

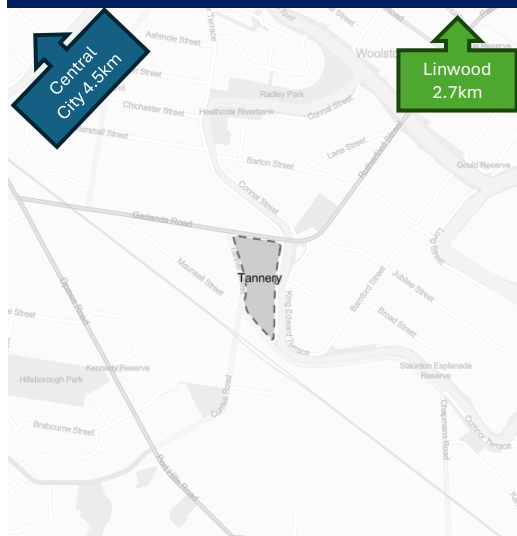
The Tannery

District Plan: "Industrial General"
Previous factsheets: "Specialist Centre"

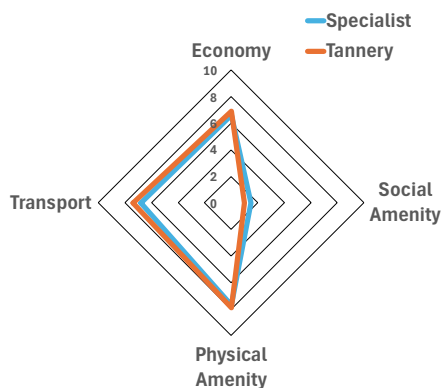
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

The Tannery is a Specialist Centre (not part of the District Plan hierarchy of centres) developed post-2011 and further expanded post-2017. It offers a mix of boutique retail, hospitality, a cinema and workshop units housed in a mix of converted former industrial buildings and new buildings. Activity is divided between an indoor, heritage themed, mall, and outdoor commercial units surrounding a central car park. The centre is adjacent to the Ōpāwaho/Heathcote River in the suburb of Woolston.

The centre has expanded to include a wider range of outlets, particularly an expanding retail range. The centre is focused on hospitality, with choice of eateries and cafes. The cinema adds to the destination appeal. The centre functions as a niche centre, attracting customers from beyond the local catchment. Economic indicators show an increase in spending, with more businesses and more employment in the centre. The centre scores low overall for social amenity, which is consistent with its niche function.

Physical amenity is generally good within the enclosed mall. Outside is more car dominated and functional. Some landscaping helps to soften the car parking area. There remains an opportunity for the centre to better interface with the Ōpāwaho/Heathcote River.

From an access perspective the centre is easily accessible by car being close to several major roads. The surrounding industrial use helps to limit congestion around the centre. Pedestrian access to the centre does involve navigating those same industrial areas. Cycle links to the centre are improved, with the Heathcote Expressway Cycleway connecting directly to the centre. Cycle parking is provided. The centre is on a lower frequency bus route.

In summary, the Tannery is performing well as a niche destination centre. It offers a unique environment for smaller retail outlets and small businesses. The centre is well connected by bike since with the opening of the major cycleway to the centre.

STRENGTHS

- Boutique offer and mix of retail, services, small business, hospitality and recreation.
- A destination centre with improved connections.

WEAKNESSES

- Low residential population in local catchment.

OPPORTUNITIES

- Enhance connections/outlook to river.

THREATS

- Niche offer and small catchment population make the centre vulnerable to competition from similar centres.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

Weekdays: Daytime opening (9am-5pm)



Christchurch City Council, National Map | Christchurch City Council

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Weekdays: Evening opening (5pm-9pm)



Christchurch City Council, National Map | Christchurch City Council

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Weekdays: Nighttime opening (9pm on)



Christchurch City Council, National Map | Christchurch City Council

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Not surveyed

Weekends: Daytime opening (9am-5pm)



Christchurch City Council, National Map | Christchurch City Council

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Weekends: Evening opening (5pm-9pm)



