

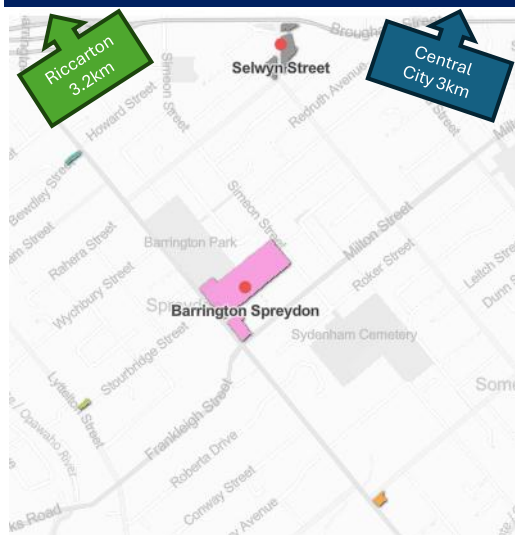
Barrington/Spreydon

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

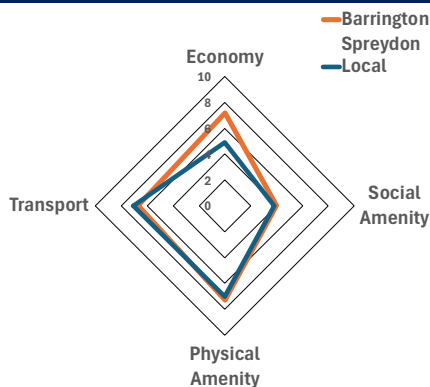
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Barrington is a suburban centre that consists of the original linear centre focused around the intersection of Barrington Street and Athelstan Street, and the Barrington Mall that was originally developed in the 1960s and been further expanded to become a mixed indoor/outdoor mall. The most recent expansion of the Mall was in 2011. The centre also includes a health complex, which has also expanded in recent years.

The 2011 expansion added diversity and depth to the retail offer within the Mall. Economic indicators show a significant increase in spending in the centre and some modest growth in business and employment numbers. Overall, the centre has maintained a higher than average economic rating.

The centre offers several community facilities including a library, community house and church. Barrington Park is adjacent to the commercial centre. The centre score for social amenity is close to average, strong points being health facilities and the diversity of hospitality. The centre is weaker in active recreation and childcare facilities.

The physical amenity of the centre is varied. The mall is largely closed off to Athelstan Street but significant landscaping and tree planting softens the building edge. Elsewhere parts of the centre have a good connection with the street and the buildings, while functional, are well maintained. Barrington Street lacks significant landscaping and tree planting through the centre and is impacted more by high traffic than the enclosed and setback Mall.

Public transport connections are good and the centre is walkable from the surrounding residential catchment. Cycling infrastructure includes several on-street cycle lanes and the Quarryman's Trail Cycleway connects at the southern edge of the centre. Cycle parking facilities are good. Road safety is acceptable but two busy intersections with Barrington Street make this area less safe for cycling.

STRENGTHS

- Diverse range of shops, health services and hospitality.
- Large, walkable, residential catchment.
- Housing growth increasing catchment population.
- Improved major cycle route connections.

WEAKNESSES

- Contrast between newer, modern mall and older street arcade.
- High traffic roads and intersections.

OPPORTUNITIES

- Improve access and interface to Barrington Park.
- Street environment along Barrington Street.
- Newly zoned for medium density housing growth.

THREATS

- Further traffic growth.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

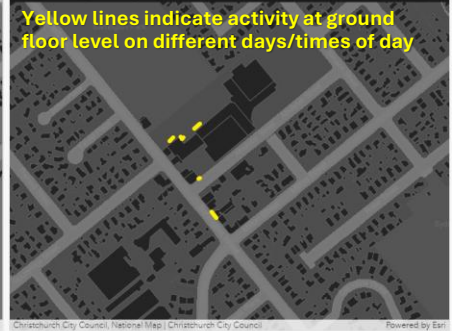
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)



Weekends: Daytime opening (9am-5pm)



