

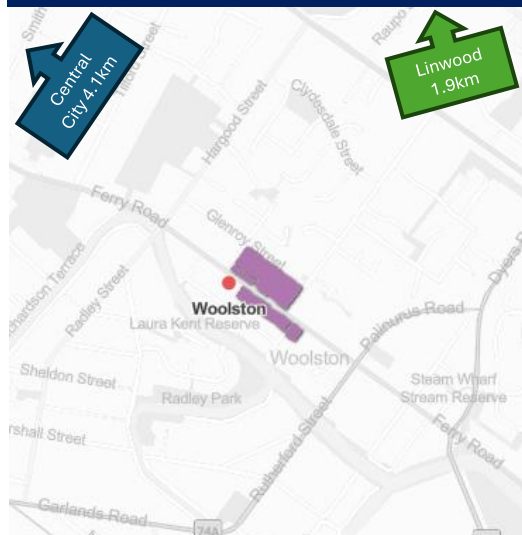
Woolston

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

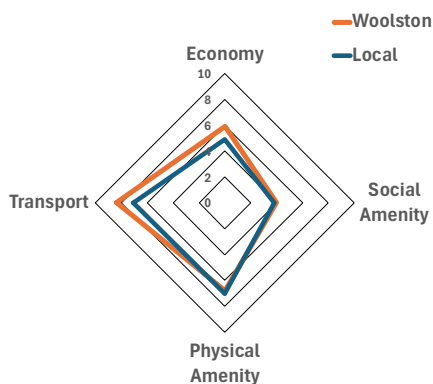
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



Woolston is a linear centre located on the Ferry Road/Main Road corridor that connects the eastern Port Hills suburbs to the Central City. The centre is a mix of old and new buildings housing independent retail, services and hospitality. The layout is a mix of road fronting buildings and set-back shopping area with dedicated parking and a supermarket. Recent additions to the centre include a new fast food chain drive through, a new community library, and a petrol station. The street environment has undergone a revamp with the implementation of the Woolston Village Masterplan action. This has increased the landscaping in the centre, widened footpaths and improved cycle infrastructure.

Further additions to the centre have built on the gains catalysed by the supermarket development prior to the previous assessment. The changes to the street environment have improved the overall quality of the public realm. Economic indicators have improved across all measures. The overall economic assessment concludes the centre is heading in the right direction. Social amenity is generally good with a diversity of eateries and access to open space. Health facilities are limited.

The physical environment is now more pedestrian friendly and better landscaped. The environment is still traffic dominated; however, the traffic has been calmed through street layout changes and a lower speed limit.

Woolston is accessible by all transport modes. Peak time traffic congestion does occur which limits access.

In summary, Woolston has benefitted from both private and public investment in new buildings and the public realm. The centre is performing its intended function and continues to improve.

STRENGTHS

- Anchor tenants and community facility.
- Refreshed environment (buildings and street).

WEAKNESSES

- Peak time traffic congestion through centre.
- Lacking some social amenities.

OPPORTUNITIES

- Potential to broaden range of activities.
- Population growth in catchment.

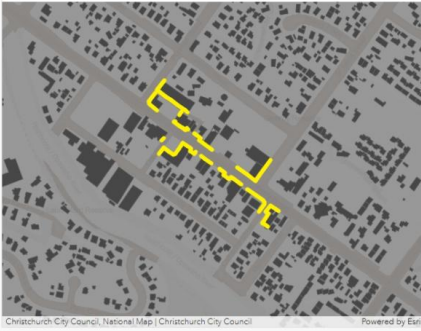
THREATS

- Growing competition from nearby centres.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

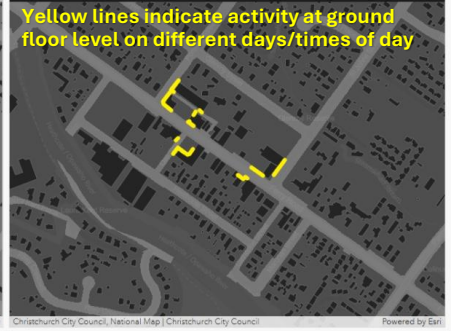
Weekdays: Daytime opening (9am-5pm)



