

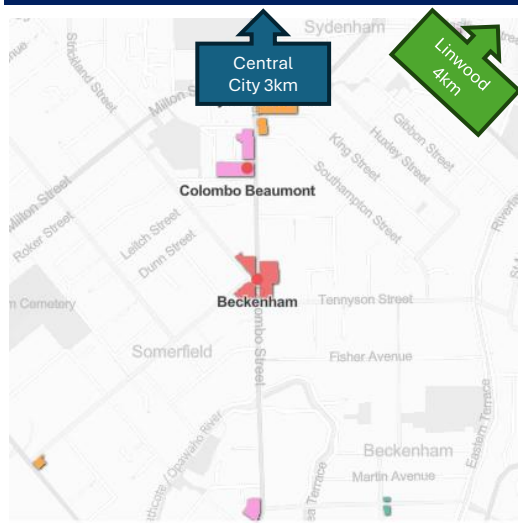
Beckenham

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

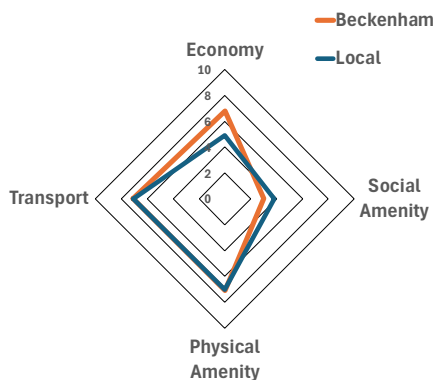
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Beckenham is one of a series of smaller centres extending southwards along Colombo Street. The centre is clustered around the confluence of Colombo, Tennyson, Strickland and Somerfield Streets. It consists of a series of separate commercial buildings fronting the street and also a set-back open mall on the Colombo/Tennyson Street corner. The centre has a sizable residential catchment that extends south of the centre to the Port Hills. The centre has undergone significant redevelopment over the last decade as earthquake damaged buildings have been replaced.

New building in the centre has continued in the last five years and has helped to further increase the range of the centres offer (e.g. bulk goods store adding to the existing butcher and farm shop). The centre is weighted towards hospitality with several cafes, restaurants, bars and takeaway outlets. The centre is also well served for health facilities. The police station, while not an active frontage, contributes to the sense of local safety in the centre.

Economic indicators are a mixed bag; spending has dropped but the number of businesses and employees has risen. The overall economic assessment is similar to the 2018 assessment.

The centre scores below average for overall social amenity, mainly due to the lack of open active recreation and government services in the centre. Otherwise, the centre scores at or above average for social facilities, in particular in the diversity of hospitality on offer.

Being on the intersection of several busy arterial and collector roads the physical environment is dominated by traffic. Areas of landscaping are to be found on the corner of Colombo Street and Strickland Street and in front of the Baptist Church.

Access to the centre is good across all forms of transport. Colombo Street is served by a high frequency bus route. Cycles routes connect to and through the centre, and there is plenty of cycle parking. The surrounding streets are walkable and connect well with the centre.

In summary, ongoing improvements and redevelopment have further improved the centre. A few vacant sites remain to be redeveloped. The centre serves the local catchment well offering a good range of services.

STRENGTHS

- New building development filling vacant sites.
- Strong and diverse hospitality.
- Walkable catchment with growing population.
- Improved major cycle route connections.

WEAKNESSES

- High traffic and safety at complex road intersections.
- Some vacant sites yet to have permanent replacement buildings.

OPPORTUNITIES

- Diversification of 'offer' to offer a greater mix.
- Street environment and intersection improvements.
- New buildings.
- Expanded medium density housing zone.