Christchurch City Council, National Map | Christchurch City Council

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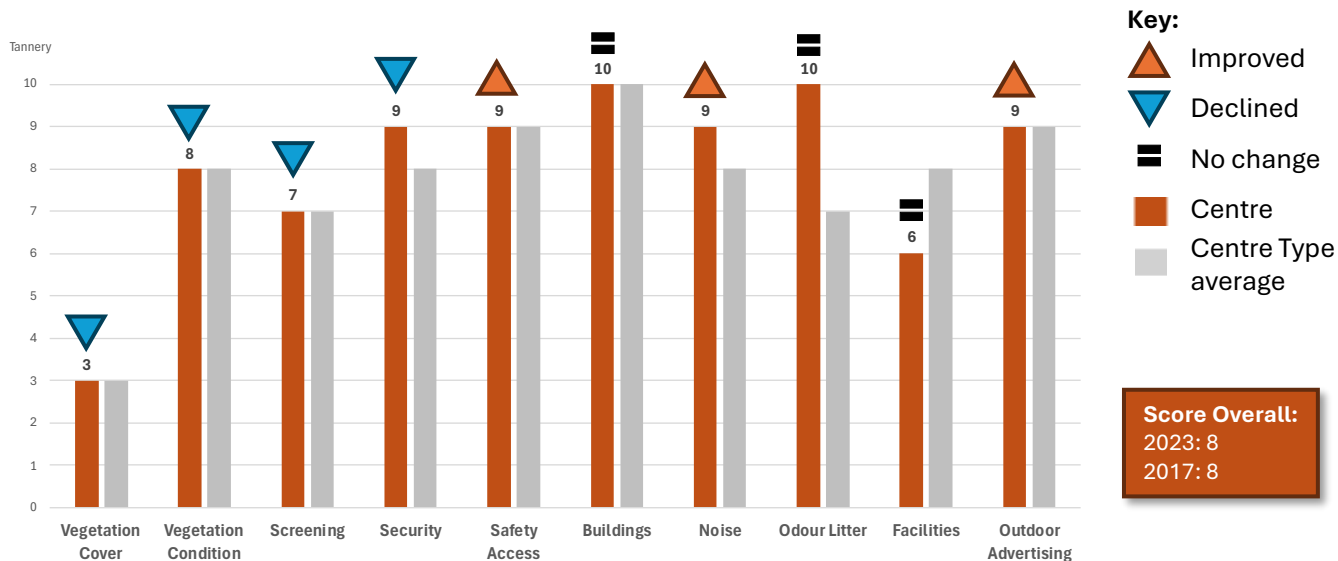
Weekends: Nighttime opening (9pm on)



Christchurch City Council, National Map | Christchurch City Council

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



CENTRE IMAGES (2023)

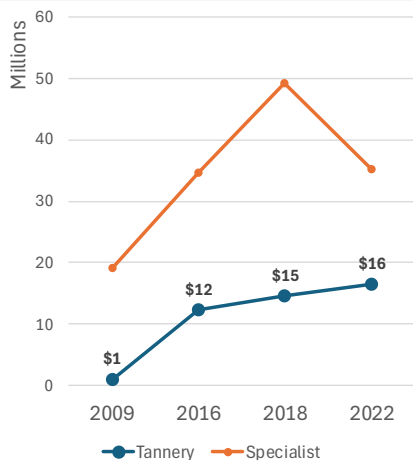


ECONOMIC PERFORMANCE

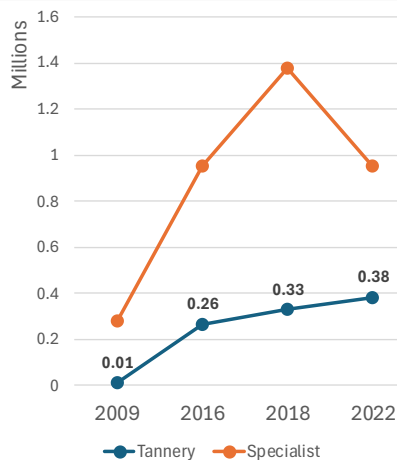
Economic survey score 2023	Not surveyed
Economic survey score 2017	Not surveyed
Centre type average economic survey score 2023	-
Vacant land in centre	0%
Centre type average vacant land	15%



