

Christchurch Central City Background Information



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Technical Report 01/9

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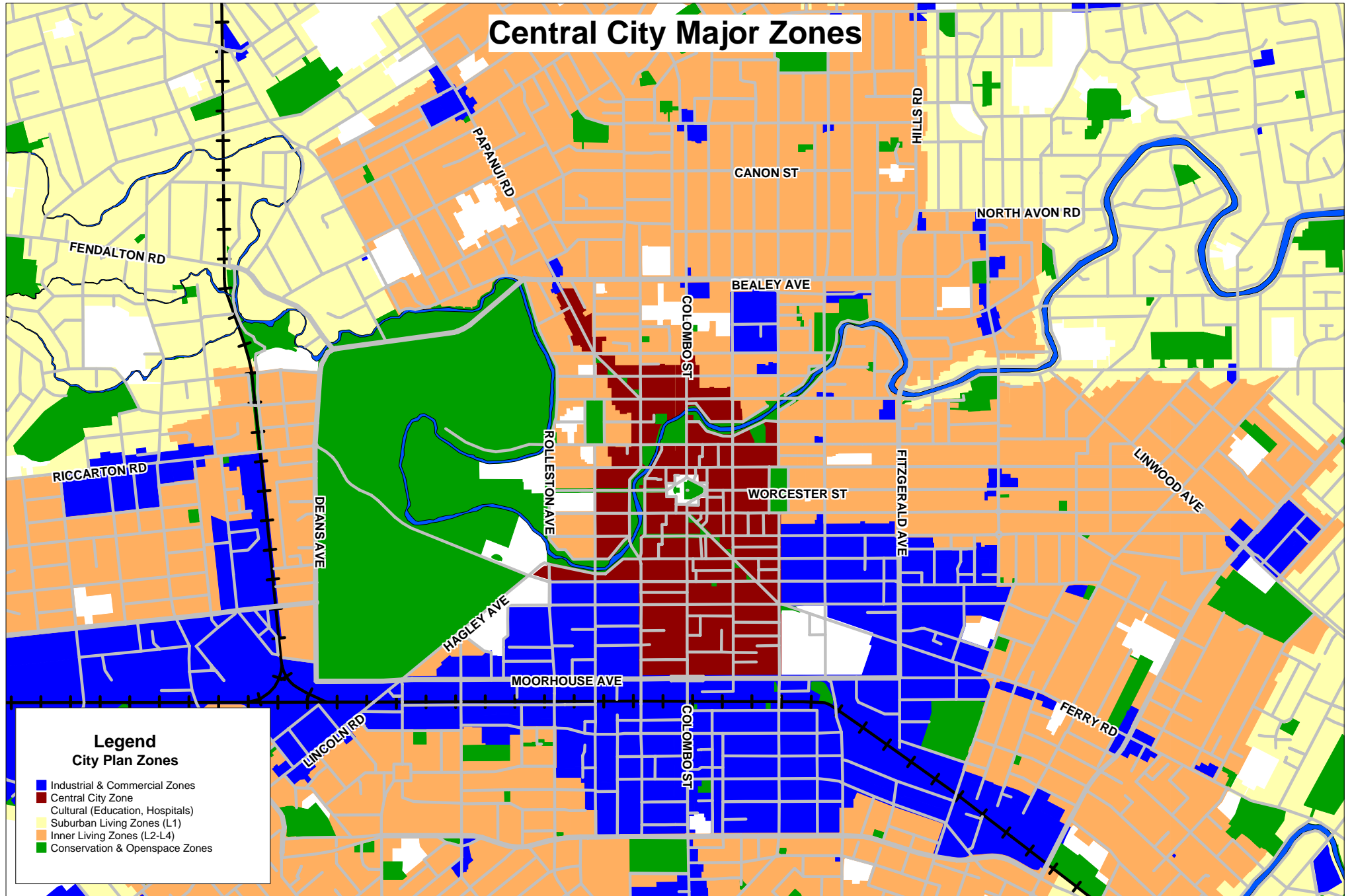
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Figure 1



Christchurch Central City Key Trends- Summary Sheet

Table 1

Issue	Indicators	Units	1991	1996	1997	1998	1999	2000	2001	Current Trends
Residents	Number of residents within the Four Aves	Number	5,670	6,594						↑
	Number of dwellings within the Four Aves	Number	2,718	2,931						↑
	Number of new residential units built since 1990	Number in comm, business zones		95	124	200	201	201		↑
	Number of new residential units built since 1990 in Living Zones	Number in 4 Belts	75	409	539	719	864	939		↑
Pedestrians	Pedestrian counts, at south end of Cathedral Square	Numbers for 4 hrs over 2 Oct days	5,513		5,563		5,095			↓
	Pedestrian counts, Cashel Mall outside Curtis Jewellers	Numbers for 4 hrs over 2 Oct days	6,587		4,649		4,248			↓
Visitors	Residents visiting the Central City on non-work trips (once a month or more)	% of City residents	61	80	78	81	84	82		↑
	Total Short Term Visitors Arriving at Christchurch Airport (March Year)	Number	184,524	282,406	311,096	309,621	325,163	342,096	383,633	↑
	Short Term Visitors Excluding Business and Transit Passengers (March Year)	Number	171,170	262,328	290,717	289,056	304,010	319,912	361,231	↑
Business Activity	Vacant Office Space, CBD	%		20	19	19	19	19		↓
	Total Commercial Floorspace, Central City Zone	Million m2	1.36	1.58	1.57	1.63	1.64	1.65		↑
	Number of Retail Trade Businesses	Number in CC Zone			586	576	540	549		↓
	Net change in Number of Businesses	Gain - Loss		-63	29	32				↑
	Canterbury Retail Sales- 1995 Dollars- June year	\$ million		4,961	4,956	4,996				↑
Employment	Workers in Retail and Wholesale Trade, Restaurants and Hotels	% in CC Zone			28	27	36	26		~
	Total Employment, Central City Zone#	Number	26,742	31,720	30,780	30,990	31,170	31,285		↑
	Share of Total Employment for Christchurch City	(%)	21	21	20	19	20	19		↓
	Total Number of Businesses, Central City Zone	Number		3,857	4,007	4,060	3,983	4,170		↑
	Share of Total Business for Christchurch City	(%)		18	18	17	17	16		↓
Tourism	Hotel Occupancy Rates in Christchurch, June year	%			56	54	58	64		↑
Heritage	Number of Heritage Buildings listed	Number in 4 Aves		219	220	223	223	237		↑
Transport	Average daily traffic crossing Four Aves cordon	Number		366,539	375,465	388,810				↑
	Number of cars parked in CCC parking buildings	Number/yr		950,924	928,329	864,250	939,960*	1,106,457		↑
	Parking Meter Revenue	In 1999 dollars (millions)	2	2	2	3	3	3		↑
	Use of Public Transport (~80% to Central City)	Million trips	9	8	9	9	9	10		↑
	Number of registered taxis in the Christchurch Postal District	Number		788	834	819	858	873		↑
City Population	Number of residents in Christchurch City, June year	Number	289,700	316,700	320,500	322,600	324,300	324,900		↑

Key	
↑	Increasing Trend
↓	Decreasing Trend
~	No Discernable Trend

*The Farmers and Hospital car parking buildings were opened towards the end of 1999

Existing Policies to Promote the Central City

Policy	Action
1. Recognise and identify a core retail area as the major focus of retailing in the Central City.	<ul style="list-style-type: none"> • Partly through identification in City Plan • Partly through promotional activities • Partly through physical features such as entranceways, signs, etc.
2. But acknowledge there will always be some retailing outside of core, some with distinctive character.	<ul style="list-style-type: none"> • Identify character areas such as Colombo Street (near Town Hall), Victoria Street, Worcester Boulevard, New Regent Street, High Street, City South • Identify, promote, improve links
3. Within the retail core, priority be given to ease and pleasantness of pedestrian movements.	<ul style="list-style-type: none"> • Identify City Mall (renovated 1990) • Redevelopment of Cathedral Square underway • Widen Colombo Street footpath between Armagh and Lichfield Streets (complete south of Gloucester) • Improve crossing of Hereford Street for pedestrians • Oxford Terrace footpath widen (complete in part) • Various City Plan requirements in place to ensure daylight and sunlight into public spaces and verandahs
4. Promote activities within public spaces that attract people.	<ul style="list-style-type: none"> • Continue programme of entertainment, events in Cathedral Square, City Mall and Victoria Square.
5. Ensure retention of Department Stores	<ul style="list-style-type: none"> • Rebuilding of Farmers complete in 1998 • Beaths/Arthur Barnett under reconstruction in 1999.
6. Ensure bus stops and/pr terminal are located within retail core and improved.	<ul style="list-style-type: none"> • New terminal in Square and Gloucester Street completed in 1998 • New central interchange under action in 1999 • Better design of bus stops
7. Continue improvement to the public spaces of the Central City.	<ul style="list-style-type: none"> • City Mall, Victoria Square, Worcester Boulevard, High Street, completed 1982-1995 • Cathedral Square under action 1998-99 • Victoria Street planned
8. Marketing and promotion of retail core as a comprehensive shopping centre.	<ul style="list-style-type: none"> • Council has sponsored marketing team since 1997 but is being phased out over the next few years.
9. Ensure major activities and attractions are located in Central City.	<ul style="list-style-type: none"> • Casino (1994), convention centre (1996), new Regent Theatres (1996).

- | | |
|--|---|
| <p>10. Ensure adequate short-term visitor car parking within walking distance of retail core.</p> | <ul style="list-style-type: none"> • Lichfield, Oxford Terrace, Manchester Street, Tuam Street existing • Farmers completed in 1998 • Arthur Barnett's under construction 1999 |
| <p>11. Policies in City Plan that promote:</p> <ul style="list-style-type: none"> • Compact and convenient form. • Diverse range of activities • Concentration of large scale buildings • Pedestrian linkages • Access to and from CBD • Balanced parking requirements • Enhance and protect public spaces • Shape and form of buildings • Distinctive character building groups • Heritage protection • Edges with residential areas • Minimisation of wind, shadowing, noise congestion. | <ul style="list-style-type: none"> • All now within City Plan (except that the limiting of retailing to central core not achieved). |
| <p>12. Policies in the City Plan that limit growth of suburban shopping centre to that necessary to serve suburban needs</p> | <ul style="list-style-type: none"> • Achieved in party only. RM Act makes it difficult to directly achieve this. |
| <p>13. Maintenance of street frontages, to add life to the Central City and avoid buildings turning their backs on the street</p> | <ul style="list-style-type: none"> • Rule in City Plan requiring shopping on ground floor. |
| <p>14. Identify and recognise the characters of the different parts of the City Centre (precincts) and to provide strong links between these various parts.</p> | |
| <p>15. Retention of heritage buildings, a point of difference with suburban centres.</p> | <ul style="list-style-type: none"> • Listing in City Plan • Assistance and incentive grants are available. • Support for major renovation and reuse proposals including the Arts Centre, Government Buildings, The Coachman, Provincial Council Buildings, Municipal Council Buildings, and Cathedral. |
| <p>16. Promotion of new hotels as the tourist market grows.</p> | <ul style="list-style-type: none"> • Six new hotels opened in Central City over past five years. |
| <p>17. Promotion of new visitor attractions in the Central City.</p> | <ul style="list-style-type: none"> • Tourist tram in 1994 • Southern Encounter • Renovation of Museum • New Art Gallery in 2001 |
| <p>18. Promotion of more residential accommodation in the Central City.</p> | <ul style="list-style-type: none"> • 700 units built within residential zones within 4 belts since 1991 • 200 units built within the Central City zone since 1991 • Bedford/Ridley Square renewal project |
| <p>19. Maintain high standards of cleanliness of</p> | <ul style="list-style-type: none"> • Increased rubbish collection |

- | | |
|---|---|
| <p>public spaces including street furniture and signs.</p> <p>20. Promotion of Central City for civic occasions, ceremonies, march passes, welcomes and the like</p> <p>21. The provision of appropriate works of art in public places within the Central City.</p> <p>22. Improve feeling of safety and security in Central City.</p> <p>23. Improve signage around Central City</p> | <ul style="list-style-type: none"> • Increased rates of cleaning but not perfect
<ul style="list-style-type: none"> • Stewart Fountain complete 1998 • Cathedral Square will have a major work of Art in 2000 • Children's art in Cathedral Square planned
<ul style="list-style-type: none"> • 15 surveillance cameras installed • Police Kiosk in Cathedral Square supported • Improved lighting in new square
<ul style="list-style-type: none"> • Alleyway gates and lights • Six directional finger signs erected in 1996 • Overhead signs for car parking buildings • Banners |
|---|---|

PROPOSED CITY PLAN CENTRAL CITY OBJECTIVES AND POLICIES

INTRODUCTION

Volume 2 of the Proposed City Plan contains objectives and policies. The following is a selection of the key objectives and policies that relate to the Central City. It should be noted that accompanying these objectives and policies there are 'explanation and reasons' and 'environmental results anticipated', however for the purpose of this summary these have not been included.

VOLUME 2 OBJECTIVES AND POLICIES

City Identity

Objective: Form

- 4.1 The maintenance and enhancement of natural and physical features and characteristics contributing to the distinctive form of the city.