THREATS

- Potential for further traffic growth due to new medium density housing in the catchment and new housing areas to the south.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

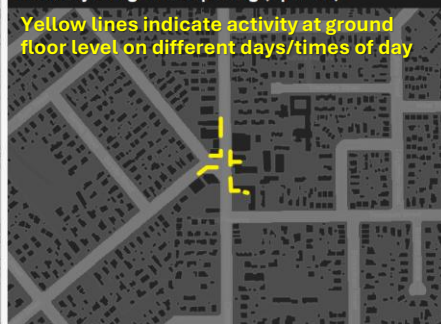
Weekdays: Daytime opening (9am-5pm)



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)



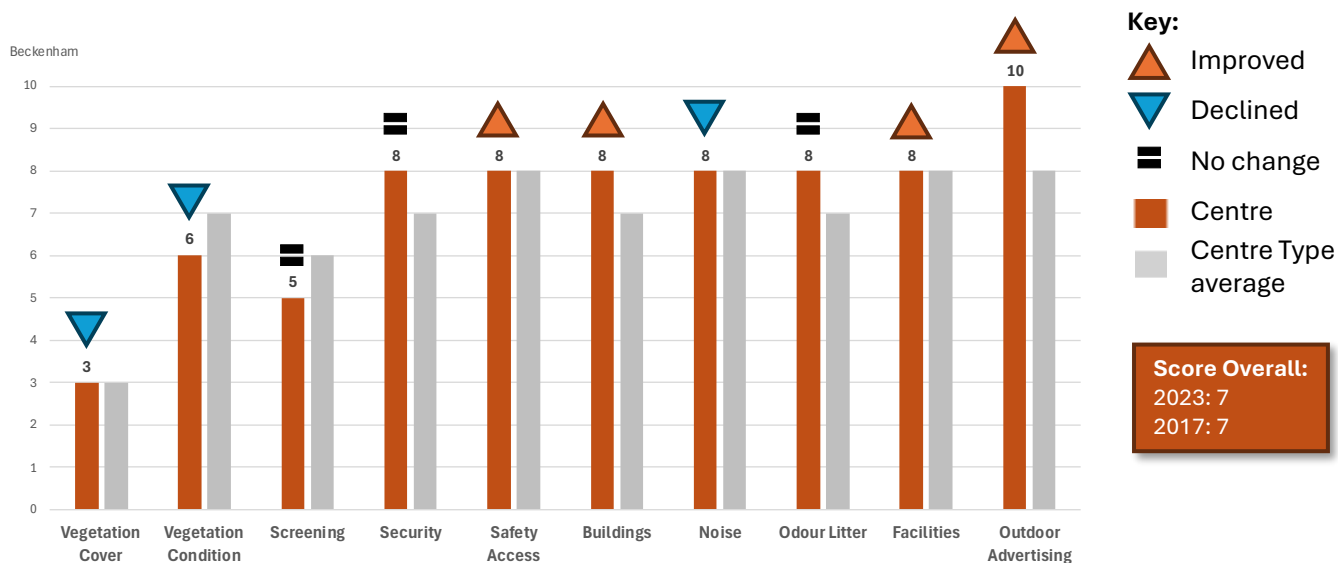
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

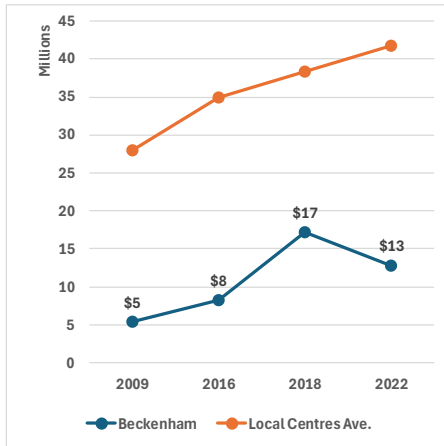


ECONOMIC PERFORMANCE

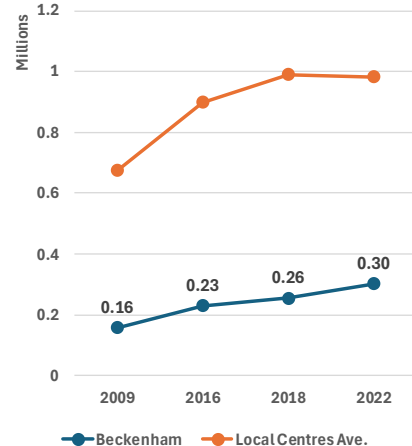
Economic survey score 2023	6.8
Economic survey score 2017	6.8
Centre type average economic survey score 2023	4.9
Vacant land in centre	12%
Centre type average vacant land	15%