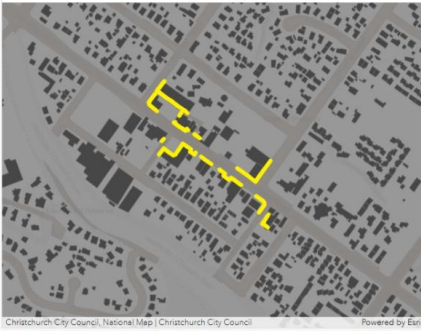
Weekdays: Evening opening (5pm-9pm)



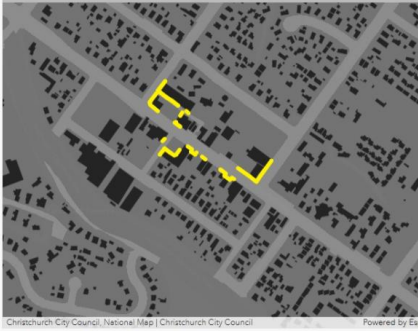
Weekdays: Nighttime opening (9pm on)



Weekends: Daytime opening (9am-5pm)



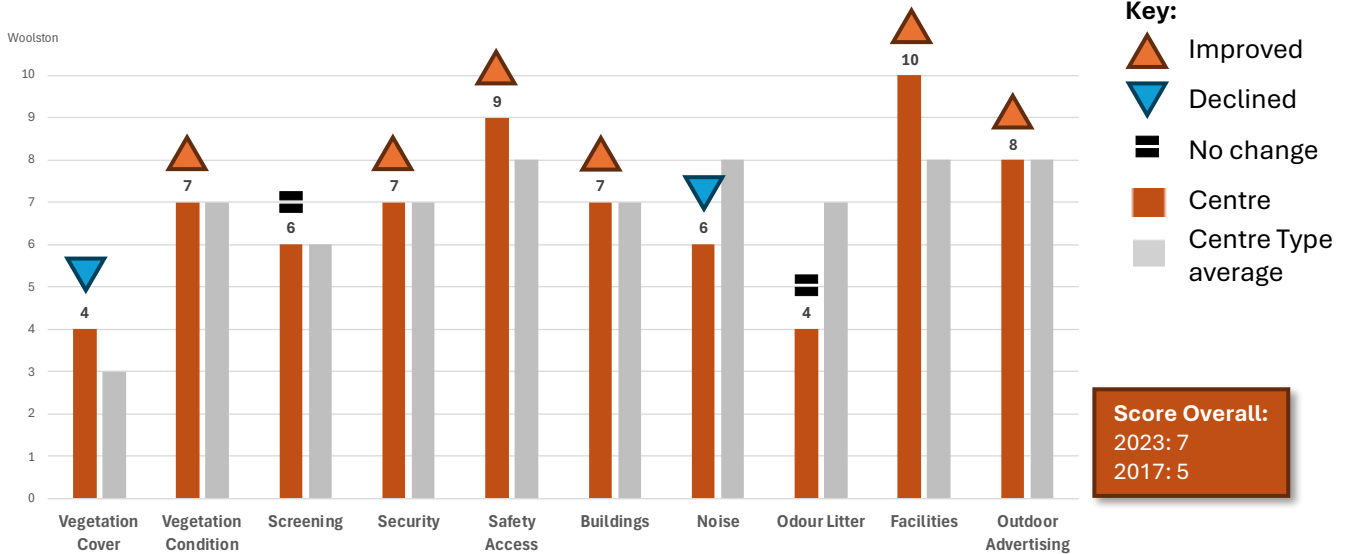
Weekends: Evening opening (5pm-9pm)



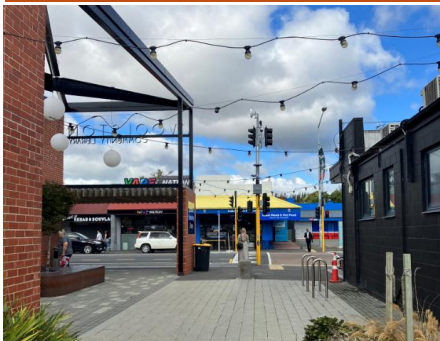
Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