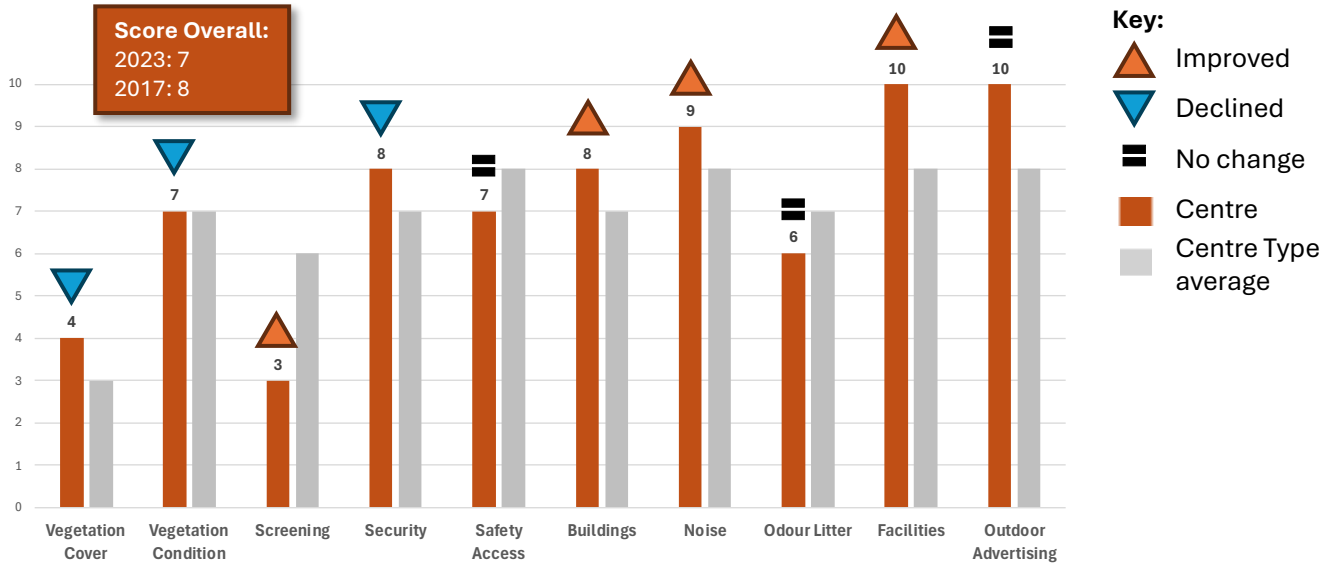
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

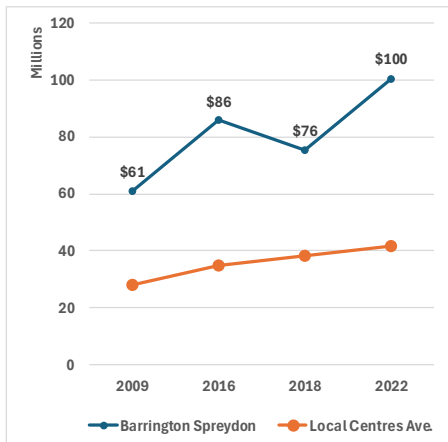


ECONOMIC PERFORMANCE

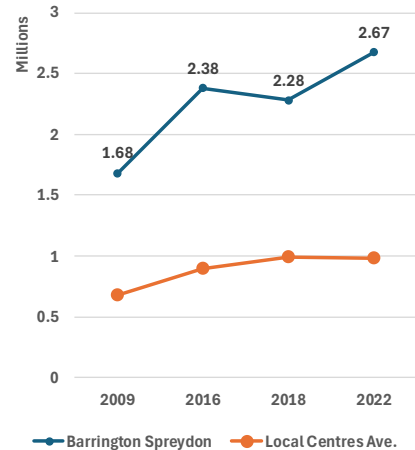
Economic survey score 2023	7.2
Economic survey score 2017	7.2
Centre type average economic survey score 2023	4.9
Vacant land in centre	1%
Centre type average vacant land	15%



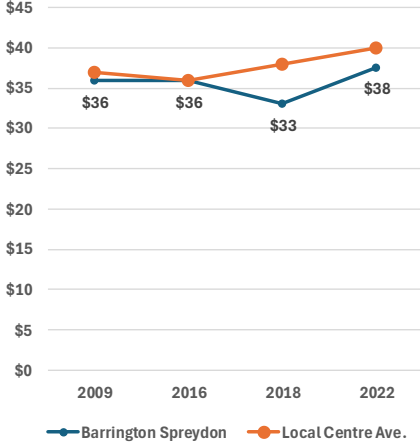
TOTAL SPEND (\$)