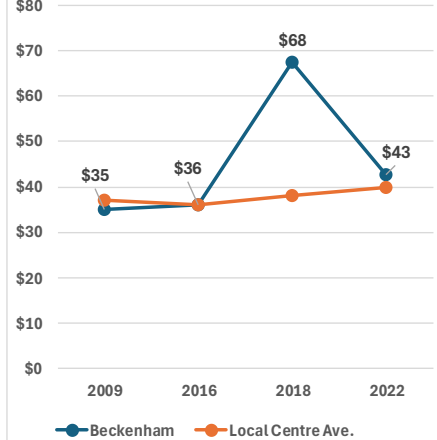
TOTAL SPEND (\$)



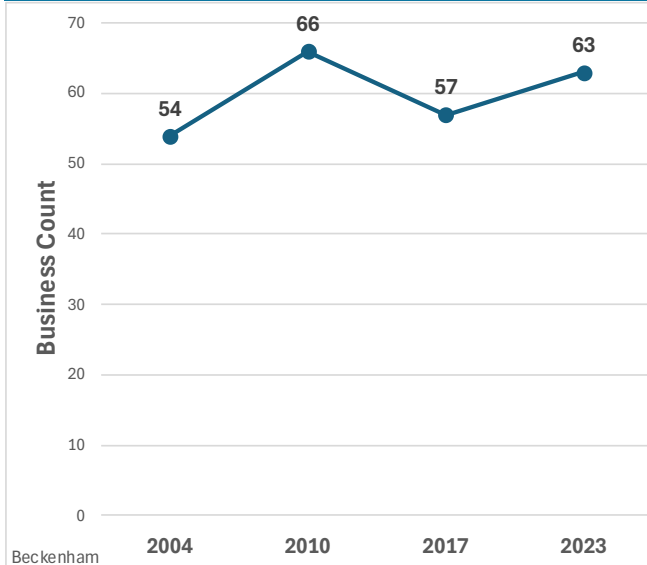
TRANSACTION COUNT



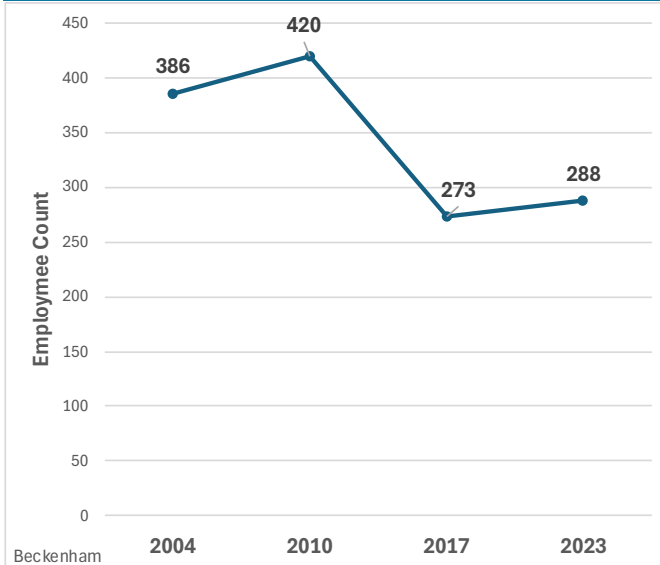
TRANSACTION AVERAGE (\$)



