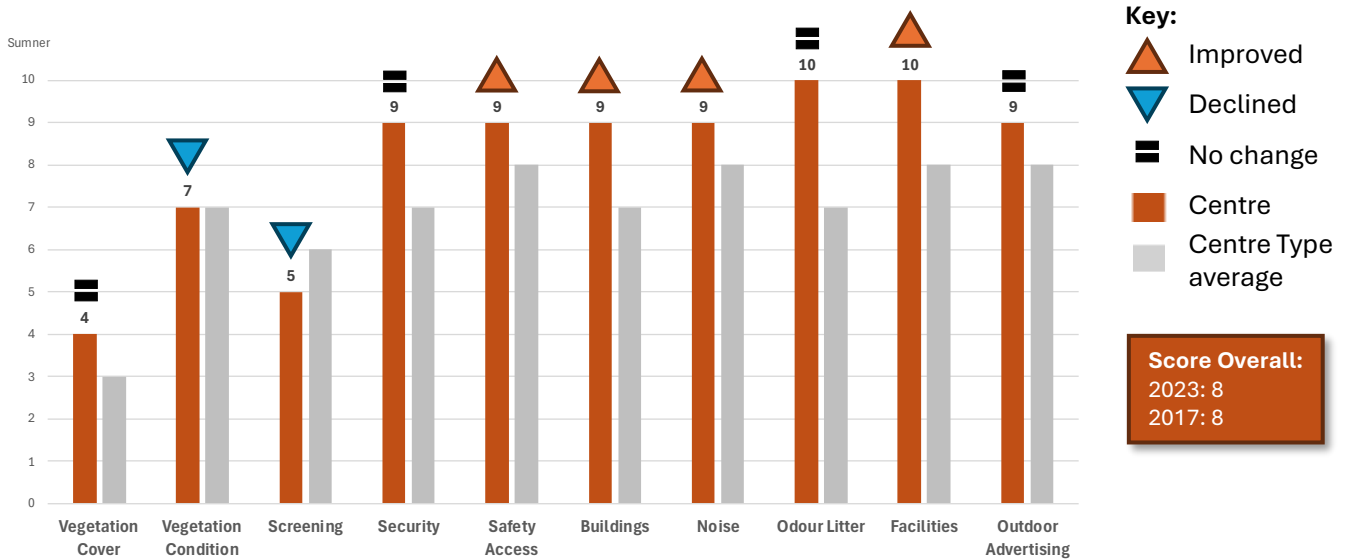
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



## CENTRE IMAGES (2023)

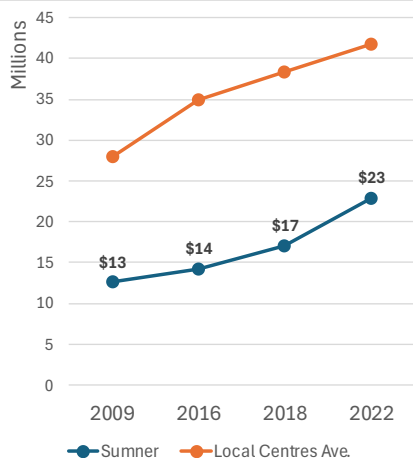


## ECONOMIC PERFORMANCE

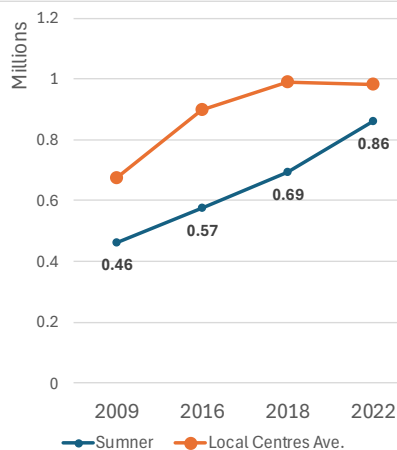
|                                                |     |
|------------------------------------------------|-----|
| Economic survey score 2023                     | 6.4 |
| Economic survey score 2017 (not included)      | 6.7 |
| Centre type average economic survey score 2023 | 4.9 |
| Vacant land in centre                          | 6%  |
| Centre type average vacant land                | 15% |