Policy: Central Business Area

- 4.1.1 To maintain and enhance the central business area as the principal physical focus of the city.

Objective: Amenity

- 4.2 A pleasant and attractive city.

Policy: Garden City

- 4.2.2 To recognise and promote the "Garden City" identity, heritage and character of Christchurch.

Policy: External appearance of buildings

- 4.2.3 To promote, and where appropriate, ensure the harmony and compatibility of buildings.

Policy: Public space

- 4.2.4 To ensure the development and protection of the quality of public open spaces.

Policy: Art in public places

- 4.2.5 To promote appropriate cultural development and the expression of art in buildings and areas accessible to the public.

URBAN GROWTH

Objective: Business activity and urban growth

- 6.2 Patterns of land use that promote and reinforce a close proximity and good accessibility between living, business and other employment areas.

Policy: Central city

- 6.2.1 To promote the central city as the principal focus for commercial, administration, employment, cultural and tourism activities.

TRANSPORT

Policy: Central city access

7.2.7 To provide a high standard of access for people to, from and within the central city.
Objective: Public transport

7.3 Recognition of the public transport needs of the people throughout the city and provision for meeting those needs

Policy: Planning

7.3.3 To plan and develop an efficient pattern of public transport routes and associated and associated terminus facilities, which best serve the public's needs.

Policy: Park and ride

7.3.5 To investigate the opportunities for park and ride facilities within the city.

Policy: Network development

7.4.5 To continue to develop a clearly identified cycle network throughout the city by:

- (a) providing safe, convenient cycle routes for school children;
- (b) using the secondary road network and using and creating vehicle free routes where possible; and
- (c) making special provision for cycle commuters on some arterial roads to allow direct access to the central city.
- (d) selecting cycle routes and enhancing additional routes to increase the safety and pleasantness of the network

Objective: Pedestrians

7.5 The safe movement of pedestrians in a pleasant environment

Policy: Facilities

7.5.1 To improve and develop pedestrian facilities throughout the city.

Policy: Safety

7.5.4 To reduce the conflict between vehicles and pedestrians throughout the city by providing pedestrian facilities.

Objective: Off street parking and loading

7.6 Sufficient and accessible off-street parking and loading facilities meeting the normal anticipated demands for each activity, while minimising the adverse effects of such facilities on the safety and efficiency of the transport system.

COMMUNITY FACILITIES AND IDENTITY

Policy: Cultural facilities

9.2.1 To promote the maintenance and establishment of metropolitan cultural facilities, particularly in the central city, and in other locations where appropriate.

LIVING

Objective: Diverse living environments

11.1 A diversity of living environments based on the differing characteristics of areas of the city.

Policy: Densities

11.1.4 To provide for various levels of building density within living areas, taking into account the existing character of these areas, the capacity of infrastructure and strategic objectives of urban consolidation.

Policy: Buffers between living and business areas of the city.

11.6.1 To establish buffers between living and business areas of the city.

BUSINESS

Objective: Role of the central city

12.1 To maintain and enhance the central city as a focus for the city, to provide for the greatest diversity, scale and intensity of activities, and to avoid remedy or mitigate the adverse effects of such activity on the city as a whole.

Policy: Compact pedestrian area

12.1.1 To ensure that a core pedestrian area is provided in the central city which is compact, convenient and safe for workers, shoppers, visitors and tourists.

Policy: Consolidation

12.1.2 To encourage intensification of activities and development of sites within the existing area of the central city.

Policy: Building density

12.1.3 To provide for the greatest concentration and scale of buildings to occur in the central city.

Policy: Diversity

12.1.4 To provide for a wide range of activities within the central city.

Policy: Residential activity

12.1.5 To encourage residential activity within the central city.

Policy: Retail areas

12.1.6 To provide for a retail environment which maintains the character of the central city, the diversity of opportunity it provides, and minimises adverse effects.

Policy: Leisure and recreation

12.1.7 To promote leisure and recreational activity within the central city.

Policy: Visitor accommodation

12.1.8 To encourage visitor accommodation within the central city.

Objective: Central city access and parking

12.2 A highly accessible central city for people and all forms of transport.

Policy: Access

12.2.1 To provide a high standard of access for people to, from and within the central city.

Policy: Parking

12.2.2 To ensure adequate and balanced provision of off-street and on-street vehicle parking for short term visitors and business needs in the central city.

Policy: Cash in lieu of parking

12.2.3 To provide for a financial contribution in lieu of car parking on sites in the central city where it is not practicable to provide car parking.

Policy: Pedestrian linkages

12.2.4 To develop a comprehensive network of pedestrian linkages within the central city.

Objective: Central city amenity

12.3 Enhancement of the amenity values, character and image of the central city, while avoiding, remedying or mitigating the adverse effects resulting from activity and development within this area.

Policy: Public open space

12.3.1 To improve and enhance the quality of public open spaces within the central city.

Policy: Daylight and sunlight

12.3.4 To ensure a reasonable level of access for daylight to public spaces, and a maximum level of direct sunlight access to important pedestrian streets in the central city.

Policy: Weather protection

12.3.5 To ensure that adverse climatic effects are minimised in areas of high pedestrian movements within the central city.

Policy: Urban form

12.3.6 To ensure that the shape, scale and physical form of the built environment in the central city appropriately reflects the environmental qualities of the area.

Policy: Layout

12.3.7 To reinforce the elements which provide the underlying pattern of the central city.

Policy: Transition to living areas

12.3.8 To ensure that the scale of development in the central city does not adversely affect the amenity values adjoining living areas.

Policy: Effects on amenity

12.3.9 To control the adverse effects of development and activity within the central city, consistent with maintaining amenity values.

Policy: Heritage items

12.3.10 To encourage the protection of heritage items within the central city.

Policy: Cumulative effects

12.4.4 To take into account the cumulative effects of the new commercial activities and development.

Mayoral Forum- Vision and Objectives for Central City

This section outlines the long-term vision and objectives, which Central City revitalisation should achieve.

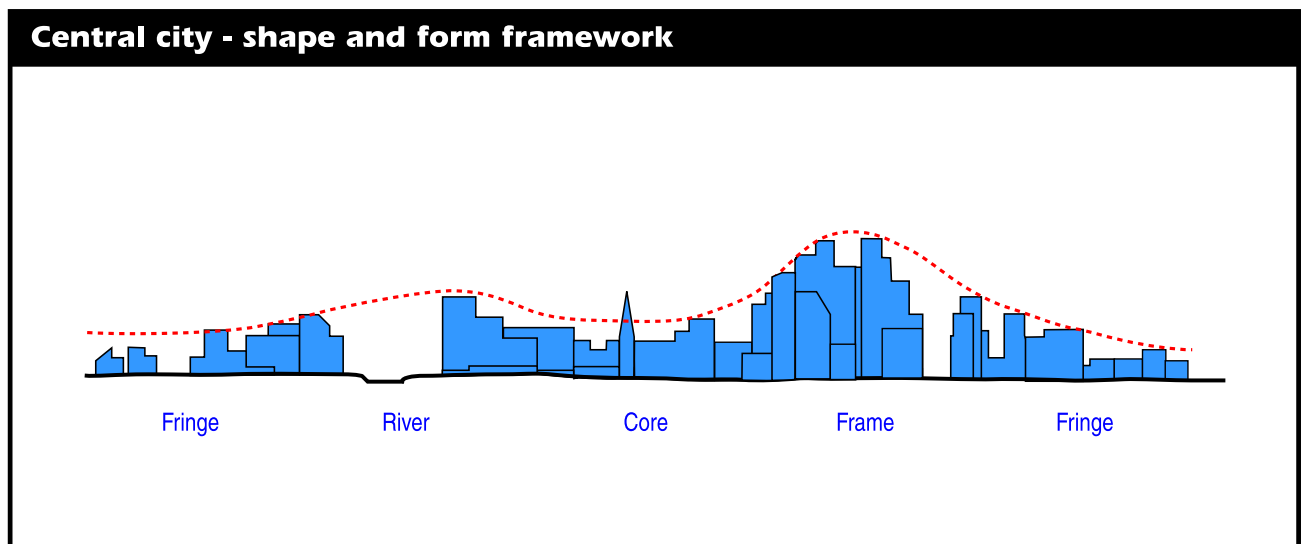
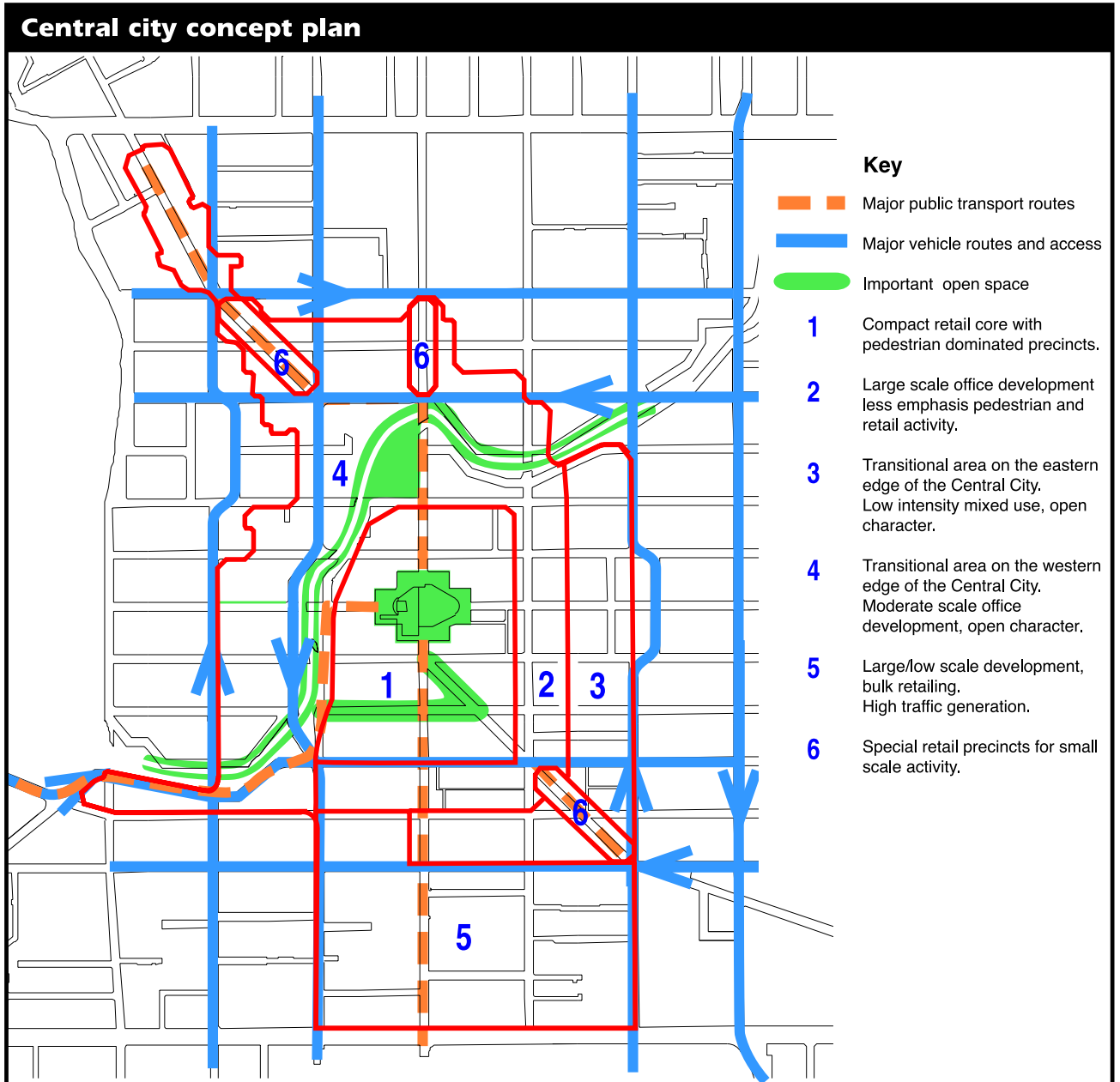
THE VISION FOR THE CENTRAL CITY

A vibrant, exciting, safe and sustainable Central City heart; a heart with a strong and healthy economy, environment, culture and society.

THE OBJECTIVES FOR THE CENTRAL CITY

Within the broader legislative and policy environment for the City, the following objectives bring our visions to a more specific level:

- A. **General:** To enhance and promote the Central City (the area within the four avenues) as a centre of community, culture, commerce, education, celebration and environmental excellence and sustainability for the existing and future citizens of Christchurch. To make the Central City a great place to:
- Live
 - Work
 - Play
 - Shop
 - Socialise
 - Invest
 - Visit
 - Learn
- B. **Economic Development:** To encourage the widest range of viable commercial, service, education, residential and other business activity to locate within the Central City, and to promote the Central City accordingly.
- C. **Living:** To enhance and actively promote the Central City as a safe and attractive environment with a diversity of housing types, densities and occupants/residents.
- D. **Social Interaction and Well-being:** To encourage and promote arts, cultural, heritage, leisure and entertainment activities within the Central City and to enhance social interaction and safety.
- E. **Community Focus:** To establish and promote links with:
- stakeholders (e.g., residents, workers, business owners, Tangata Whenua, visitors),
 - community support and social services, and
 - educational facilities
- in addressing community concerns within the Central City and to encourage ongoing involvement in planning for their own community.
- F. **Transport Accessibility and Safety:** To enhance pedestrian, cyclist, and public transport accessibility and safety in and around the Central City, maintain vehicle access but reduce its dominance in some areas of the Central City, and ensure excellent links with the wider metropolitan area.
- G. **Central City Identity:** To promote and enhance a recognisable, positive and clearly distinguishable identity for the Central City and its various character areas, that is unique to our environment and culture.
- H. **Environmental Quality:** To safeguard, sustain and enhance the environmental quality, heritage, natural features and visual amenity of the Central City and to mitigate threats to the continued protection and improvement of these values.
- I. **Infrastructure:** To promote efficient use of existing infrastructure within the Central City and linking the Central City with the wider metropolitan area.