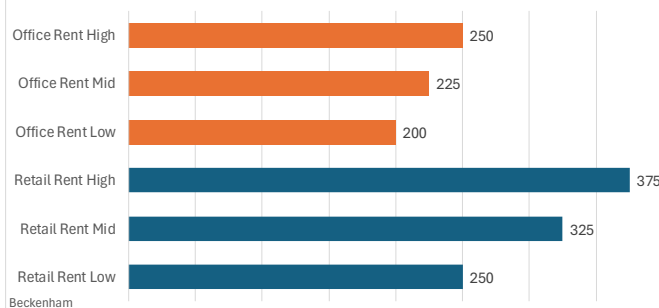
BUSINESS COUNT



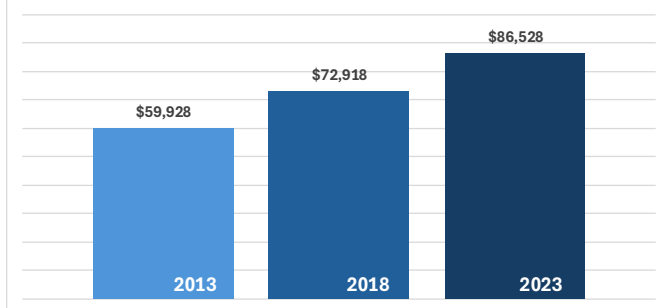
EMPLOYMENT COUNT



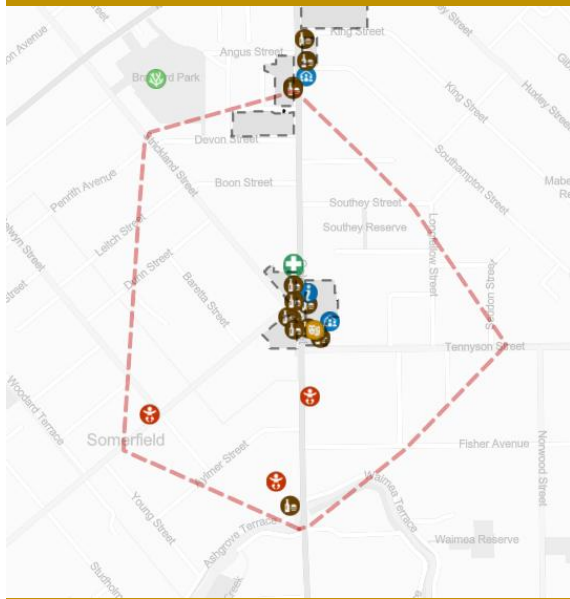
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

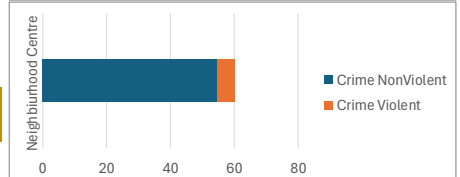
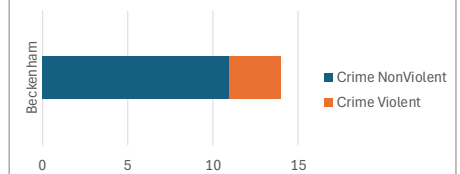


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	18%	17%	17%
Residents 65yrs and over	15%	18%	20%
Residents on Social welfare	4%	2%	4%
Average % of hh with no car	5%	4%	4%
Average number of vehicles/hh	1	1	1

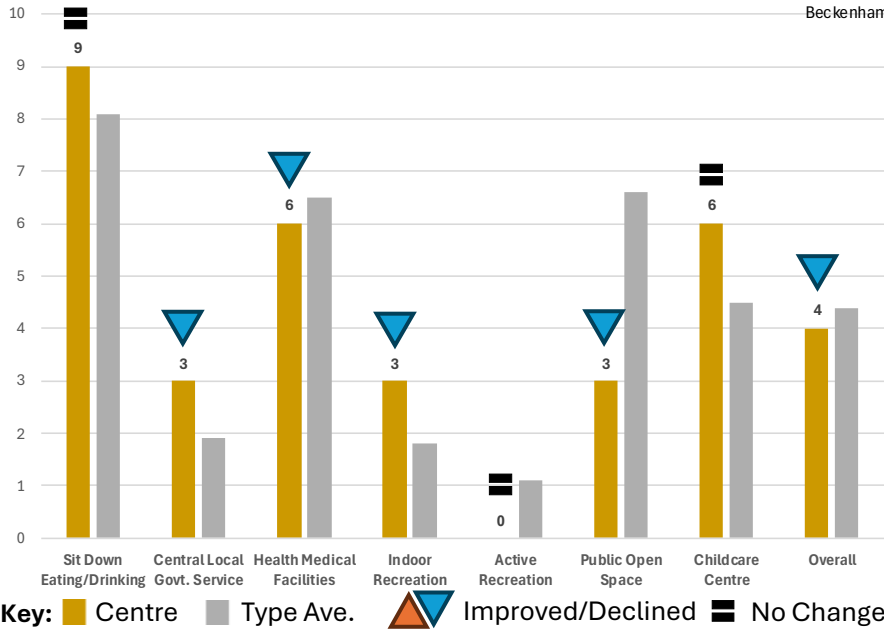
CATEGORY

- 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)