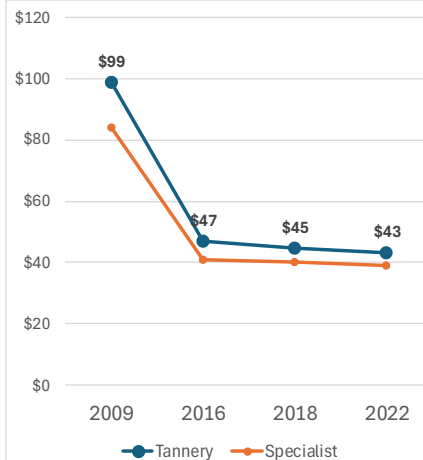
TOTAL SPEND (\$)



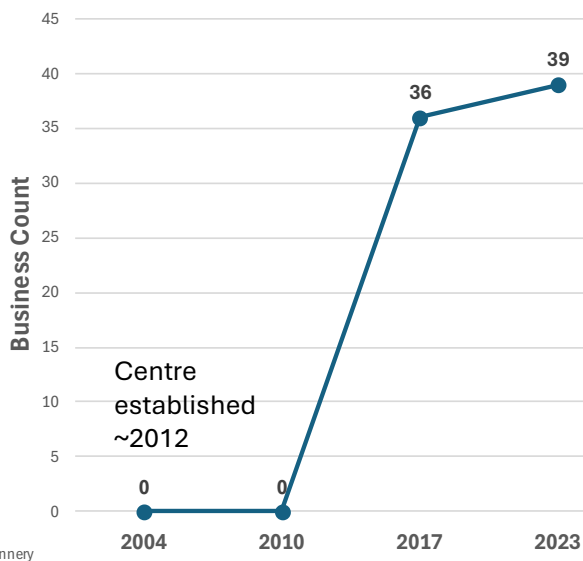
TRANSACTION COUNT



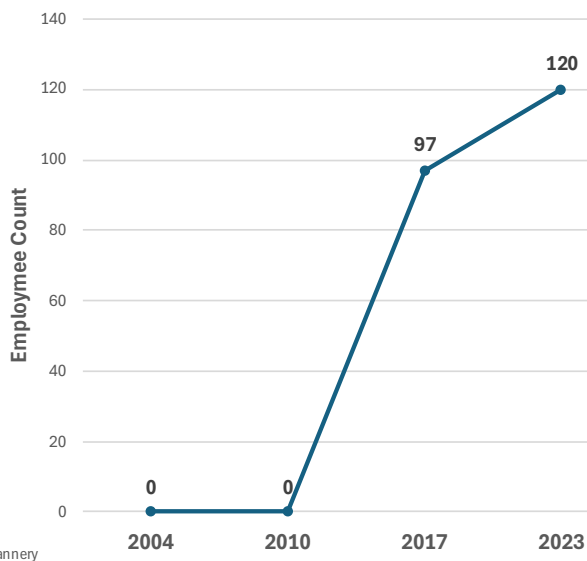
TRANSACTION AVERAGE (\$)