Central City Employment as a Percentage of Christchurch City Employment

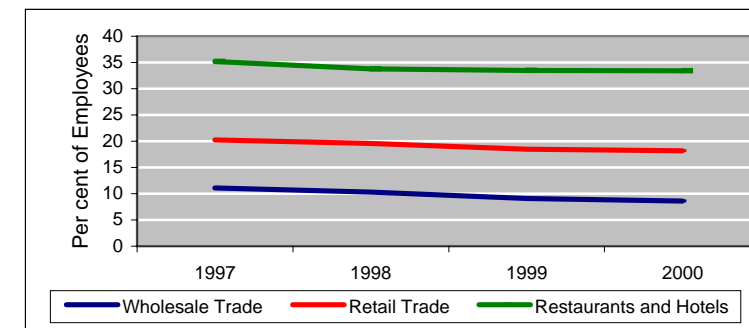
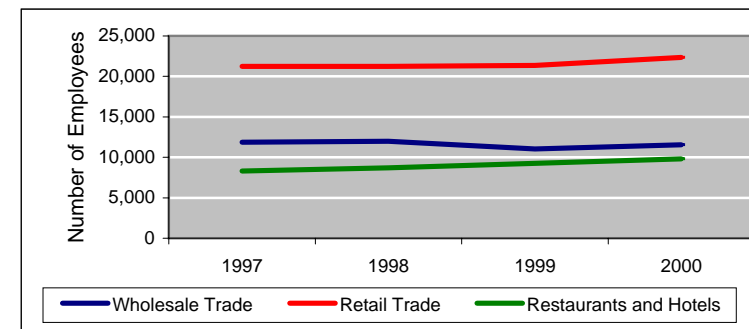
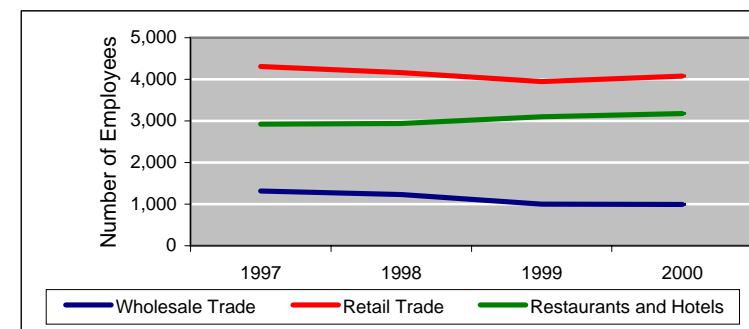
Central City Zone to Nearest Meshblock				
	1997	1998	1999	2000
Wholesale Trade	1,315	1,230	1,000	995
Retail Trade	4,310	4,160	3,950	4,077
Restaurants and Hotels	2,925	2,940	3,100	3,177
Total - Distribution	8,550	8,330	8,050	8,249
Annual Percentage Change	1.0	-2.6	-3.4	2.4
Total Employment in Central City	30,780	30,990	31,170	31,285

Christchurch City				
	1997	1998	1999	2000
Wholesale Trade	11,855	11,975	11,030	11,550
Retail Trade	21,260	21,250	21,370	22,340
Restaurants and Hotels	8,320	8,710	9,260	9,810
Total - Distribution	41,435	41,935	41,660	43,700
Annual Percentage Change	9.6	1.2	-0.7	4.7
Total Employment in Christchurch City	154,870	157,160	158,860	165,300

Central City Employment as Percentage of Christchurch City Employment				
	1997	1998	1999	2000
Wholesale Trade	11.1	10.3	9.1	8.6
Retail Trade	20.3	19.6	18.5	18.2
Restaurants and Hotels	35.2	33.8	33.5	33.4
Total - Distribution	20.6	19.9	19.3	18.9
Total Employment	19.6	19.4	19.6	18.9

NB- Central City Zone, as in the Proposed City Plan (1995) to the nearest meshblock

Table 2



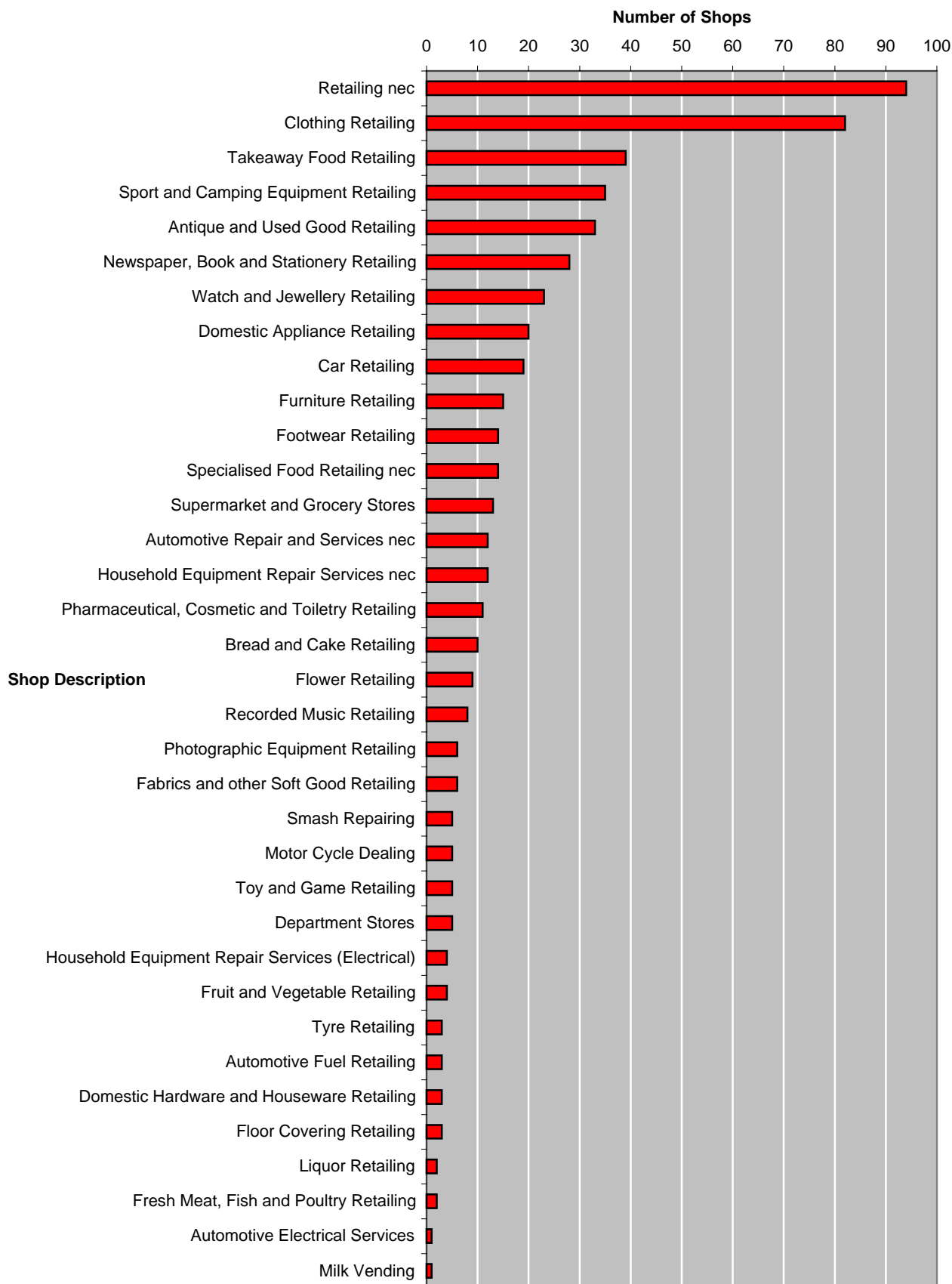
Number of Businesses and Total Employment for the Central City, 2000

Table 3

ANZSIC	Businesses			Employment		
	Central City	Total Christchurch City	Percent of Businesses in Central City	Central City	Total Christchurch City	Percent of Employment in Central City
A Agriculture, Forestry and Fishing	14	194	7.2	50	460	10.9
B Mining	6	23	26.1	54	190	28.4
C Manufacturing	130	2,261	5.7	1,474	28,630	5.1
D Electricity, Gas and Water Supply	2	10	20.0	153	240	63.8
E Construction	37	2,756	1.3	208	9,680	2.1
F Wholesale Trade	210	2,195	9.6	995	11,550	8.6
G Retail Trade	549	3,656	15.0	4,077	22,340	18.2
H Accommodation, Cafes and Restaurants	241	794	30.4	3,177	9,810	32.4
I Transport and Storage	82	994	8.2	694	7,210	9.6
J Communication Services	27	319	8.5	1,511	5,360	28.2
K Finance and Insurance	370	900	41.1	2,252	3,730	60.4
L Property and Business Services	1,851	7,523	24.6	8,159	21,420	38.1
M Government Administration and Defence	67	119	56.3	2,503	4,080	61.3
N Education	74	509	14.5	770	11,660	6.6
O Health and Community Services	203	1,487	13.7	2,006	19,030	10.5
P Cultural and Recreation Services	80	703	11.4	1,653	4,230	39.1
Q Personal and Other Services	227	1,203	18.9	1,616	5,660	28.6
Total	4,170	25,646	16.3	31,285	165,300	18.9

Graph 1

Number of Shops by Type in the Central City, 2000



NB: nec= not elsewhere classified

Number of Shops by Type and Employee Size Groups - Central City 2000

Tabel 4

ANZSIC Code	Description	0 to 5 employees	6 to 9 employees	10 to 49 employees	50 to 99 employees	100 or more employees	Total Businesses
G5110	Supermarket and Grocery Stores	15	12	0	0	570	13
G5121	Fresh Meat, Fish and Poultry Retailing	0	0	43	0	0	2
G5122	Fruit and Vegetable Retailing	6	0	24	0	0	4
G5123	Liquor Retailing	0	6	9	0	0	2
G5124	Bread and Cake Retailing	21	21	20	0	0	10
G5125	Takeaway Food Retailing	69	57	12	75	0	39
G5126	Milk Vending	3	0	0	0	0	1
G5129	Specialised Food Retailing nec	30	24	12	0	0	14
G5210	Department Stores	0	0	75	165	270	5
G5221	Clothing Retailing	170	115	72	0	0	82
G5222	Footwear Retailing	24	37	24	0	0	14
G5223	Fabrics and other Soft Good Retailing	9	9	30	0	0	6
G5231	Furniture Retailing	27	27	30	50	0	15
G5232	Floor Covering Retailing	3	0	25	0	0	3
G5233	Domestic Hardware and Houseware Retailing	3	0	0	55	0	3
G5234	Domestic Appliance Retailing	33	30	39	75	0	20
G5235	Recorded Music Retailing	15	18	15	0	0	8
G5241	Sport and Camping Equipment Retailing	78	45	108	0	0	35
G5242	Toy and Game Retailing	9	18	0	0	0	5
G5243	Newspaper, Book and Stationery Retailing	36	63	45	60	0	28
G5244	Photographic Equipment Retailing	15	6	0	0	0	6
G5251	Pharmaceutical, Cosmetic and Toiletry Retailing	6	48	15	0	0	11
G5252	Antique and Used Good Retailing	63	0	9	0	0	33
G5254	Flower Retailing	21	0	12	0	0	9
G5255	Watch and Jewellery Retailing	39	51	12	0	0	23
G5259	Retailing nec	182	84	222	0	0	94
G5261	Household Equipment Repair Services (Electrical)	9	0	0	0	0	4
G5269	Household Equipment Repair Services nec	21	0	20	0	0	12
G5311	Car Retailing	36	6	60	75	0	19
G5312	Motor Cycle Dealing	9	9	15	0	0	5
G5321	Automotive Fuel Retailing	3	6	0	0	0	3
G5322	Automotive Electrical Services	3	0	0	0	0	1
G5323	Smash Repairing	3	0	58	0	0	5
G5324	Tyre Retailing	6	6	0	0	0	3
G5329	Automotive Repair and Services nec	27	6	15	0	0	12
	Total	994	704	1021	555	840	549