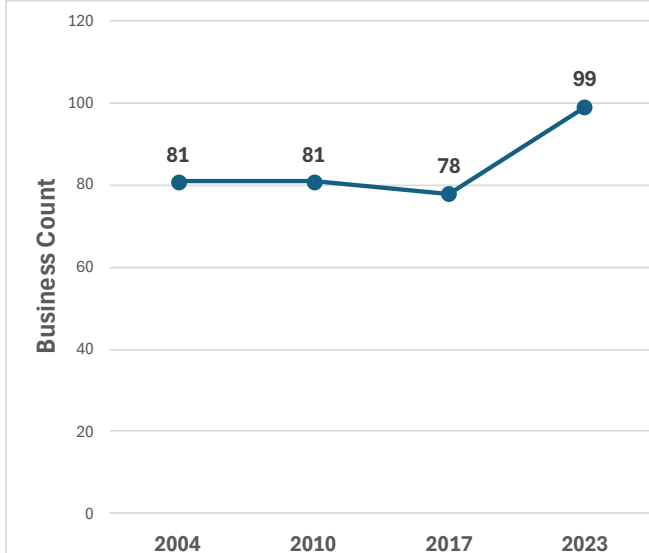
TRANSACTION COUNT



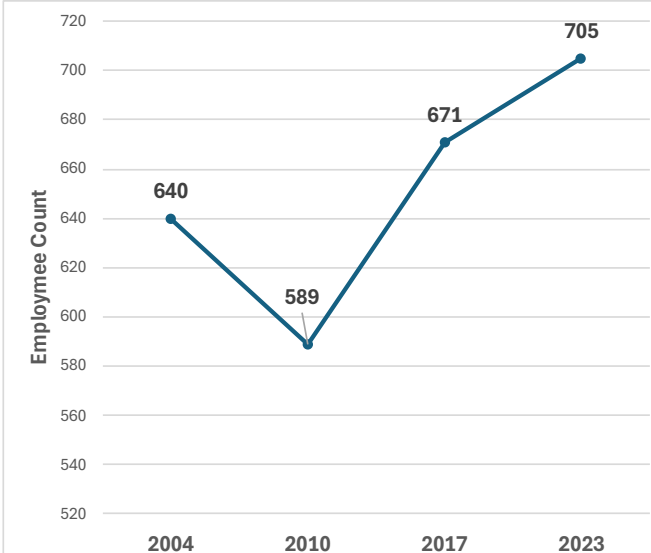
TRANSACTION AVERAGE (\$)



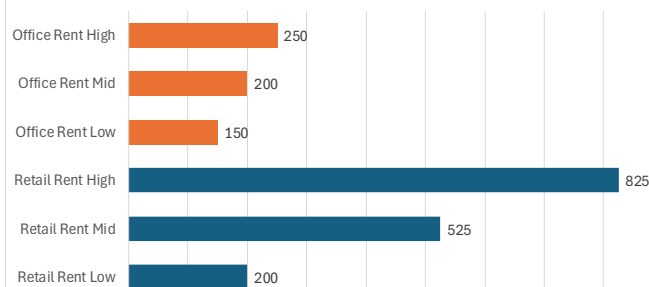
BUSINESS COUNT



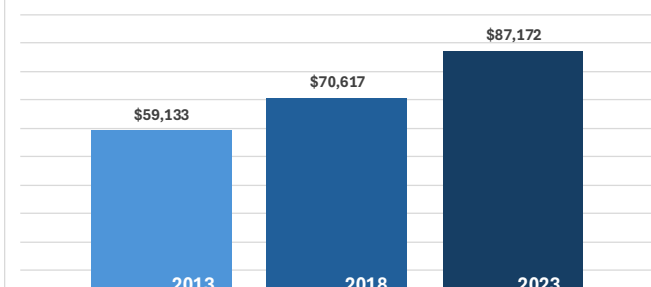
EMPLOYMENT COUNT



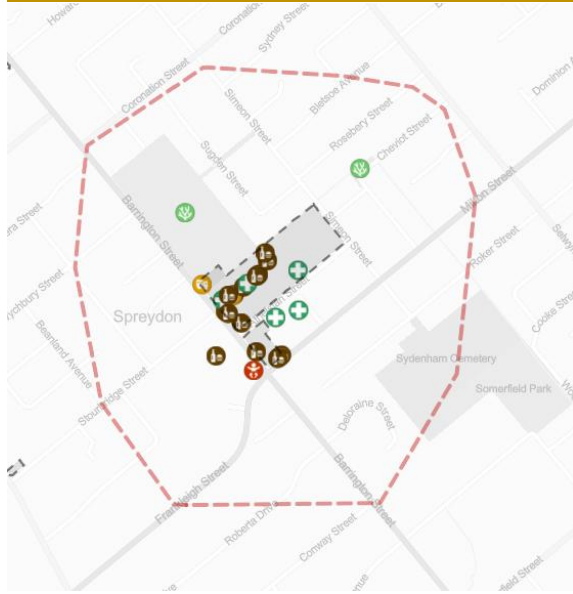
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