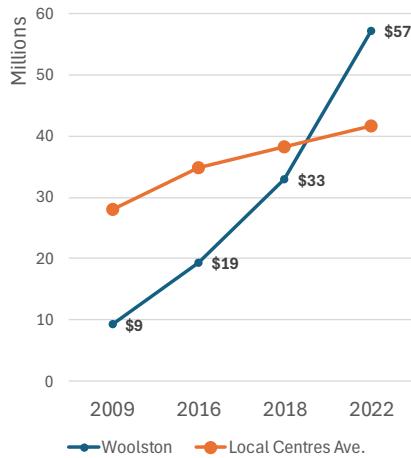


ECONOMIC PERFORMANCE

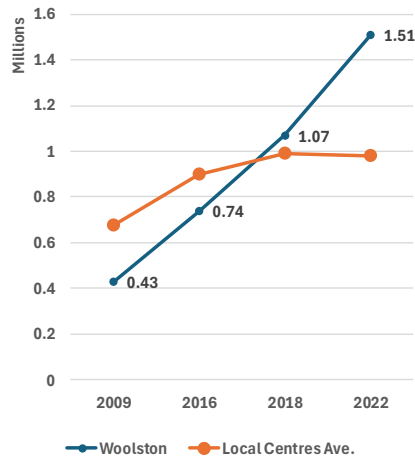
Economic survey score 2023	5.9
Economic survey score 2017 (not included)	5.1
Centre type average economic survey score 2023	4.9
Vacant land in centre	8%
Centre type average vacant land	15%



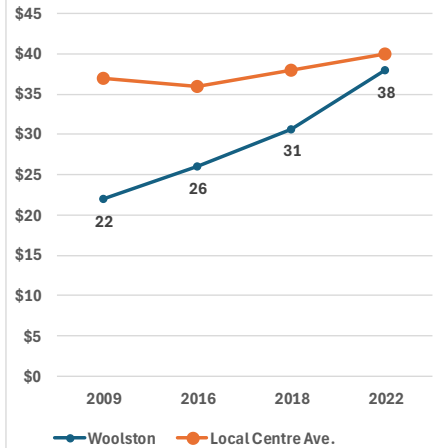
TOTAL SPEND (\$)



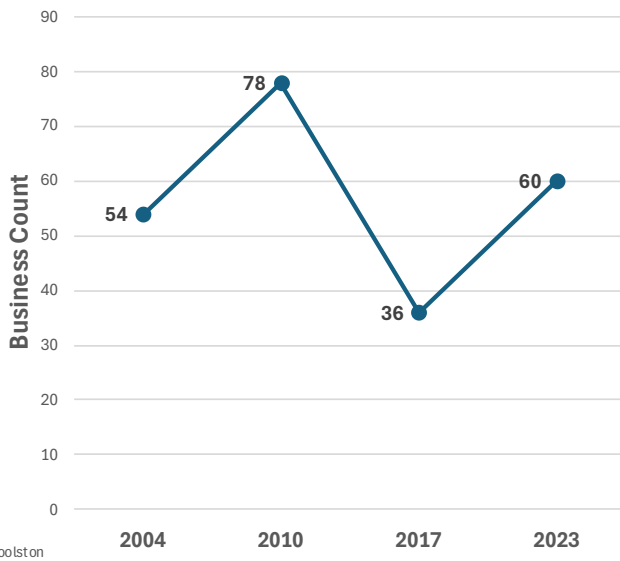
TRANSACTION COUNT



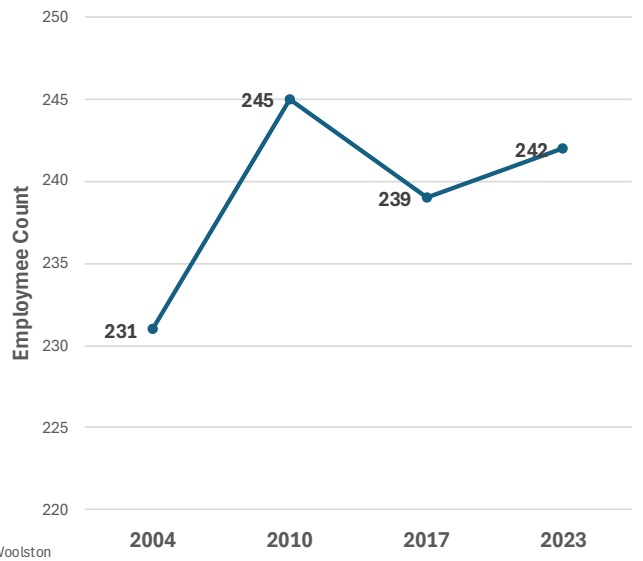
TRANSACTION AVERAGE (\$)