NB- nec= not elsewhere classified

Figure 3

New Zealand Deprivation Index 1996 for the Central City

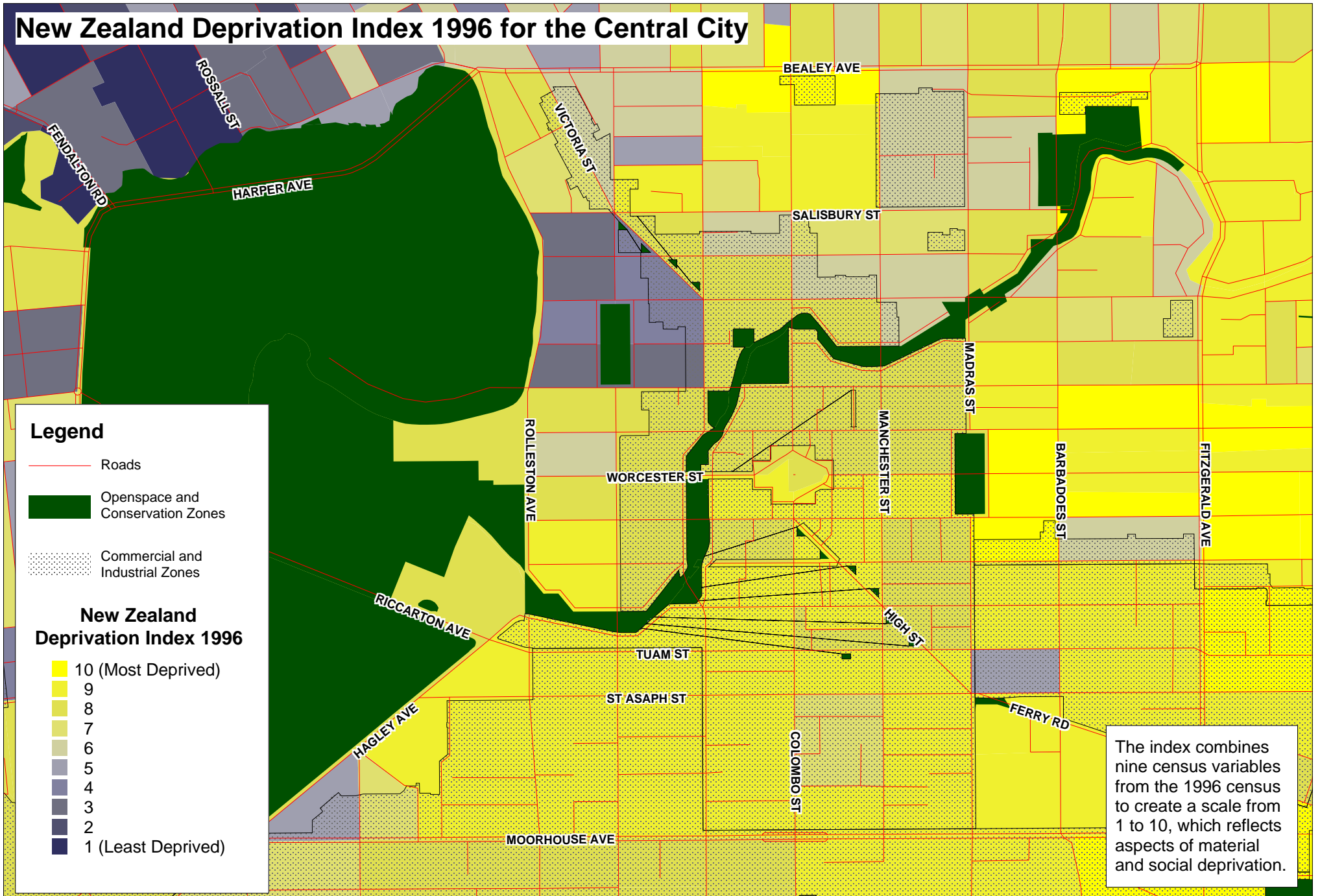
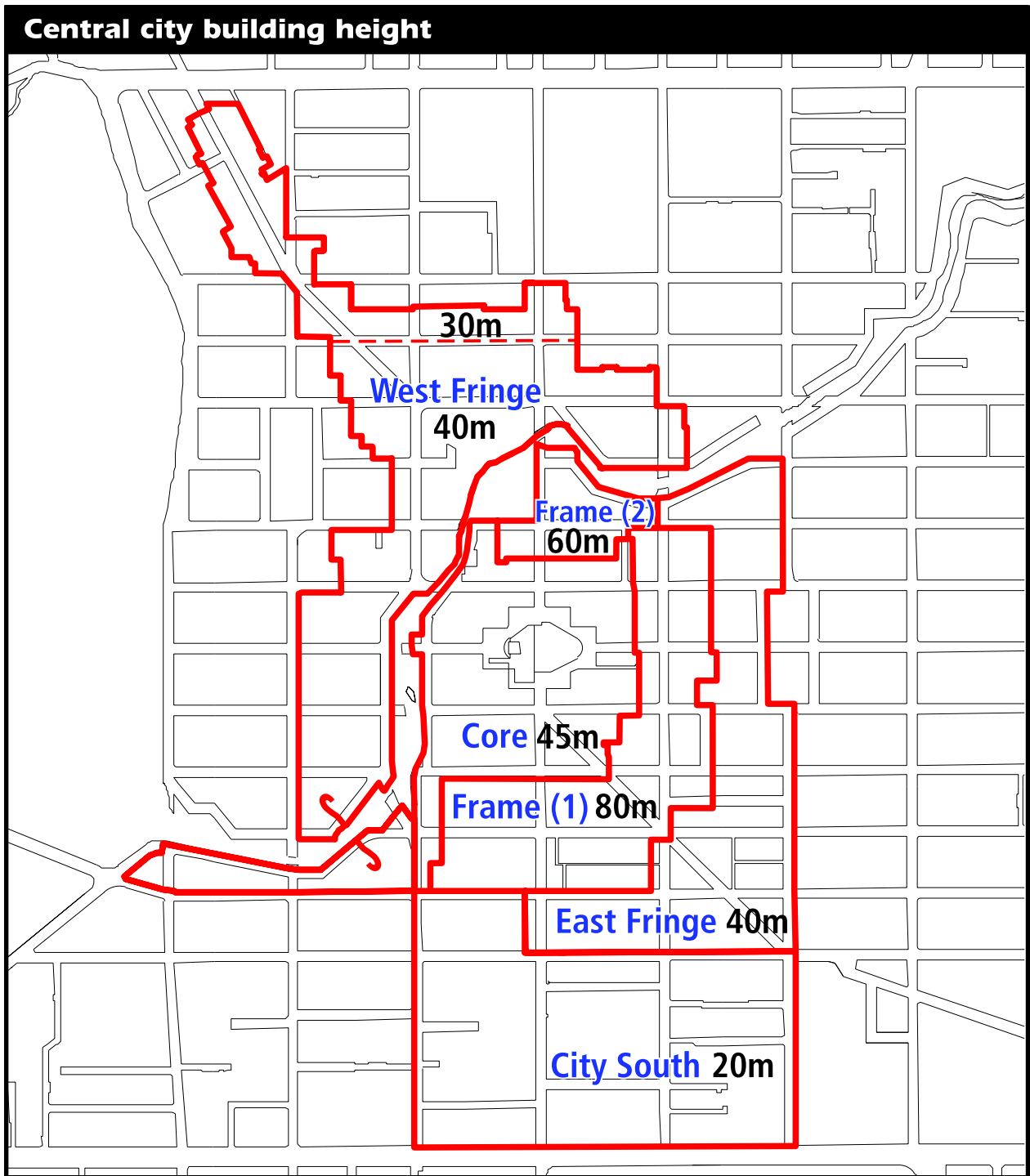
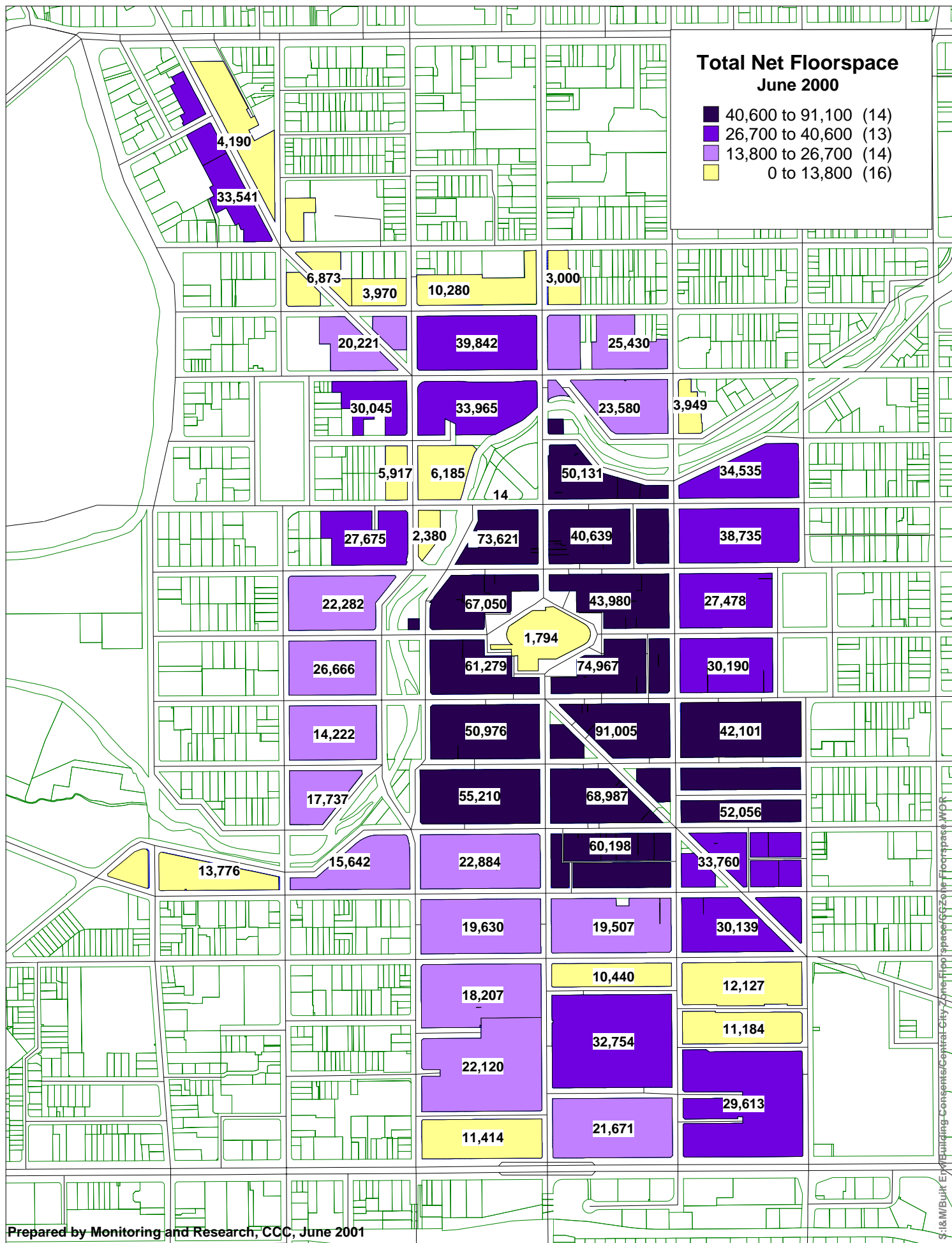