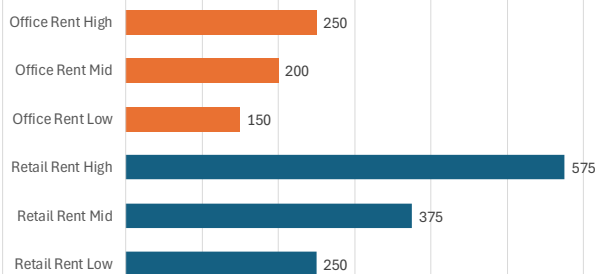
BUSINESS COUNT



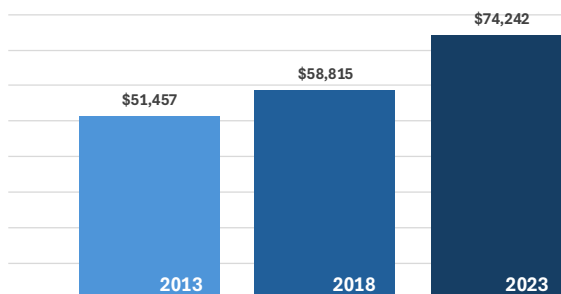
EMPLOYMENT COUNT



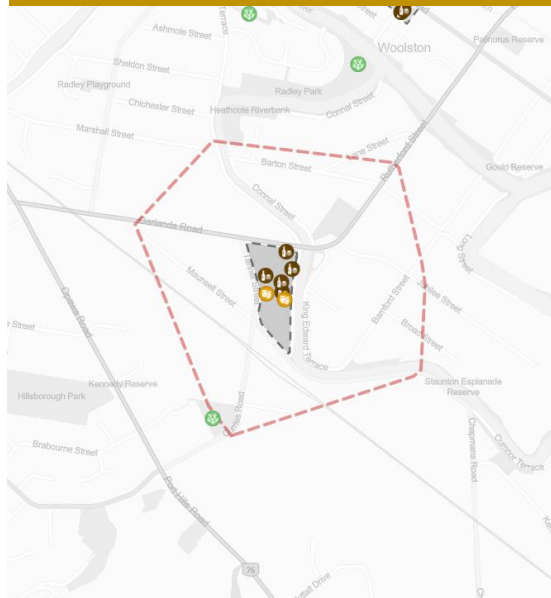
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

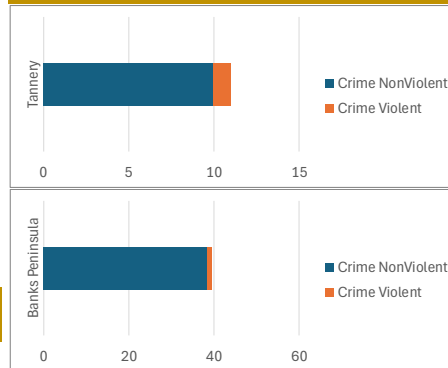


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	15%	14%	12%
Residents 65yrs and over	9%	8%	10%
Residents on Social welfare	5%	10%	13%
Average % of hh with no car	3%	2%	2%
Average number of vehicles/hh	1	1	1