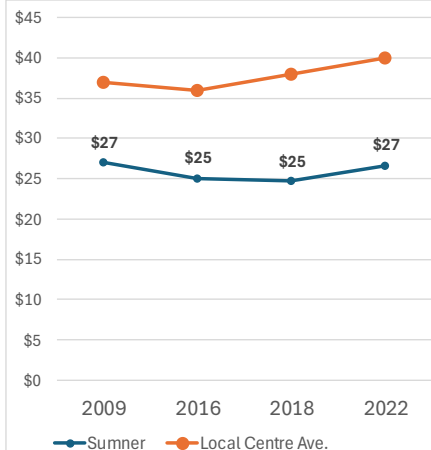
### TOTAL SPEND (\$)



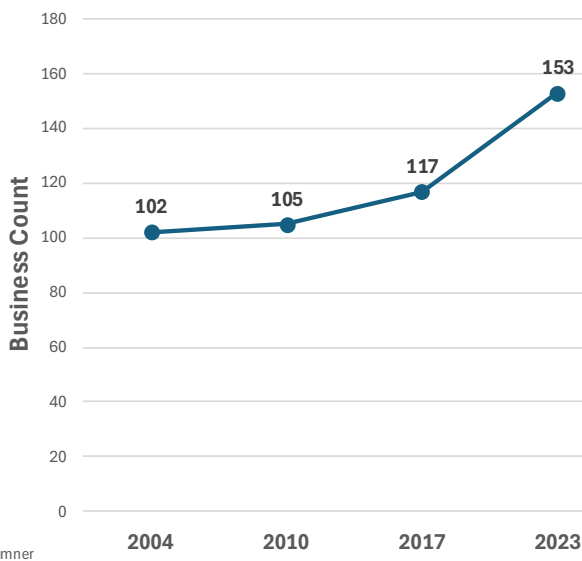
### TRANSACTION COUNT



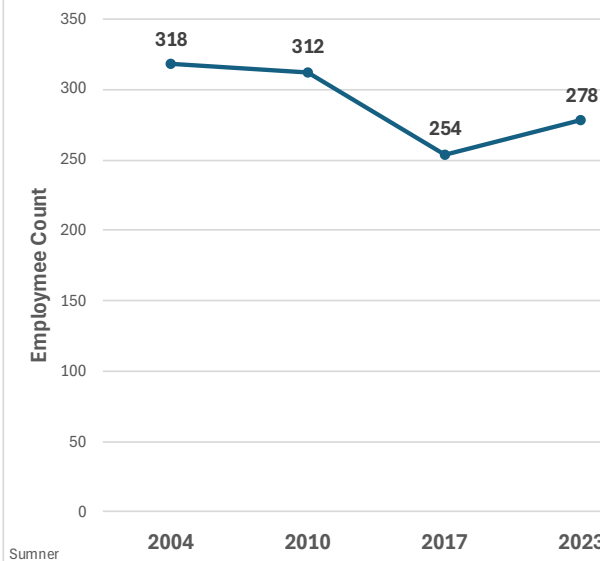
### TRANSACTION AVERAGE (\$)