Figure 4

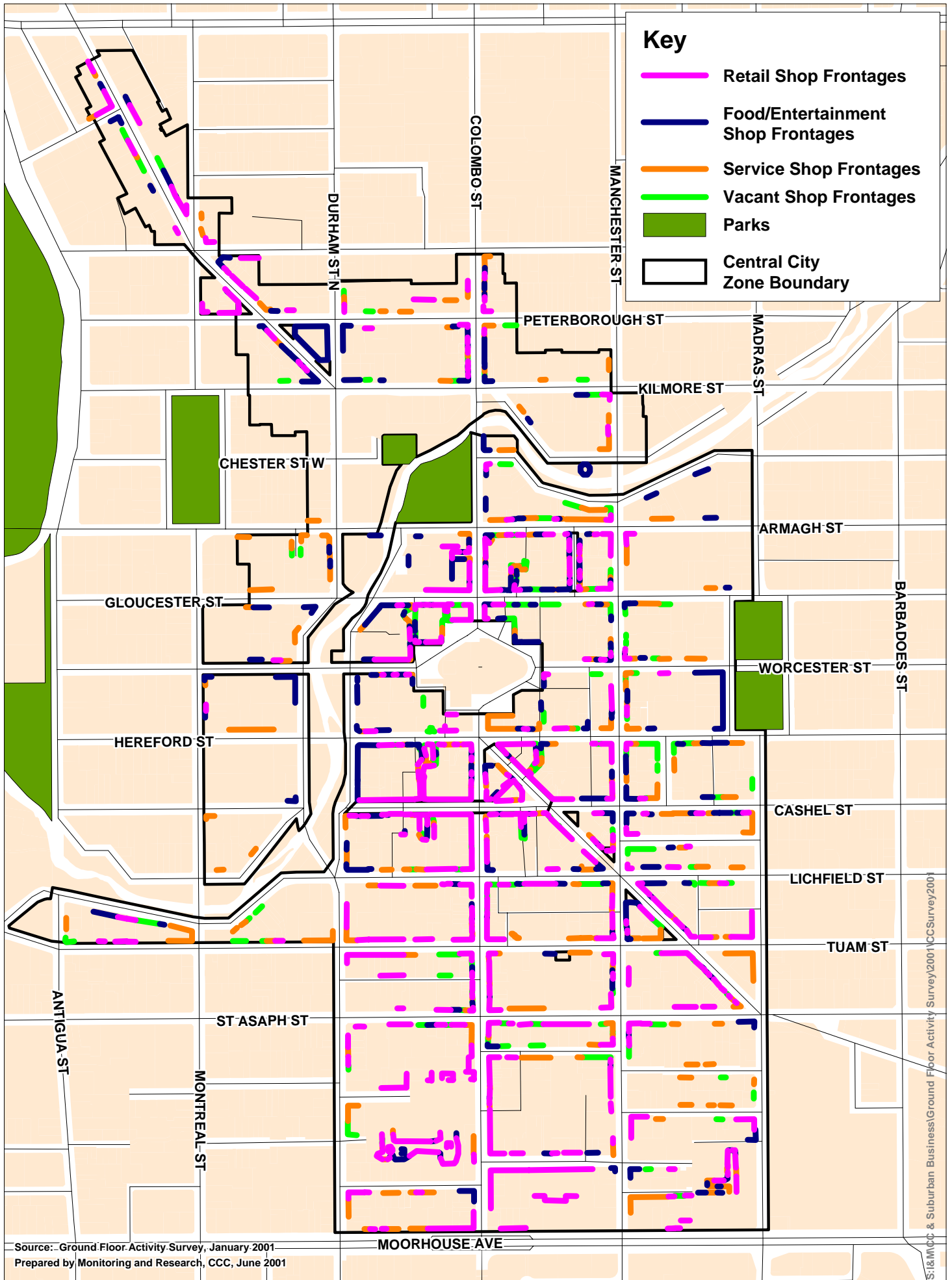


Central City Total Commercial Floorspace by Block at June 2000

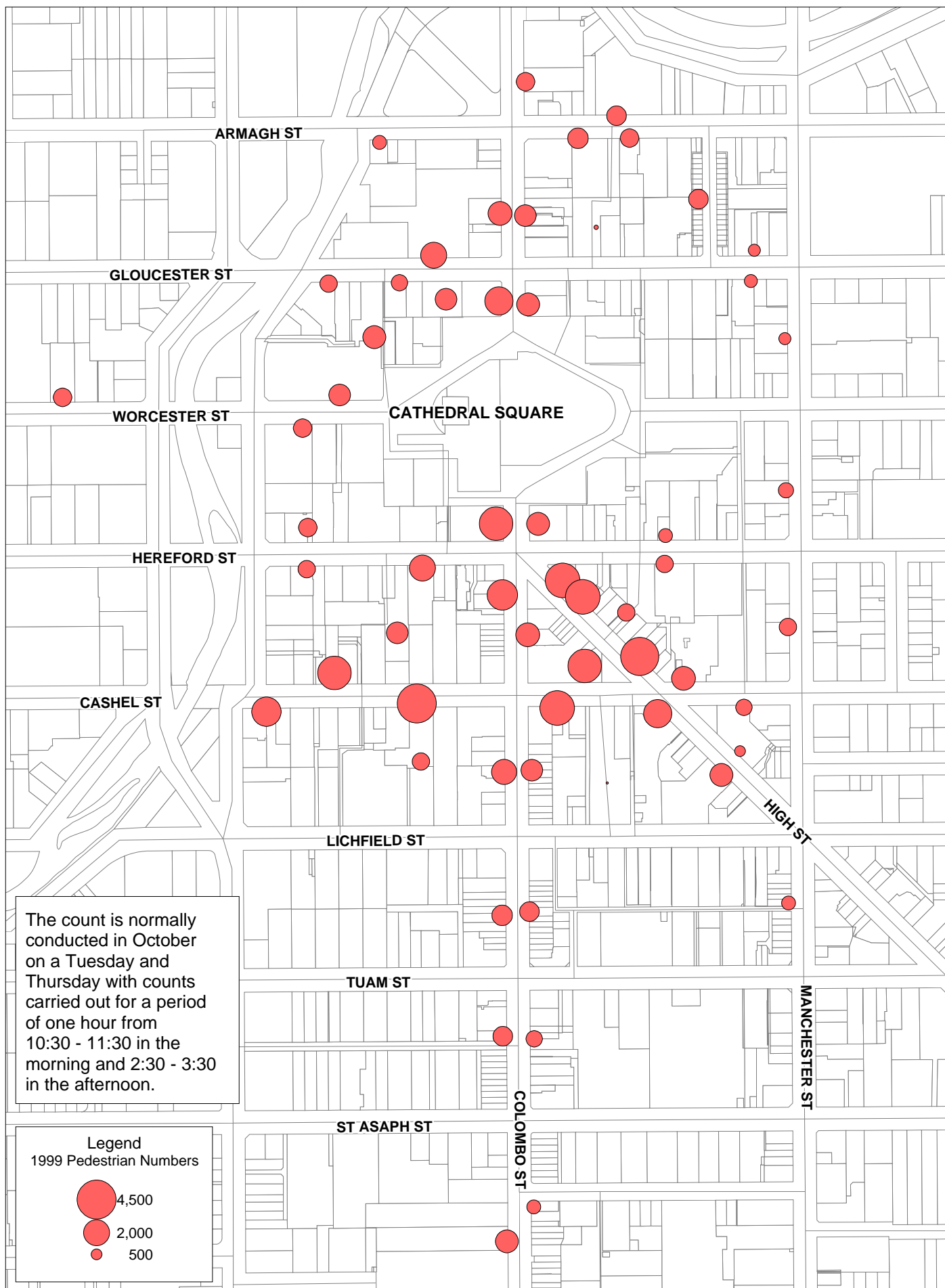


Survey of Central City Ground Floor Land Use, January 2001

Retail, Service, Food/Entertainment and Vacant Shop Frontages



1999 Central City Pedestrian Counts



The count is normally conducted in October on a Tuesday and Thursday with counts carried out for a period of one hour from 10:30 - 11:30 in the morning and 2:30 - 3:30 in the afternoon.

Legend
1999 Pedestrian Numbers

- 4,500
- 2,000
- 500

Source: New Zealand Institute of Valuers
Prepared by Monitoring and Research Team, CCC, June 2001

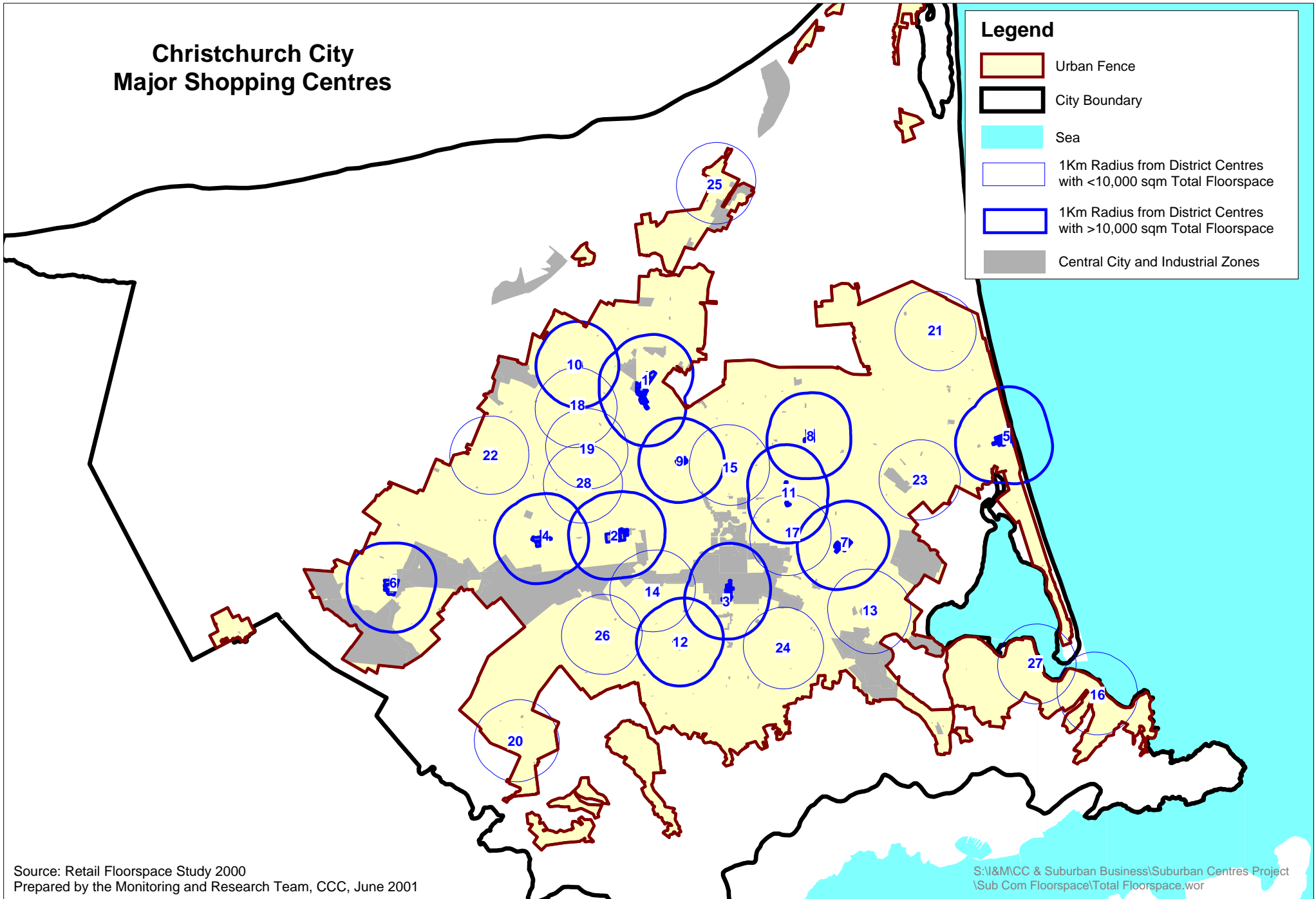
S:\M\Central City and Suburban Business\Pedestrian Counts\Maps\Pedestrian Counts 1999

Figure 8

Christchurch City Major Shopping Centres

Legend

- Urban Fence
- City Boundary
- Sea
- 1Km Radius from District Centres with <10,000 sqm Total Floorspace
- 1Km Radius from District Centres with >10,000 sqm Total Floorspace
- Central City and Industrial Zones



Source: Retail Floorspace Study 2000
Prepared by the Monitoring and Research Team, CCC, June 2001

S:\I&M\CC & Suburban Business\Suburban Centres Project
\Sub Com Floorspace\Total Floorspace.wor

Major Shopping Centres - Total Floorspace*, 2000

Table 5

ID	District Shopping Centre	Floor Area (m2)
1	Papanui/Northlands	80,270
2	Riccarton	69,850
3	Sydenham	43,300
4	Church Corner	43,100
5	New Brighton	37,970
6	Hornby	32,580
7	Linwood	31,607
8	Shirley	26,820
9	Merivale	19,110
10	Bishopdale	18,030
11	Richmond	17,200
12	Barrington	16,460
13	Woolston	9,530
14	Addington	8,500
15	Edgeware	6,590
16	Sumner	6,070
17	Worcester/Stammore	5,370
18	Wairakei/Greers	4,560
19	Ilam/Clyde	4,530
20	Halswell	4,400
21	Parklands	4,250
22	Avonhead	4,190
23	Aranui	3,770
24	St Martins	3,460
25	Belfast	2,690
26	Hillmorton	2,270
27	Redcliffs	2,250
28	Fendalton	2,150

* Excludes residential floorspace in District Centre zones.
City Plan zones before May 1999 decisions.