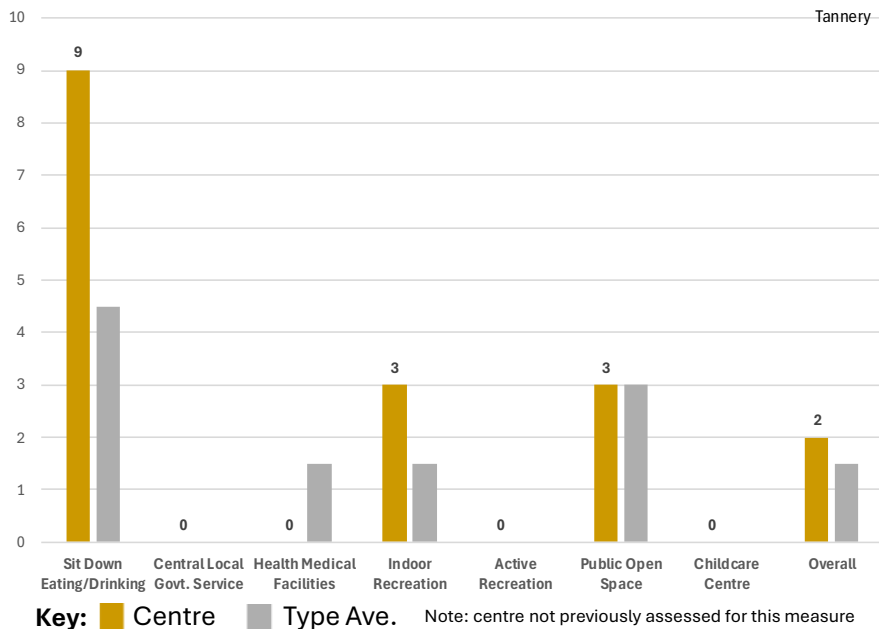
CATEGORY

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

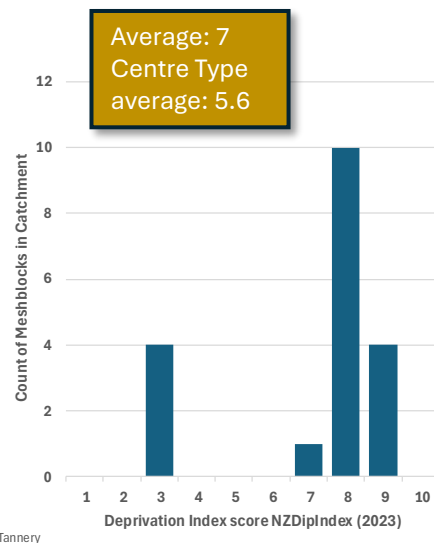
CRIME (2022)



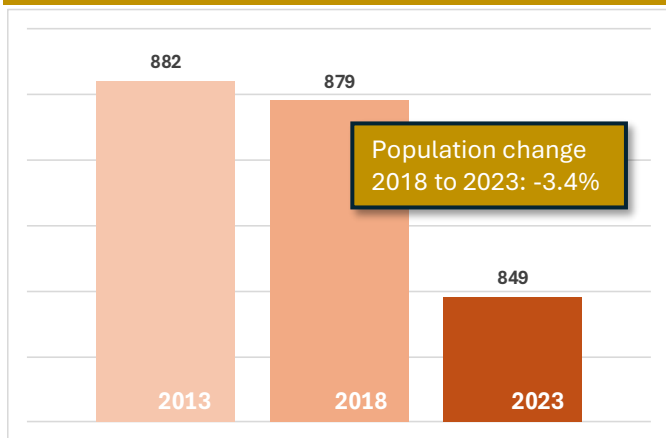
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



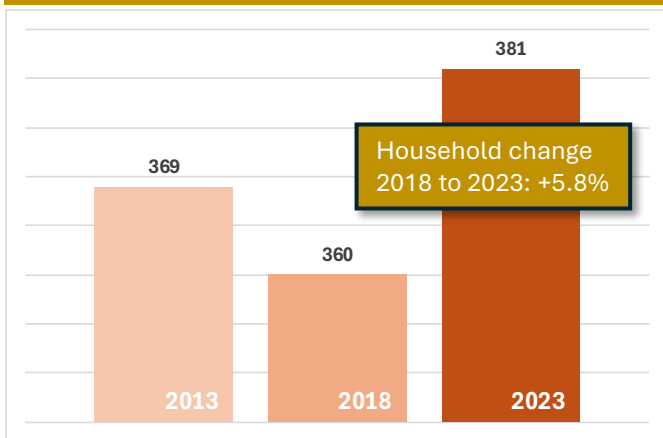
DEPRIVATION RANGE (2023)