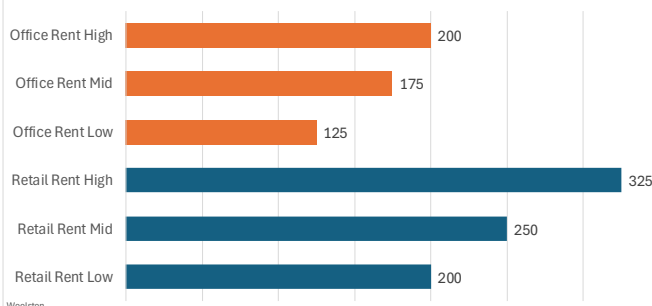
BUSINESS COUNT



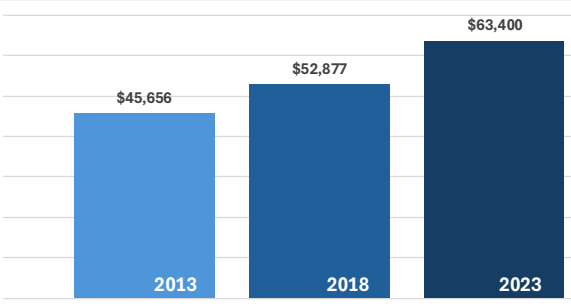
EMPLOYMENT COUNT



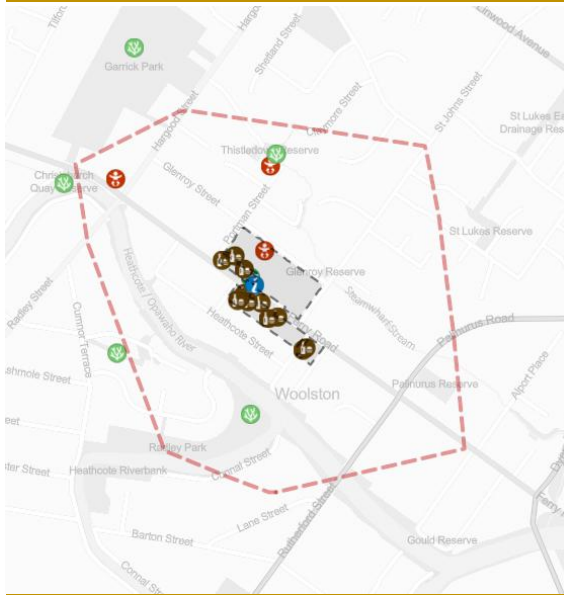
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

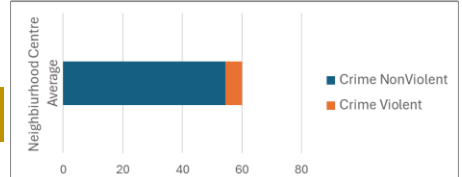
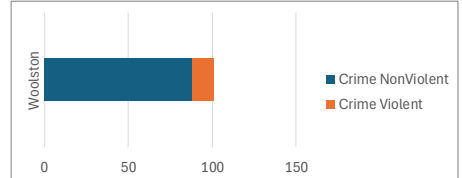


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	16%	16%	15%
Residents 65yrs and over	19%	19%	20%
Residents on Social welfare	10%	7%	12%
Average % of hh with no car	11%	8%	7%
Average number of vehicles/hh	1	1	1

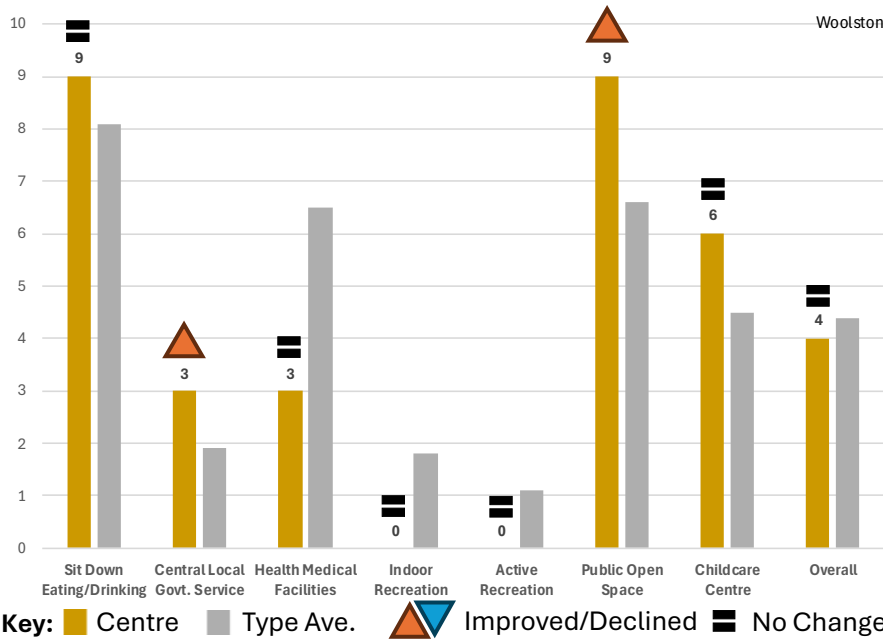
CATEGORY

- 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)