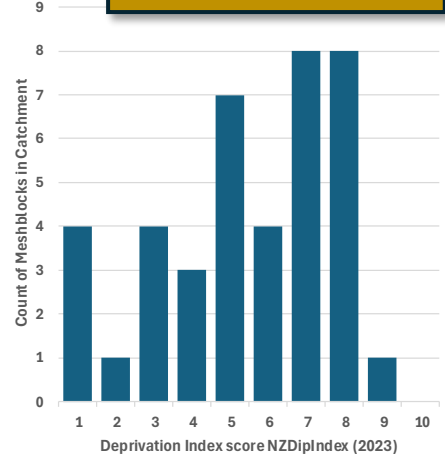


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

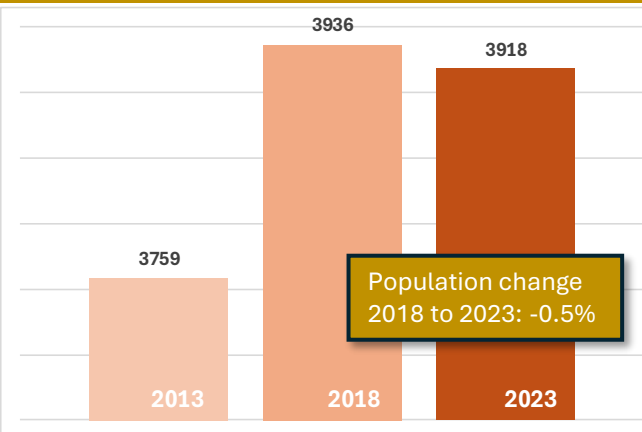


DEPRIVATION RANGE (2023)

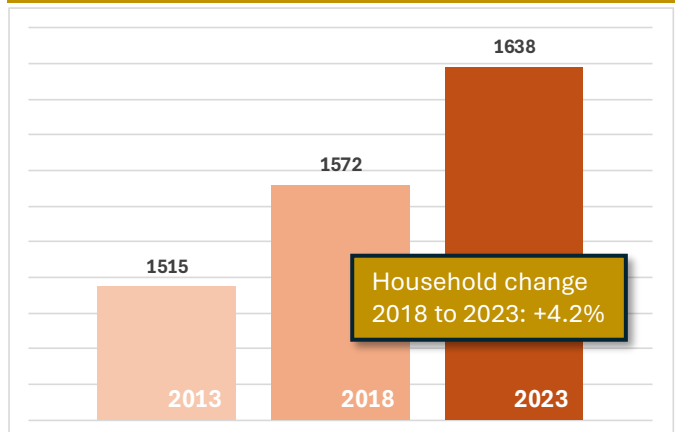
Beckenham Average: 5
Centre Type average: 5.6