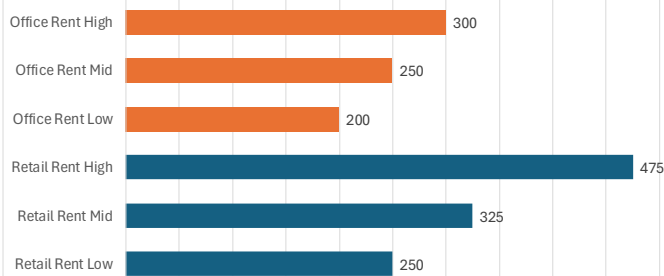
### BUSINESS COUNT



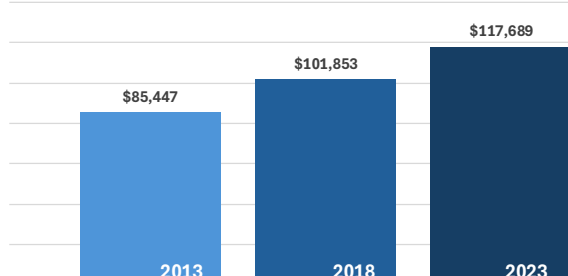
### EMPLOYMENT COUNT



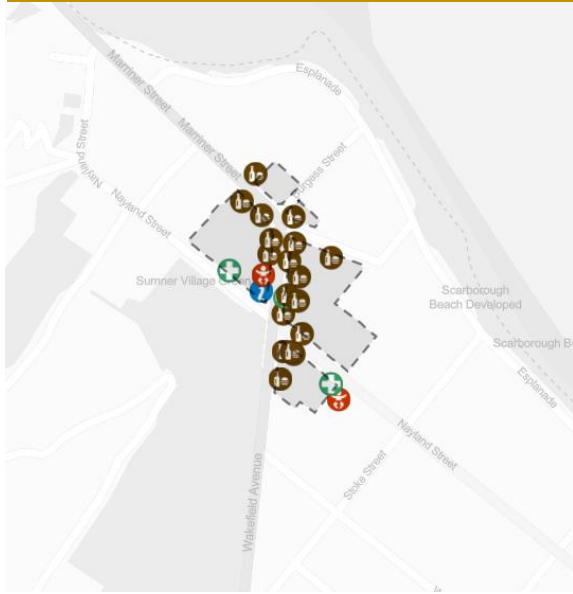
### OFFICE AND RETAIL RENTS (\$/m<sup>2</sup>)



### HOUSEHOLD INCOME (CATCHMENT AVE.)



# SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

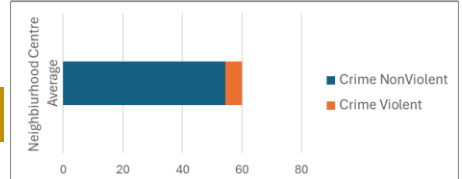
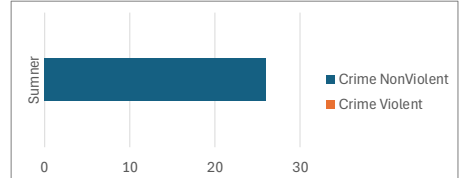


| CATCHMENT PROFILE             | 2013 | 2018 | 2023 |
|-------------------------------|------|------|------|
| Residents under 15yrs         | 21%  | 17%  | 13%  |
| Residents 65yrs and over      | 13%  | 15%  | 21%  |
| Residents on Social welfare   | 1%   | 0%   | 1%   |
| Average % of hh with no car   | 0%   | 0%   | 0%   |
| Average number of vehicles/hh | 1    | 1    | 1    |

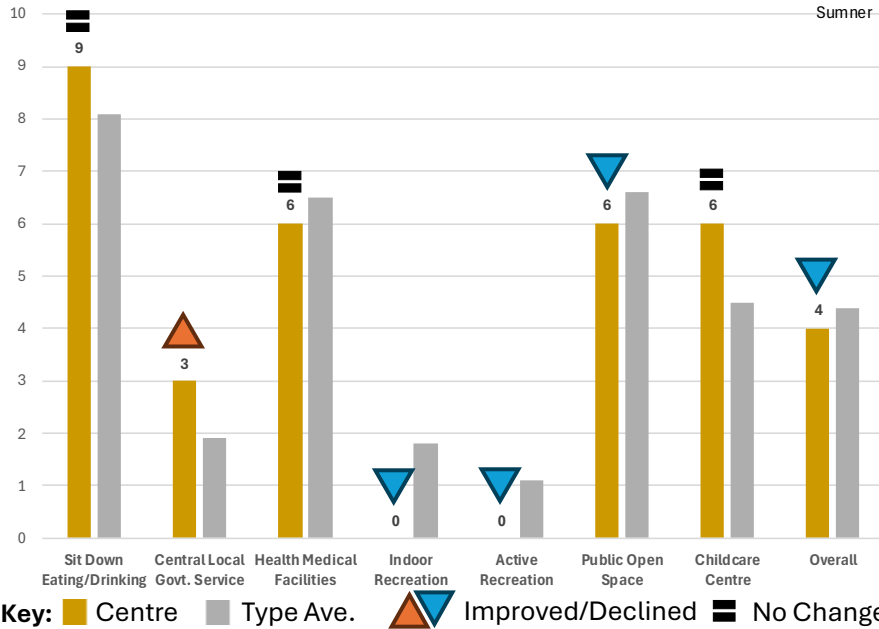
## CATEGORY

- 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)