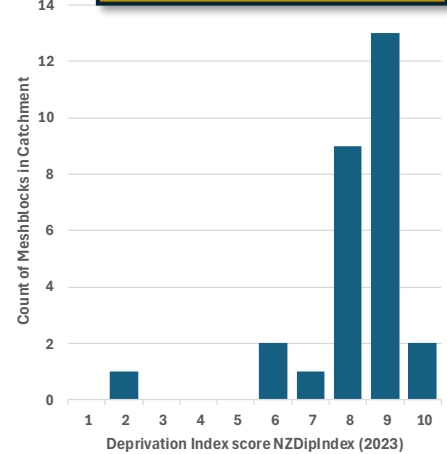


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

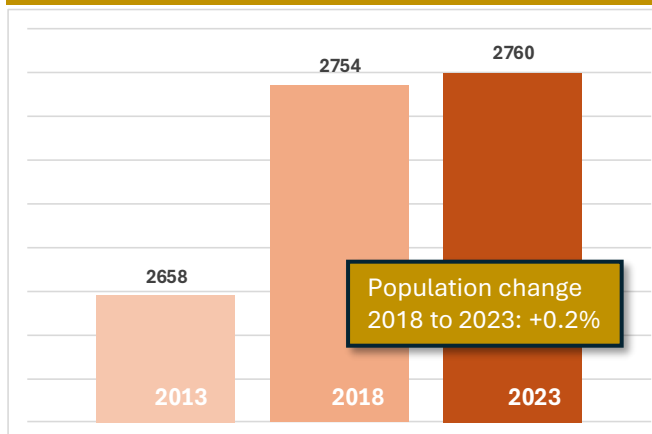


DEPRIVATION RANGE (2023)

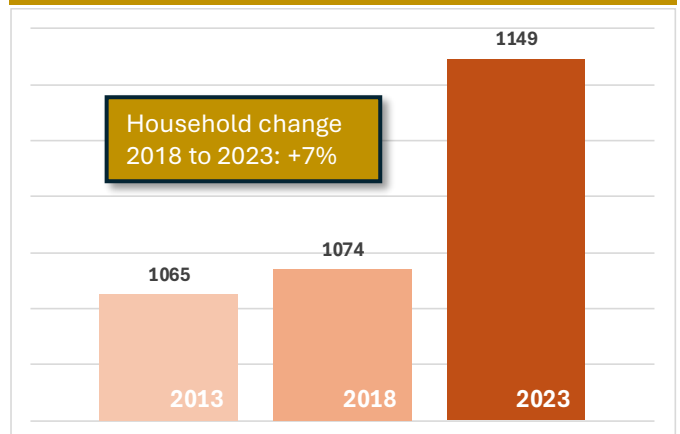
Wairakei Greens Average: 8
Centre Type average: 5.6