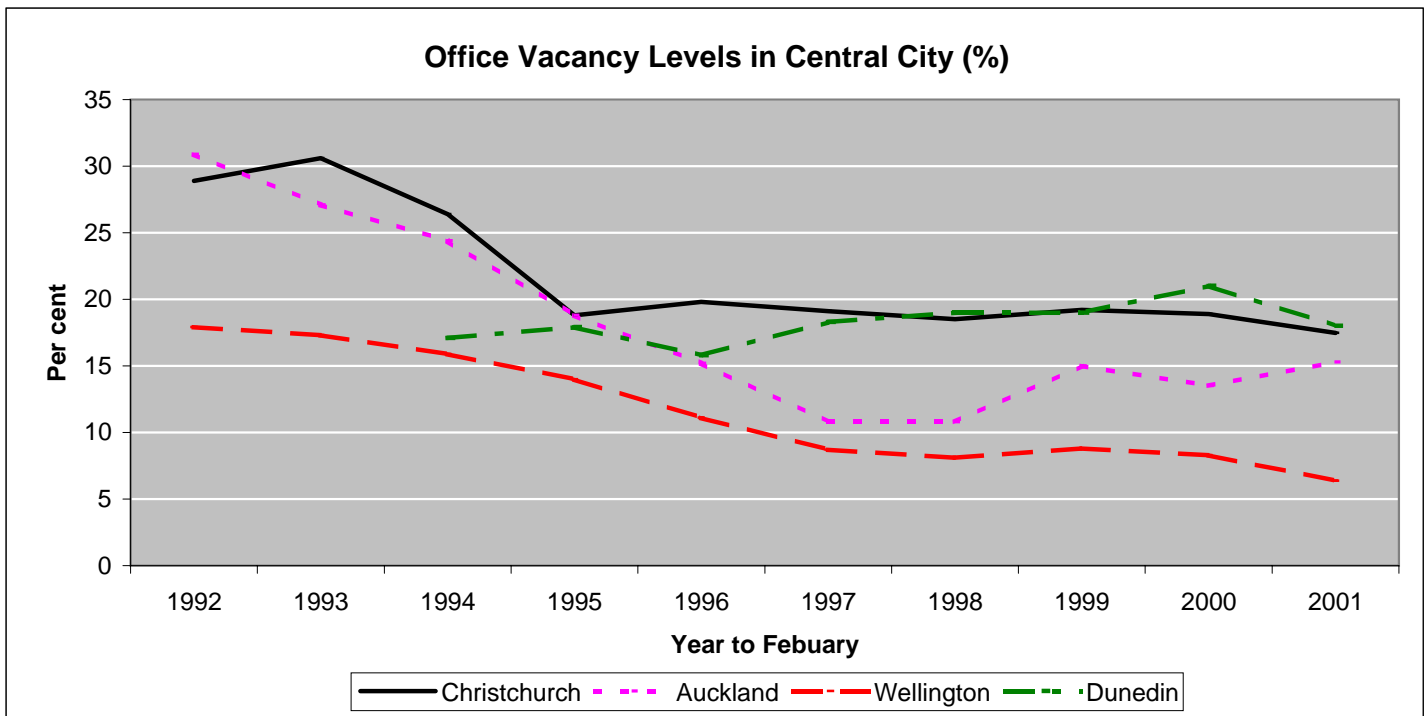
Office Vacancy Levels in Central City (%)

Table 6

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Christchurch	28.9	30.6	26.4	18.8	19.8	19.1	18.5	19.2	18.9	17.5
Auckland	30.9	27.1	24.4	18.8	15.2	10.8	10.8	15	13.5	15.3
Wellington	17.9	17.3	15.9	14	11.1	8.7	8.1	8.8	8.3	6.4
Dunedin			17.1	17.9	15.8	18.3	19.0	19.0	21.0	18.0

Source: Fright Aubrey

Graph 2



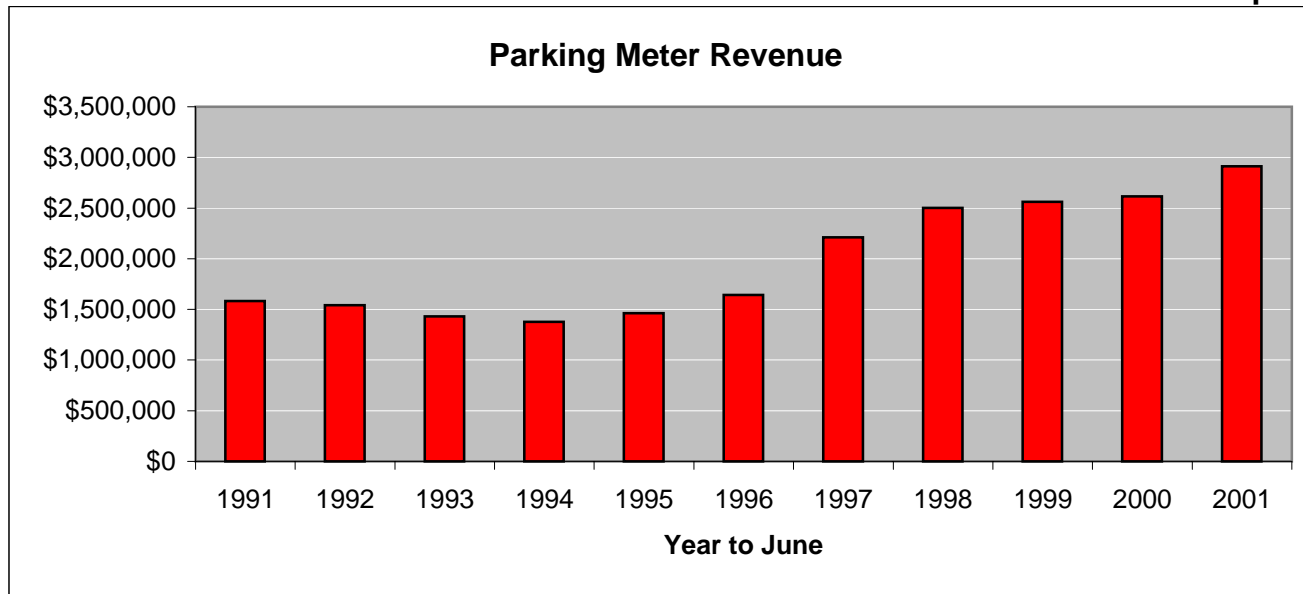
Parking Meter Revenue

Table 7

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
JULY	141,546	136,406	132,722	116,594	105,575	124,872	167,327	227,599	222,434	214,025	233,878
AUGUST	142,940	129,469	113,874	119,634	122,276	132,420	155,291	195,898	209,827	218,308	240,911
SEPTEMBER	129,269	130,688	126,827	117,066	120,997	127,066	167,901	222,096	206,200	210,413	234,844
OCTOBER	142,968	132,323	116,830	105,411	121,555	128,926	179,562	213,866	219,657	212,856	232,656
NOVEMBER	138,242	125,910	118,280	119,350	129,056	131,563	174,440	190,209	207,806	226,520	241,277
DECEMBER	137,442	147,252	129,985	128,236	130,264	140,274	208,634	235,705	238,041	214,051	245,386
JANUARY	121,736	120,687	100,621	102,642	116,823	142,319	187,479	187,780	183,032	198,098	246,343
FEBRUARY	123,582	117,637	116,406	113,557	121,073	141,388	183,098	194,686	211,071	236,933	237,462
MARCH	123,167	131,871	130,986	125,234	139,894	145,544	178,268	224,510	240,647	233,490	269,056
APRIL	127,419	116,347	112,953	97,791	104,584	135,390	195,641	207,088	198,617	190,626	227,677
MAY	141,222	127,383	119,163	122,668	135,303	159,113	212,369	199,712	211,748	250,852	269,295
JUNE	113,443	124,393	112,469	109,727	116,218	133,417	201,585	202,588	213,991	209,050	233,063
Total	1,582,976	1,540,366	1,431,116	1,377,910	1,463,618	1,642,292	2,211,595	2,501,737	2,563,071	2,615,222	2,911,850

Significant Events: October 1994 - Meter rates in the outer areas (Latimer Sq, Madras St, Dundas St, streets west of the Avon River) of the Central City increased from 50c to \$1.00 per hour.
 December 1995 - Electronic meters began to be installed.
 October 1996 - Meter rates increased from \$1.00 to \$1.20 per hour
 July 2000 - Meter rates went up to \$1.40 per hour.
 August 2001 - Meter rates will rise to \$1.60 per hour.

Graph 3

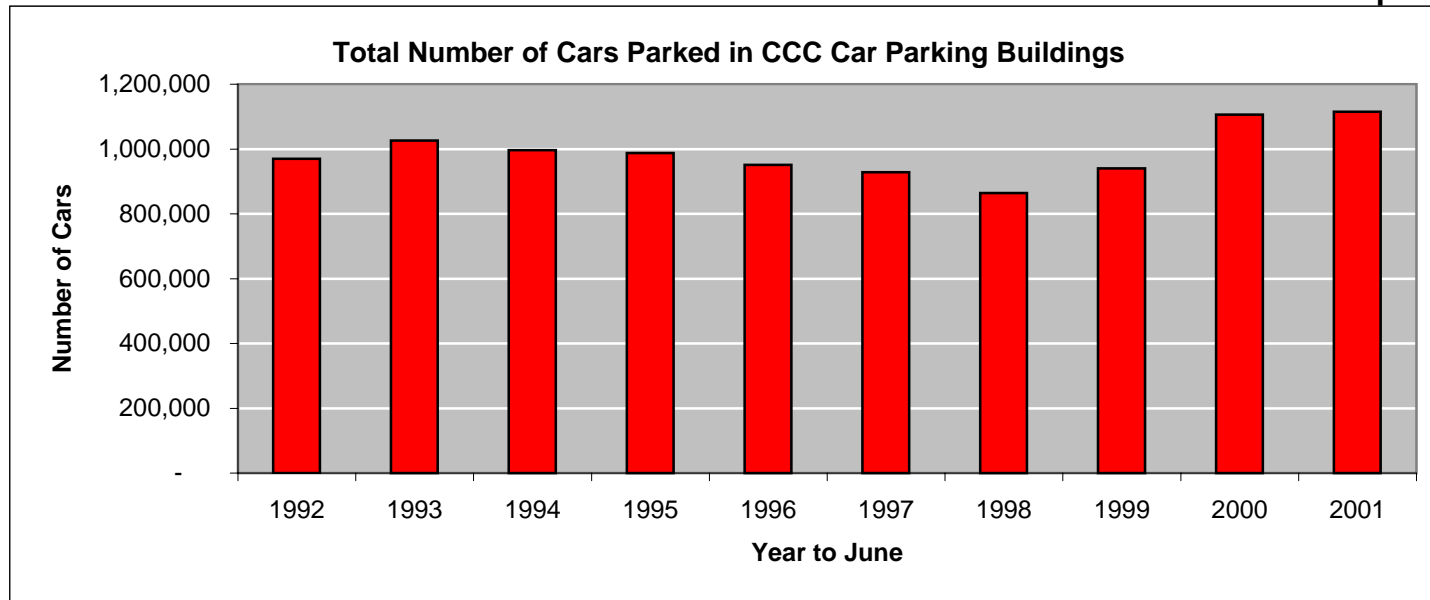


Total Number of Cars Parked in Christchurch City Council Car Parking Buildings

Table 8

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
July	78,806	90,090	83,930	84,901	76,379	81,165	79,344	75,093	99,594	93,432
August	83,462	77,450	79,765	87,559	86,250	83,582	74,807	70,233	93,350	96,833
September	75,495	89,469	80,567	87,656	80,385	75,540	71,517	68,574	88,137	92,092
October	74,860	82,926	82,159	76,420	74,568	77,270	76,099	72,127	87,599	91,063
November	84,015	84,458	85,130	84,238	82,706	79,085	69,591	70,446	95,056	104,354
December	93,984	103,595	97,153	90,913	91,957	85,489	84,735	86,260	106,715	109,262
January	73,883	73,465	69,609	71,272	70,958	70,574	61,396	67,610	77,489	89,880
February	77,296	83,856	77,750	79,110	77,333	72,063	64,736	75,744	87,841	95,898
March	83,218	86,694	88,748	87,726	80,813	74,121	70,747	83,048	95,679	104,745
April	78,040	86,021	75,235	73,415	76,392	78,236	71,445	92,435	87,074	91,405
May	88,911	87,335	88,888	82,862	84,208	81,733	72,160	88,506	96,707	107,791
June	77,573	81,006	87,242	81,125	68,975	69,471	67,706	89,884	91,216	142,190
TOTAL	969,543	1,026,365	996,176	987,197	950,924	928,329	864,283	939,960	1,106,457	1,114,770

Graph 4



NB- Farmers Car Parking Building opened in December 1998

- The Hospital Car Parking Building opened in April 1999

- The Crossing Car Parking Building opened in October 2000

- Parking building charges for casual parking have remained the same since July 1990 when they increased from \$1.00 to \$1.20 per hour.