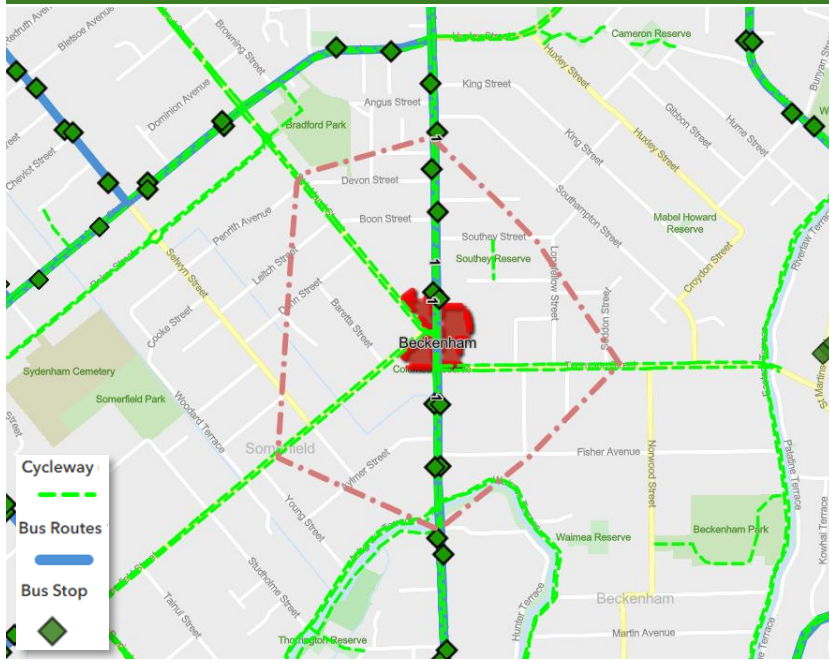
CATCHMENT POPULATION 2018-2023



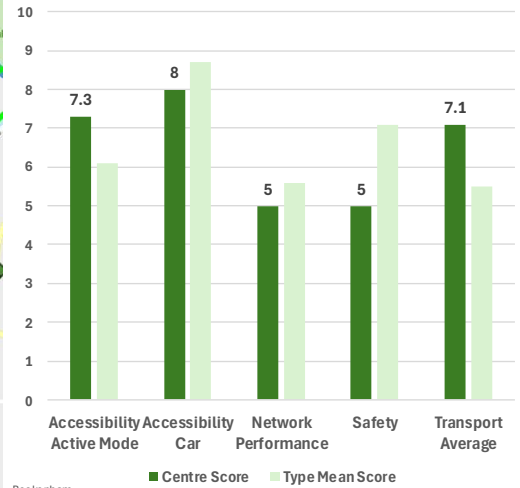
HOUSEHOLD COUNT 2018-2023



TRANSPORT

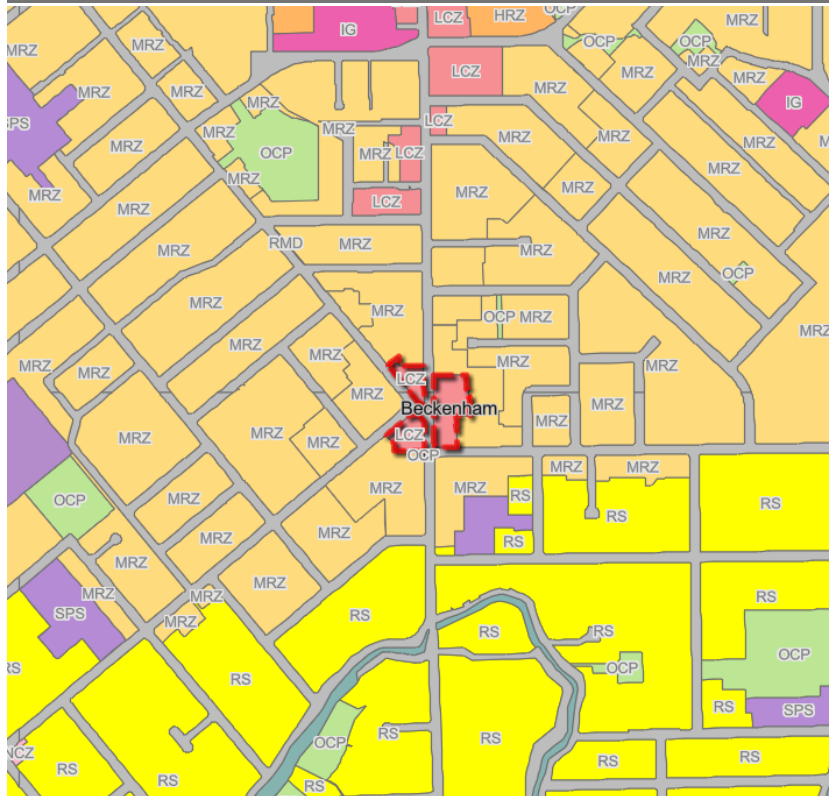


TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE AS OF NOVEMBER 2025)



Planning zones legend and detail

LCZ	Local Centre Zone (commercial activity)
HRZ	High Density Zone (townhouses and apartments)
MRZ	Medium Density Zone (townhouses)
RS	Residential Suburban Zone (low density houses)
OCP	Open Space Zone (parks and recreation)
IG	Industrial (businesses and factories)
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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