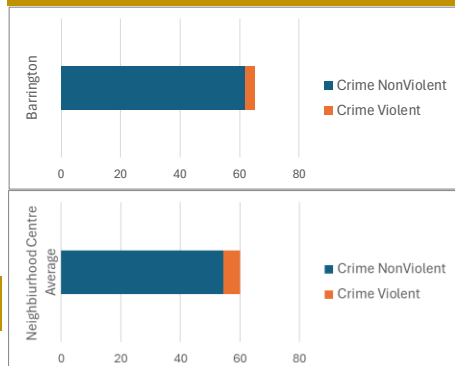


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	21%	20%	18%
Residents 65yrs and over	14%	12%	14%
Residents on Social welfare	4%	3%	8%
Average % of hh with no car	3%	5%	4%
Average number of vehicles/hh	1	1	1

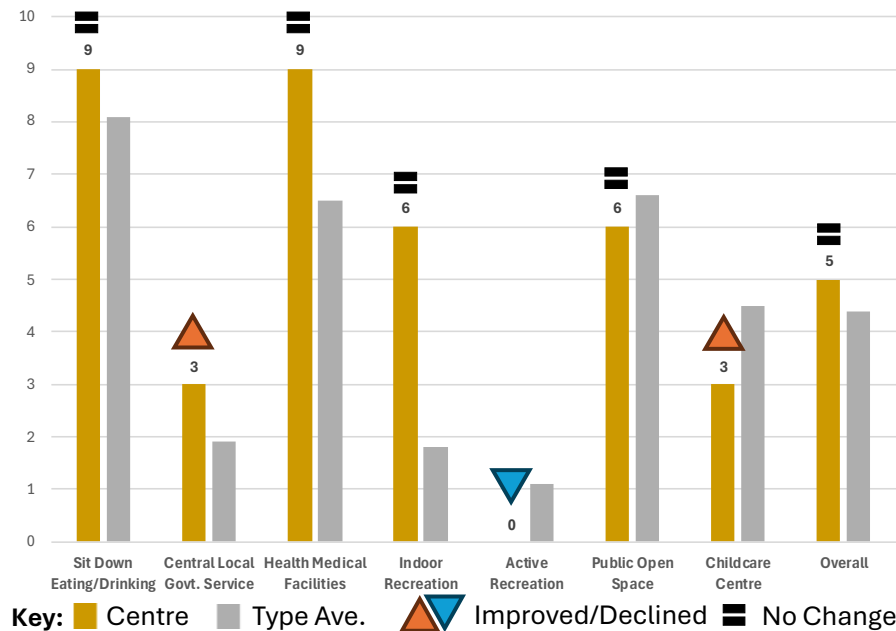
CATEGORY

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

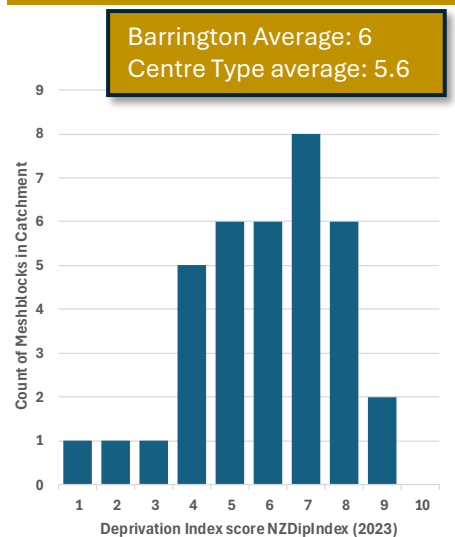
CRIME (2022)



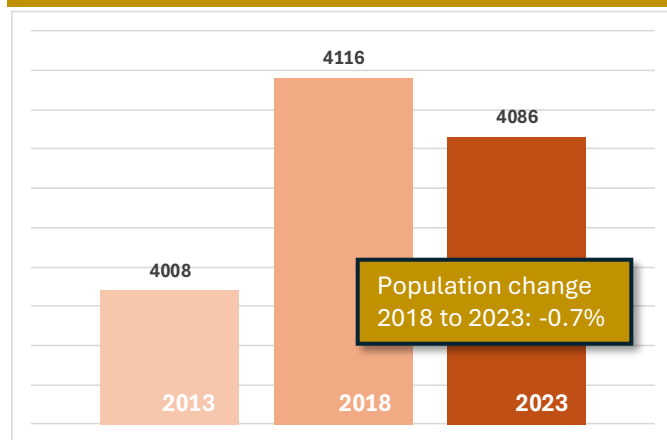
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