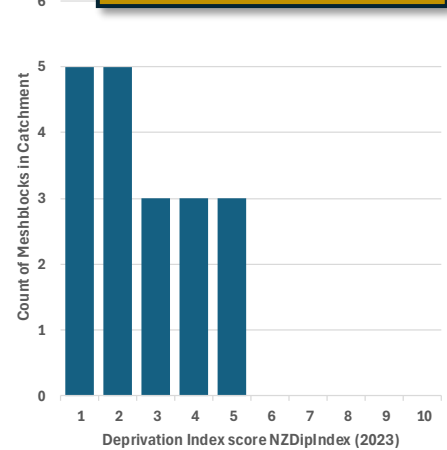


## SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

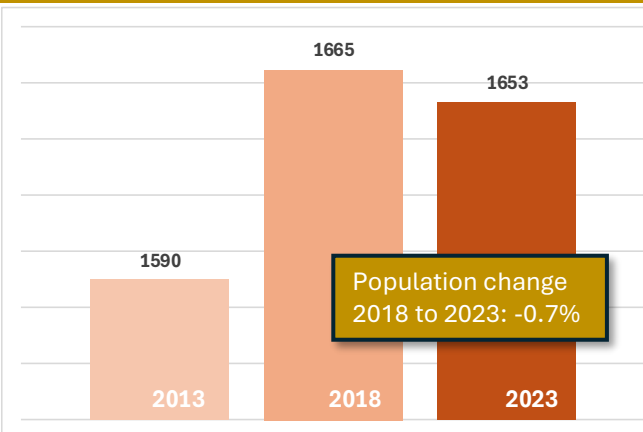


## DEPRIVATION RANGE (2023)

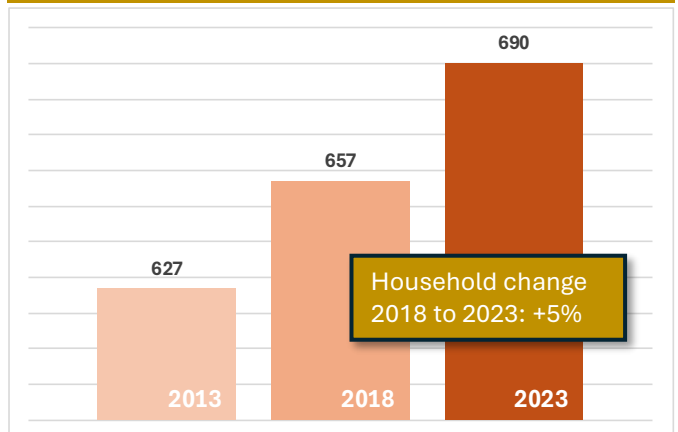
St Martins Average: 3  
Centre Type average: 5.6