Table 9

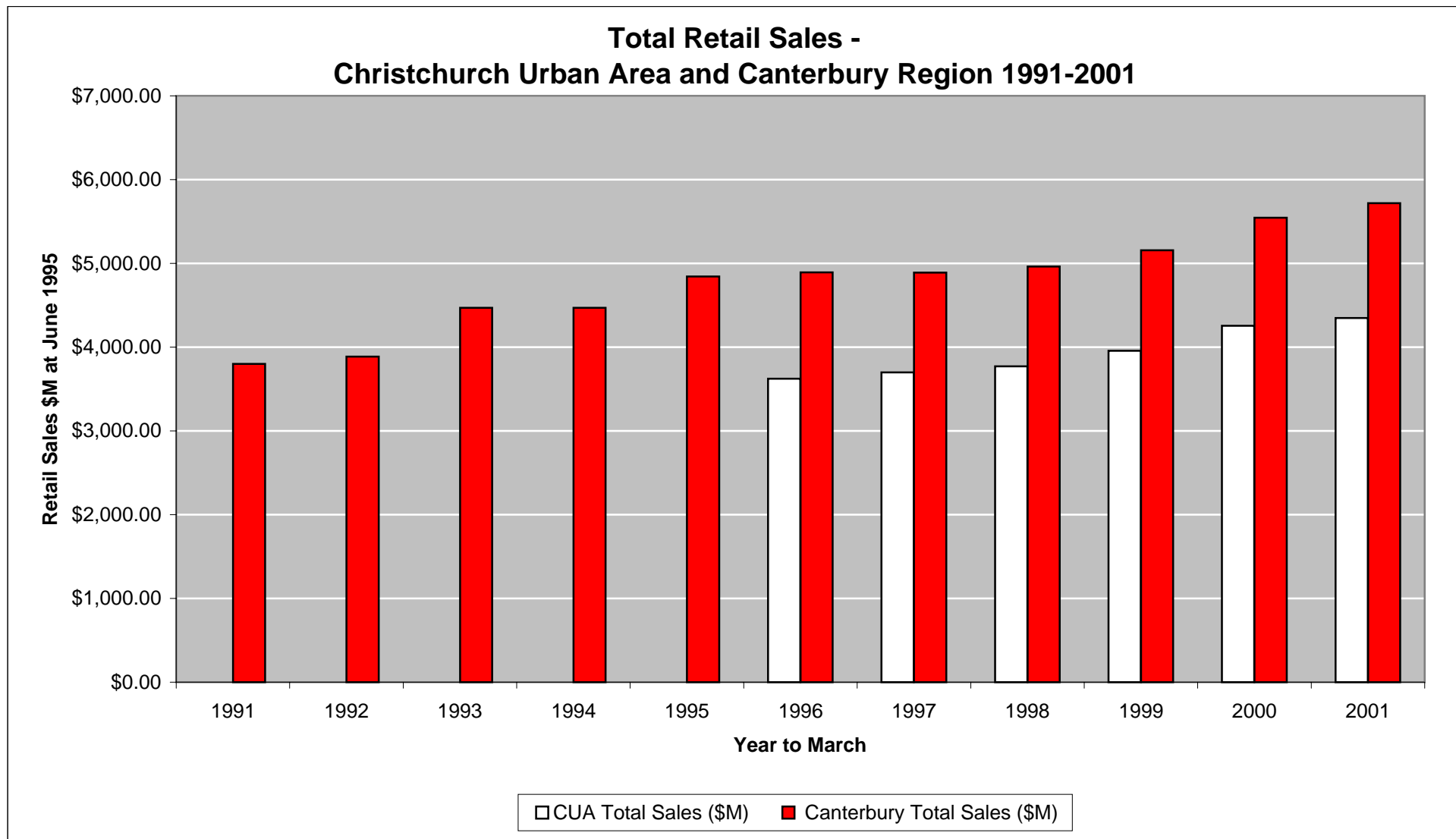
Retail Sales and Population Change - Christchurch Urban Area and Canterbury Region

March 1995 Dollars

Year Ended	Christchurch Urban Area				Canterbury					
	CUA Total Sales (\$M)	Annual % Change	Usually Resident Population	Annual % Change	Canterbury Total Sales (\$M)	Ann % Change	5 year % Change	Total Population	Annual % Change	5 year % Change
Mar-91			307,179		\$3,799.36			446,114		
Mar-92				-100.0	\$3,887.85	2.33				
Mar-93					\$4,470.36	14.98		451,700	1.3	
Mar-94			318,100		\$4,470.24	0.00		458,800	1.6	
Mar-95			324,400	2.0	\$4,843.64	8.35		466,600	1.7	
Mar-96	\$3,624.57		309,030	-4.7	\$4,894.17	1.04	28.8	478,912	2.6	7.4
Mar-97	\$3,697.91	2.02	333,200*	1.2*	\$4,888.99	-0.11		483,900*	1.1*	
Mar-98	\$3,770.74	1.97	339,400	5.9	\$4,961.86	1.49		487,400	0.7	
Mar-99	\$3,956.22	4.92	341,000	0.5	\$5,157.88	3.95		489,800	1.2	
Mar-00	\$4,254.70	7.54	342,100	0.3	\$5,544.70	7.50		491,800	1.6	
Mar-01	\$4,346.80	2.16			\$5,717.40	3.11	16.8			

*NB - The 1997 Population Estimate is as at June 97 and has been prepared using a different definition than the previous population estimates. It has been adjusted for the census undercount and people who were temporarily overseas on Census Night. This change in methodology essentially means that earlier estimates and census counts are not directly comparable with the latest figures. However, the annual growth rates are comparable.

Graph 5



Mode of Transport to the Central City

Tabel 10

Survey	Central City Pedestrian Activity Survey				Annual Residents Survey			
	Year	1991	1994	1997~	2001	1994	1996	1998
Comment	<i>Includes Work Trips</i>				<i>Non-work Trips</i>			
Car/Motorcycle	53	54	49	46	59	60	58	54
Bus	28	27	24	28	20	21	22	23
Bicycle	9	8	4	4	6	6	7	7
Walk	10	11	19	21	13	11	11	12
Other			4	1	2	2	2	3
Total	100%	100%	100%	100%	100%	100%	100%	100%

~The 1991, 1994 and 2001 surveys are directly comparable. It is important to note that the 1997 survey is not comparable with earlier surveys. This is a result of a change in the survey coverage.

Ease of Travel to and from the Central City

Table 11

	Number	Percent
Never	42	4.0
Sometimes	66	6.2
About half the time	74	7.0
Often	162	15.3
Always	713	67.5
Total	1057	100.0

Source: Pedestrian Activity Survey, 2001

Satisfaction with Range of Things to do in the Central City

Table 12

	1994	1995	1996	1997	1998	1999	2000	2001
Very satisfied	20	23	21	17	18	12	18	14
Satisfied	53	50	55	52	54	53	51	52
No feeling either way	15	15	12	19	16	20	18	21
Dissatisfied	5	6	7	7	7	10	10	10
Very dissatisfied	1	1	0	0	1	1	1	1
Don't know	6	5	4	4	4	4	2	2
Total	100%	100%	100%	100%	100%	100%	100%	100%

Note : This covers all persons (percentages)

Source : Annual Residents Survey

Reasons for Visiting the Central City

Table 13

Survey	Central City Pedestrian Activity Survey				Annual Residents Survey			
	Year	1991	1994	1997~	2001	1994	1996	1998
Comment	Main Reason (includes Work Trips)				Main reason for non-work trips*			
Shopping	25	25	32	26	44	38	40	38
Service Visit	12	8	9	0				
Leisure	13	13	14	11	28	32	34	36
Work in Central City	32	22	23	22				
Work Related	5	3	6	21	20	19	20	20
Tourist	11	17	9	13				
Other	3	13	7	3	8	11	6	1
Total	100%	100%	100%	100%	100%	100%	100%	100%

* "Business or to pay a bill" and "To attend meeting or class" are included as Work Related.

~The 1991, 1994 and 2001 surveys are directly comparable. It is important to note that the 1997 survey is not comparable with earlier surveys. This is a result of the change in the survey coverage.

Frequency of Visits to the Central City

Table 14

Survey	Central City Pedestrian Activity Survey				Survey	Annual Residents Survey			
	Year	1991	1994	1997		2001	Year	1998	1999
Comment	Frequency of Shopping in the Central City (including workers)				Comment	All Non-work trips			
Once a week or more	64	58	61	62	Once a week or more	48	57	51	45
Fortnightly	11	14	8	10					
Once a month	10	11	12	8	Once a month or more	33	27	31	37
About once every 2 months	3	2	4	4	Once every three months	14	11	12	13
Seldom or never	11	16	11	16	Once a year or more	5	5	6	5
Not specified	2		4		Don't know				
Total	100%	100%	100%	100%	Total	100%	100%	100%	100%

Table 15

New Residential Units within the Central City

Year Ending June	Living Zones within 4 Belts		Central City Commercial, Business Zones	
	Number of Developments	Number of Units	Number of Developments	Number of Units
1991	12	75	-	-
1992	18	69	1	8 ¹
1993	8	39	5	41 ²
1994	15	77	3	38 ³
1995	11	54	1	3 ⁴
1996	14	95	1	5 ⁵
1997	21	130	3	29 ⁶
1998	13	180	2	76 ⁷
1999	9	248	1	1 ⁸
2000	10	75	-	-
Total	131	1042	17	201

1 45 Chester 8

2 574 Colombo 5
388 Montreal 15
75 Gloucester 12
164 Gloucester 3 Conversion
204 St Asaph 6 Conversion (Duncan)

3 77 Gloucester 12
100 Oxford 6
82 Chester 20 Conversion (Port Bldg)

4 210 St Asaph 3 Conversion (Buchanan)

5 48 Worcester/Montreal 5

6 60 Cashel 86 27 (Bridgewater)
212 Cashel 1 Conversion
817 Colombo 1 Conversion

7 66 Armagh 70 (Fitzroy)
211 Manchester 6 Conversion

8 Corner New Regent/Gloucester 1 Conversion

Figure 9

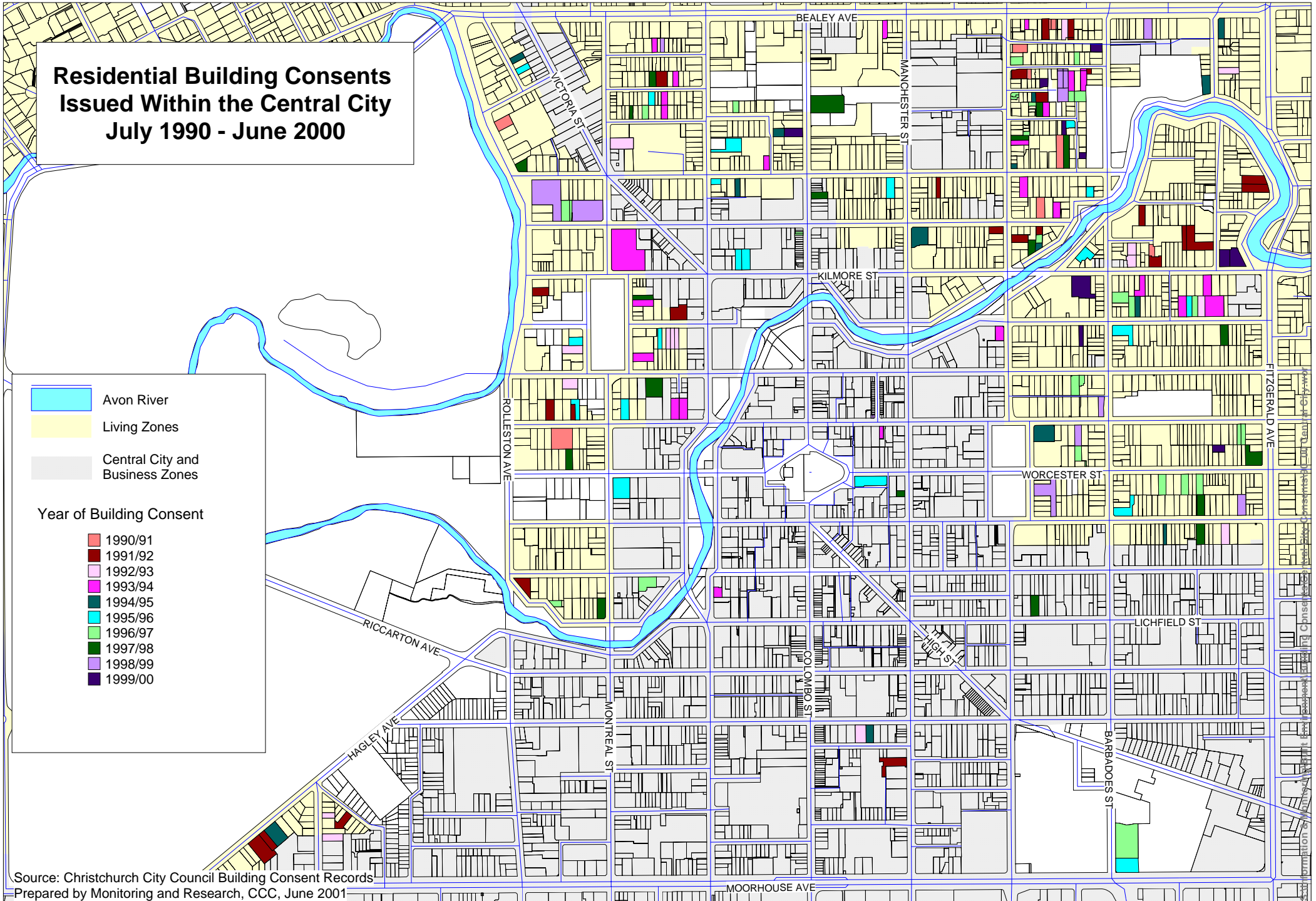


Table 16

**Usually Resident Population 1981-1996
for the Area Bounded by Bealey, Fitzgerald, Moorhouse and Deans Avenues**

Area Unit	Usually Resident Population				Population Change, 1981-1986		Population Change, 1986-1991		Population Change 1991-1996	
	1981	1986	1991	1996	Numeric Change	Percentage Change	Numeric Change	Percentage Change	Numeric Change	Percentage Change
Avon Loop	3,684	3,762	3,762	4,176	78	2.1	0	-	414	11.0
Cathedral Square	582	498	528	832	-84	-14.4	30	6.0	304	57.6
Hagley Park	1,299	1,365	1,380	1,588	66	5.1	15	1.1	208	15.1
Total Central City	5,565	5,625	5,670	6,596	60	1.1	45	0.8	926	16.3
Christchurch City	275,484	282,216	289,077	309,028	6,732	2.4	6,861	2.4	19,951	6.9