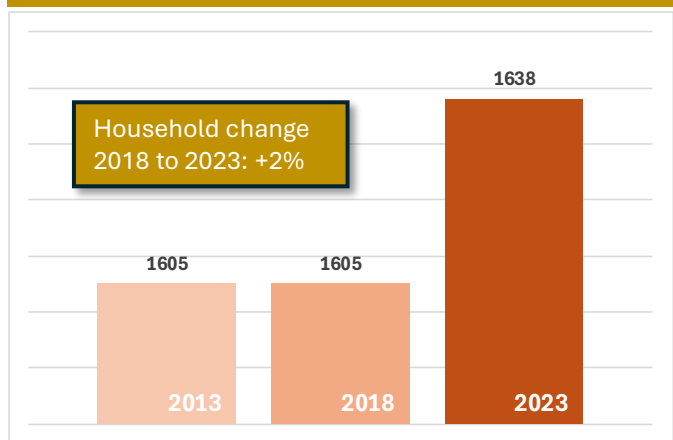
DEPRIVATION RANGE (2023)



CATCHMENT POPULATION 2018-2023



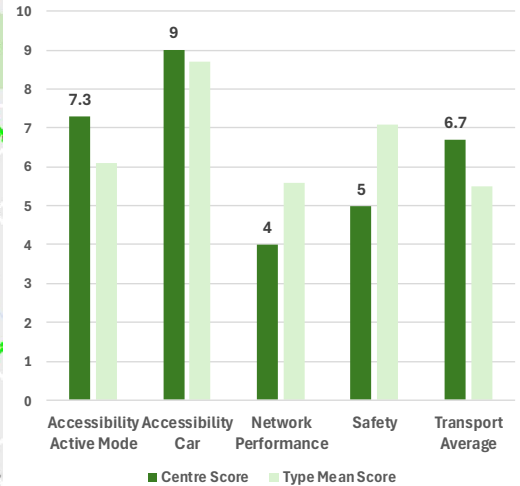
HOUSEHOLD COUNT 2018-2023



TRANSPORT

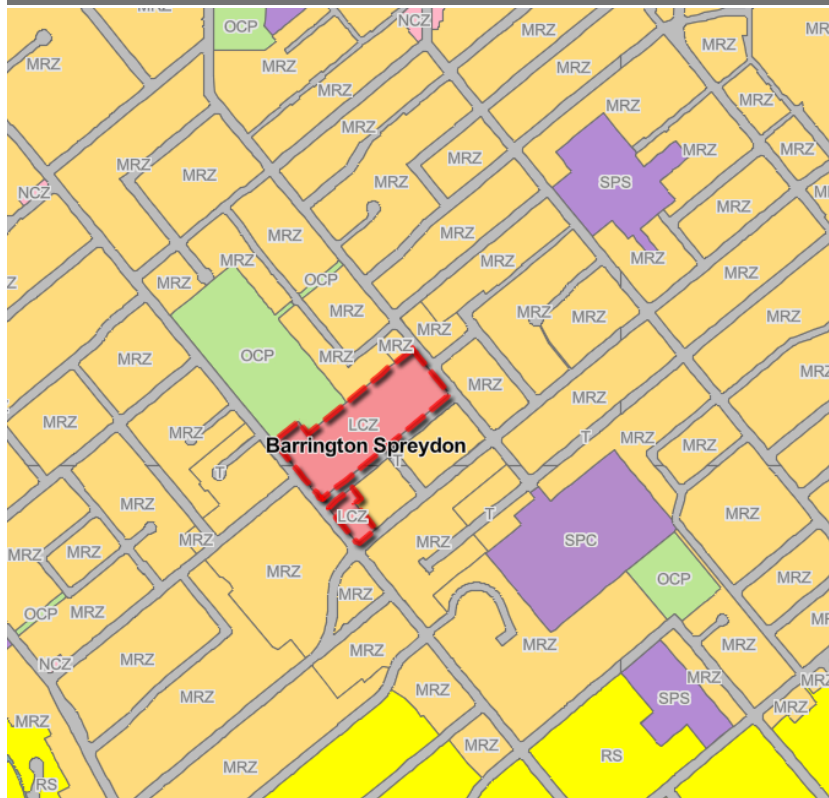


TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



Planning zones legend and detail

	Local Centre Zone (commercial activity)
	Medium Density Zone (townhouses)
	Residential Suburban Zone (low density houses)
	Open Space Zone (parks and recreation)
	Special Purpose Cemetery (open space and cemetery)
	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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