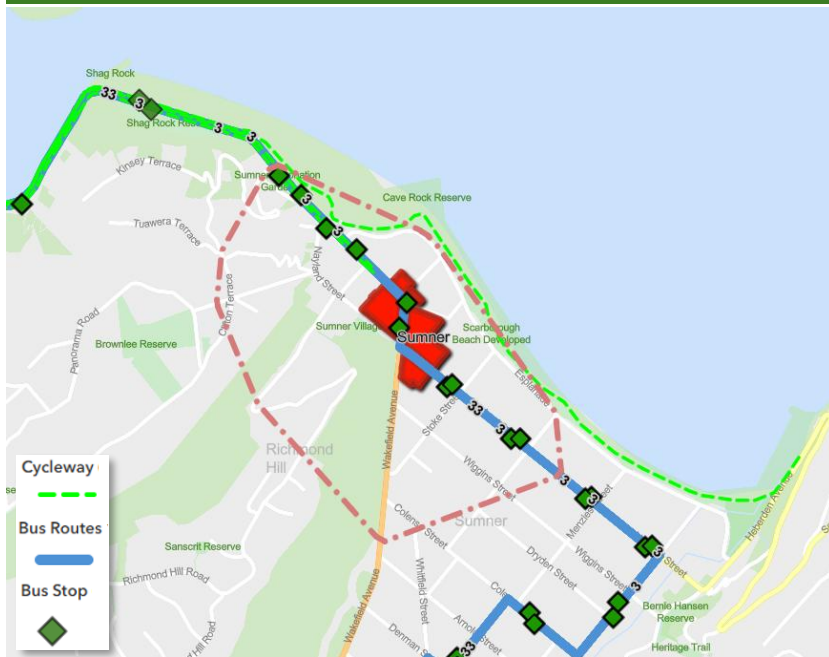
## CATCHMENT POPULATION 2018-2023



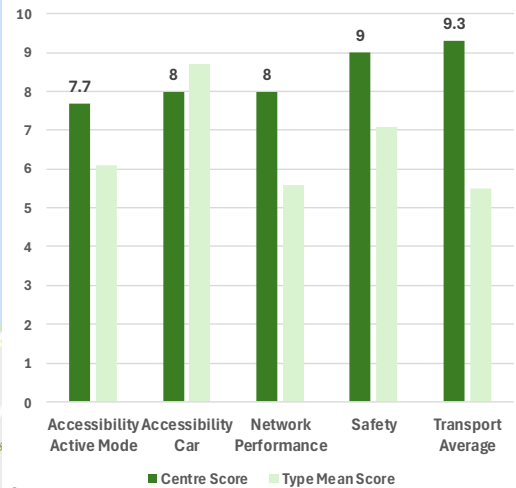
## HOUSEHOLD COUNT 2018-2023



## TRANSPORT



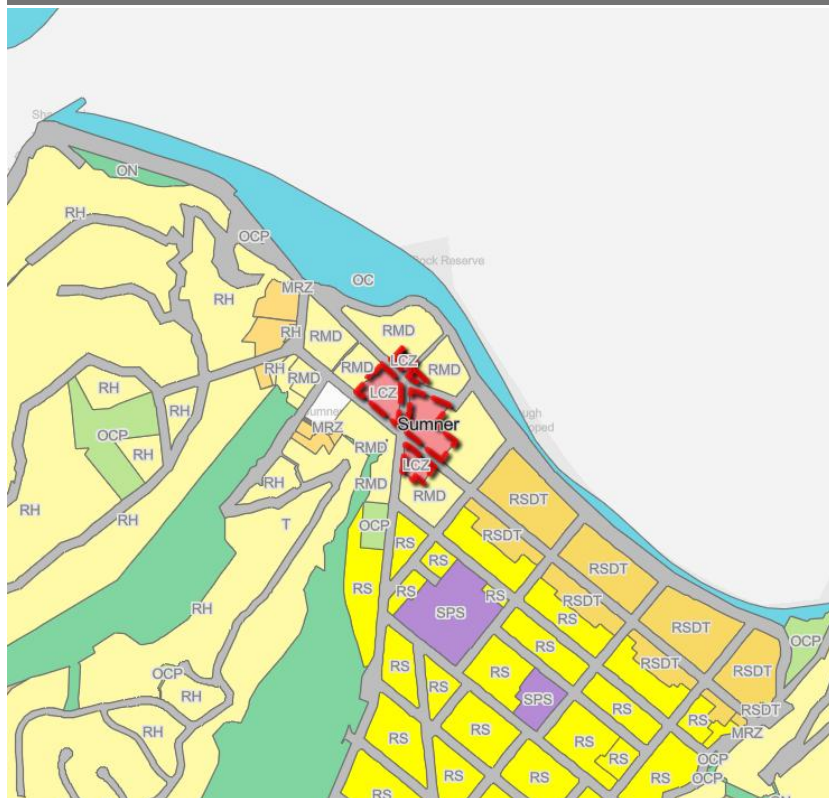
## TRANSPORT SURVEY



Summer

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<br>(commercial activity)                   |
| HRZ  | High Density Zone<br>(townhouses and apartments)             |
| MRZ  | Medium Density Zone<br>(townhouses)                          |
| RS   | Residential Suburban Zone<br>(low density houses)            |
| OCP  | Open Space Zone<br>(parks and recreation)                    |
| RSDT | Resi. Suburban Density Transition<br>(houses and townhouses) |
| SPS  | Special Purpose Zone<br>(schools and facilities)             |
| RMD  | Residential Medium Density<br>(townhouses)                   |
| RH   | Residential Hills<br>(low density housing)                   |

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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