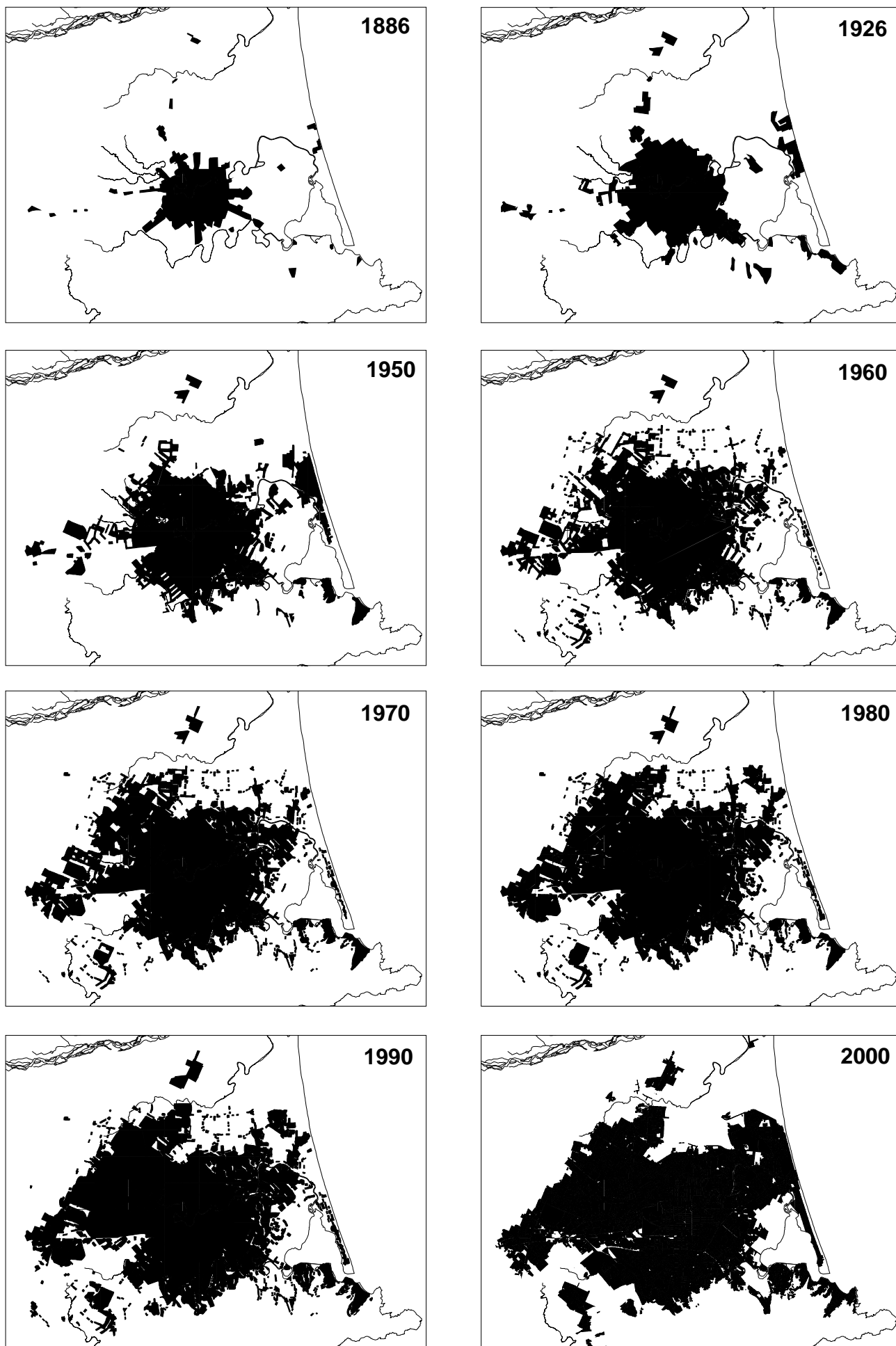
Table 17

**Total Number of Occupied Dwellings 1981-1996
for the Area Bounded by Bealey, Fitzgerald, Moorhouse and Deans Avenues**

	Total Occupied Dwellings				Change in Number of Dwellings, 1981 - 1986		Change in Number of Dwellings, 1986 - 1991		Change in Number of Dwellings, 1991 - 1996	
	1981	1986	1991	1996	Numeric Change	Percentage Change	Numeric Change	Percentage Change	Numeric Change	Percentage Change
Avon Loop	1,716	1,788	1,908	1,961	72	4.2	120	6.7	53	2.8
Cathedral Square	207	192	198	294	-15	-7.2	6	3.1	96	48.5
Hagley Park	528	612	612	675	84	15.9	0	-	63	10.3
Total Central City	2,451	2,592	2,718	2,930	141	5.8	126	4.9	212	7.8
Christchurch City	95,802	101,694	107,700	116,621	5,892	6.2	6,006	5.9	8,921	8.3

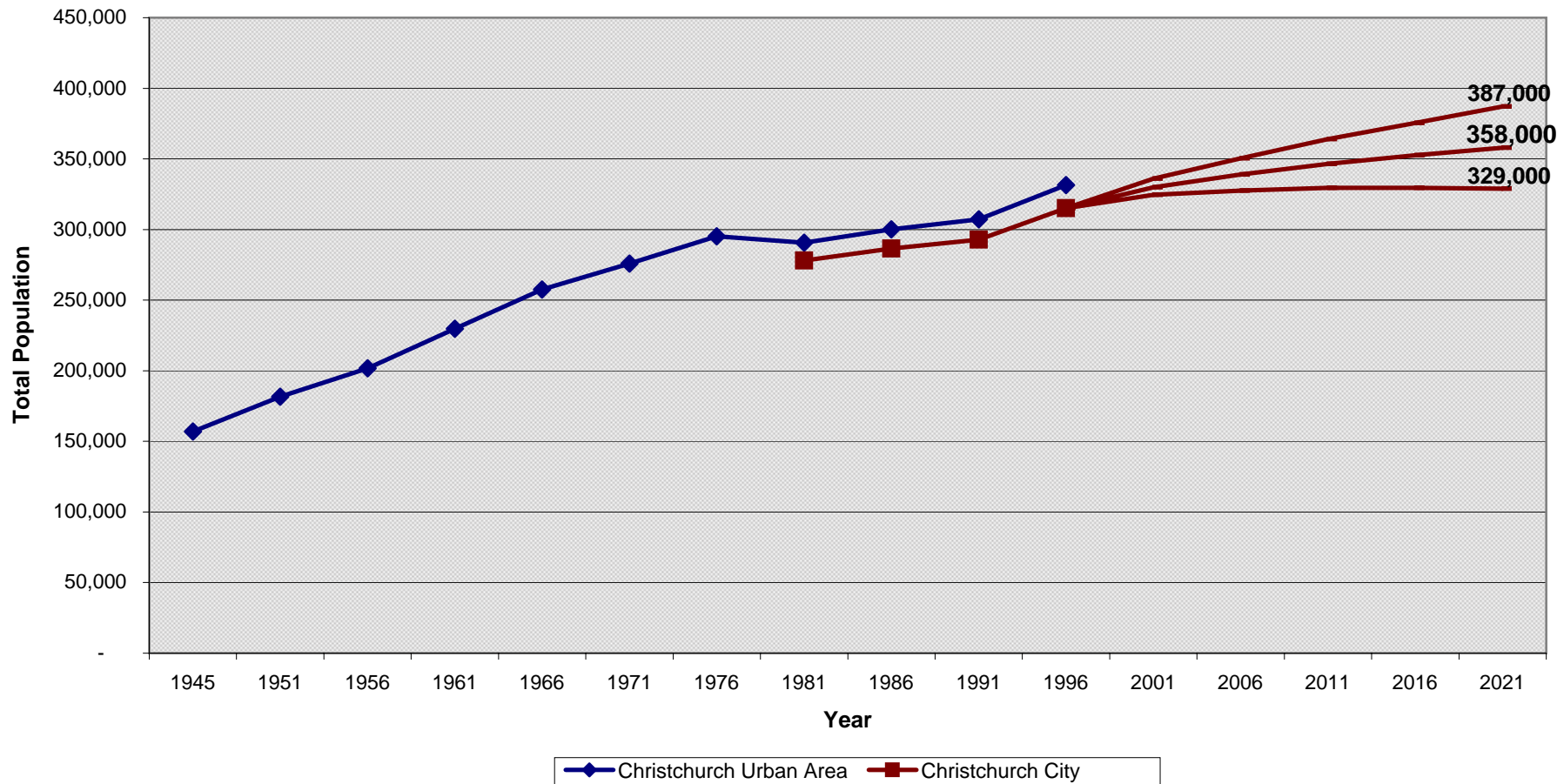
Historic Growth of Christchurch City

1886 - 2000



Graph 6

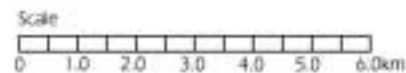
Total Population and Projections - Christchurch Urban Area and Christchurch City from 1945



MAJOR ZONING PATTERN

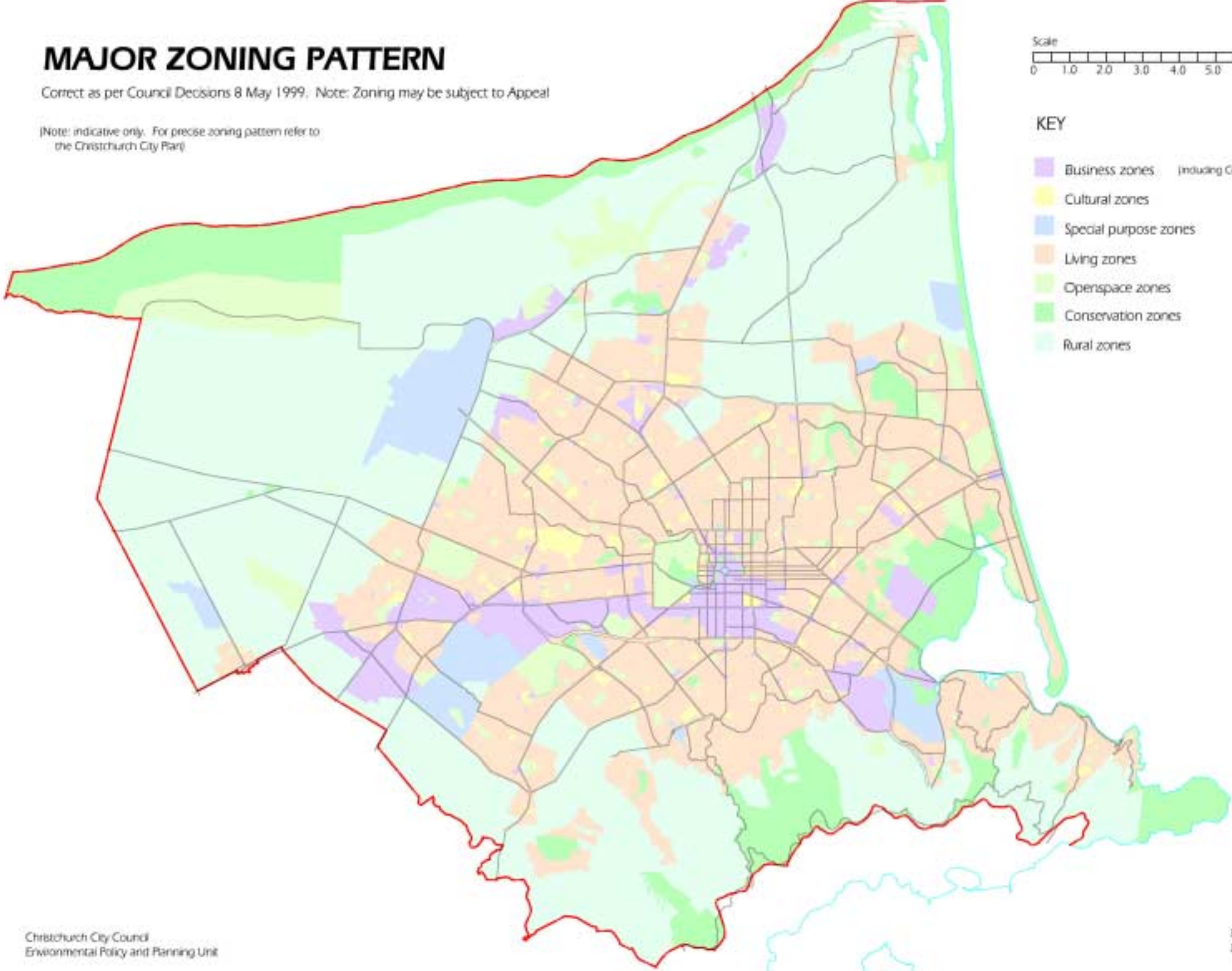
Correct as per Council Decisions 8 May 1999. Note: Zoning may be subject to Appeal

(Note: indicative only. For precise zoning pattern refer to the Christchurch City Plan)



KEY

-  Business zones (including Central city zone)
-  Cultural zones
-  Special purpose zones
-  Living zones
-  Openspace zones
-  Conservation zones
-  Rural zones



Christchurch City Roading Hierarchy

Key

- Major Arterials
- Minor Arterials
- Collector Roads
- Local Roads
- City Boundary