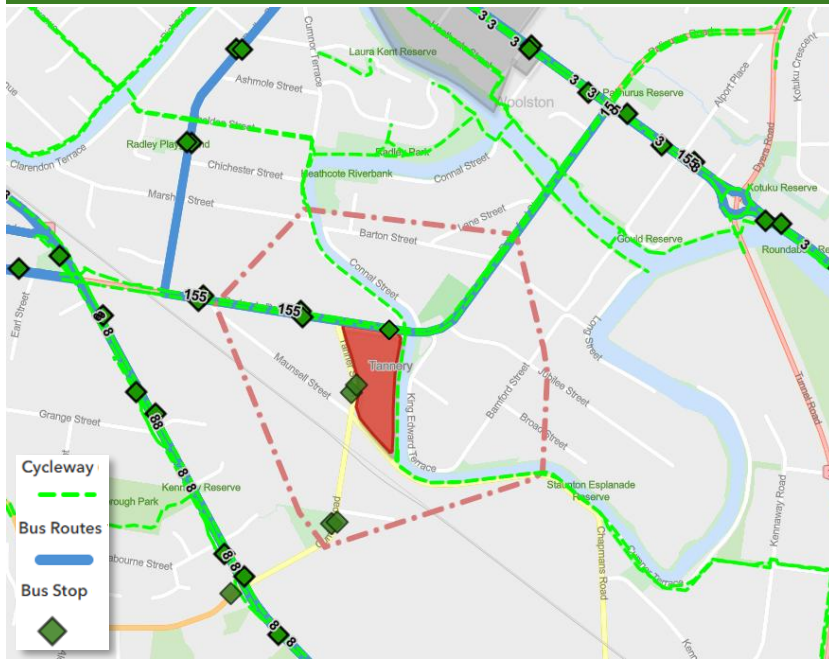
CATCHMENT POPULATION 2018-2023



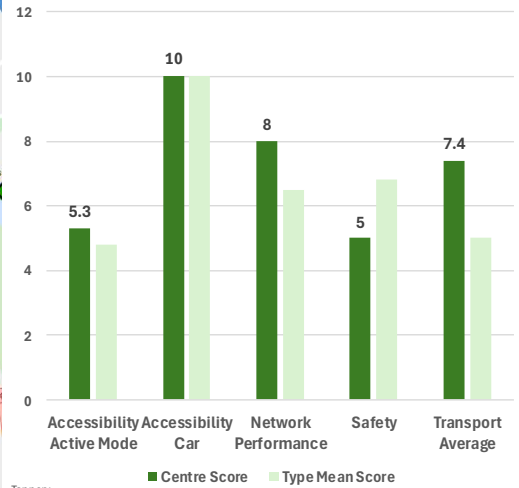
HOUSEHOLD COUNT 2018-2023



TRANSPORT

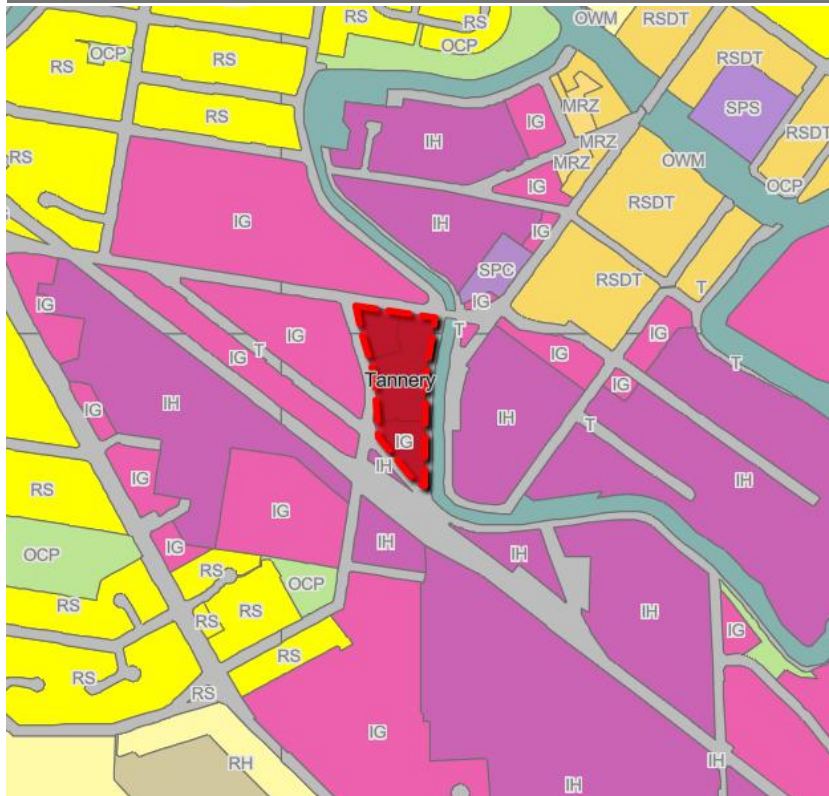


TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



Planning zones legend and detail

RS	Res. Suburban Density Transition (low/medium density houses)
RS	Residential Suburban (low density houses)
IH	Industrial Heavy (industrial activity)
IG	Industrial General (commercial activity)
OCP	Open Space Zone (parks and recreation)
SPS	Special Purpose School (school)

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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