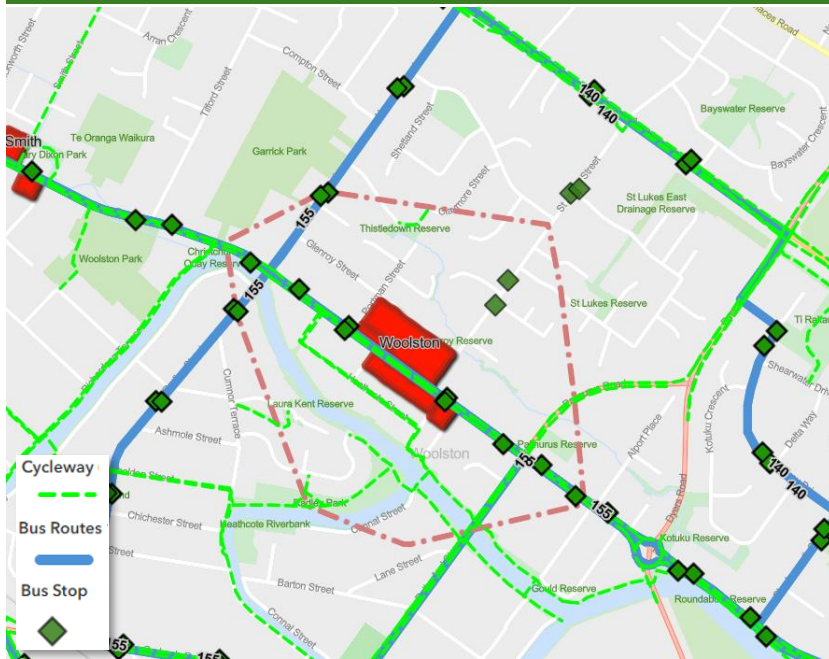
CATCHMENT POPULATION 2018-2023



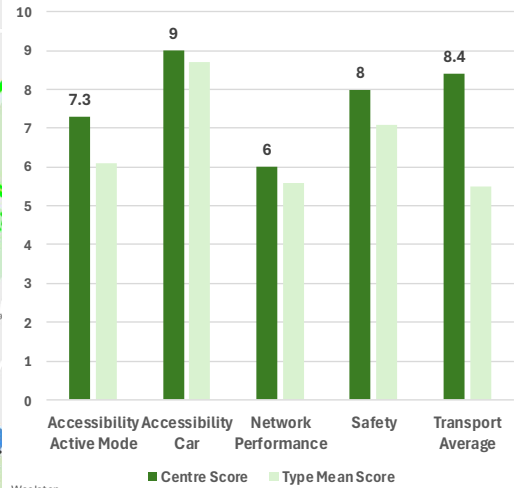
HOUSEHOLD COUNT 2018-2023



TRANSPORT

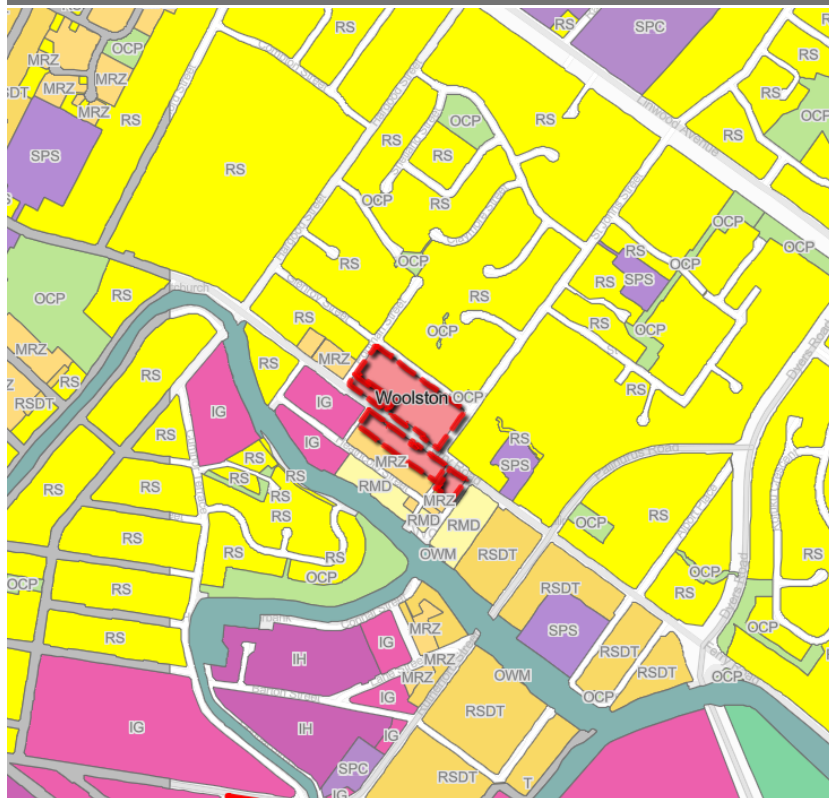


TRANSPORT SURVEY



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 (retail and service activity)
RSDT	Resi. Suburban Density Transition (townhouses)
MRZ	Medium Density Zone (townhouses)
RS	Residential Suburban (Low density homes)
IG	Industrial General (commercial activity)
IH	Industrial Heavy (commercial activity)
OCP	Open Space Zone (parks and recreation)
SPS	Special Purpose Zone (schools and facilities)

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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