

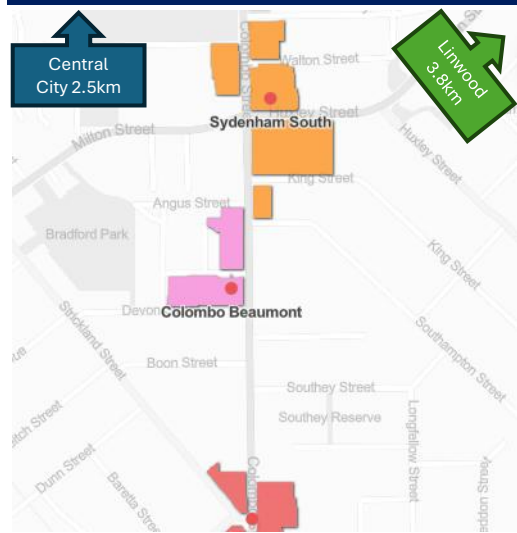
Colombo Beaumont

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

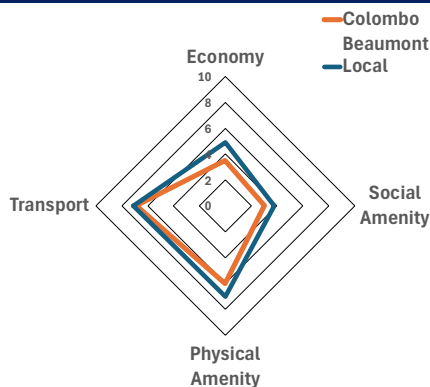
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Sydenham (Colombo Beaumont) lies on the southern end of the Sydenham commercial strip on Colombo Street. The centre serves a local residential catchment area and also passing trade from suburbs to the south.

The centre has two distinct parts: a linear, road fronting, group of older buildings and former car sale yards between Beaumont Street and Angus Street, and a supermarket, which is set-back from the street and operates separately from the remainder of the centre. The commercial buildings opposite are part of the Sydenham South centre.

Economic indicators show a slight decline in spending and transactions in the centre, and otherwise a static business count and employment count. The centre is anchored by the supermarket, which likely accounts for the bulk of the spending in the centre. The linear centre consists of the number of takeaway food outlets, which are the same as previously surveyed. There does however appear to have been some change in the mix of retail tenants, but there are very few vacant units. Housing development is encroaching on the centre, replacing previously low density commercial activity.

The social amenity score is overall low, but this is not unexpected given the centres size and location near other centres which provide greater diversity of social amenity facilities.

The environment is dominated by the busy Colombo Street. Landscaping and trees feature at the road frontage of the supermarket carpark but there is little provision elsewhere in the centre.

Accessibility by car and public transport is good. Car parking is provided by the supermarket and street parking appears to be adequate for uses in the linear centre. The centre is on a high frequency bus route. Cycle access is good with on street cycle lanes and bus lanes. Pedestrian access is acceptable, with signalised crossing enabling safe access across Colombo Street.

In summary, the supermarket anchors the centre but its lack of integration with the linear component of the centre means that this part of the centre does not necessarily benefit. Otherwise, the centre performs its anticipated function.

STRENGTHS

- Supermarket anchor.
- Walkable and population dense catchment.
- Arterial road position captures passing traffic.

WEAKNESSES

- Traffic dominated street environment.
- Detachment between supermarket and linear shops part of centre.

OPPORTUNITIES

- Amenity improvements to street environment.
- Zone changes enable population growth in centre.

THREATS

- Increased traffic continues to erode amenity.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

Weekdays: Daytime opening (9am-5pm)



Weekends: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



Weekends: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)

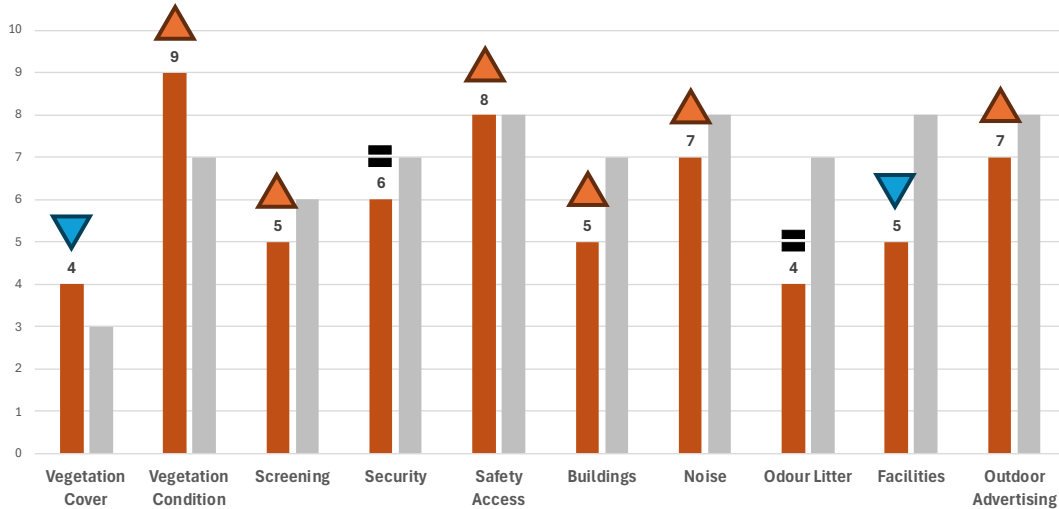


Weekends: Nighttime opening (9pm on)



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

Colombo Beaumont



Key:

- ▲ Improved
- ▼ Declined
- ▬ No change
- Centre
- Centre Type average

Score Overall:
2023: 6
2017: 5

CENTRE IMAGES (2023)



ECONOMIC PERFORMANCE

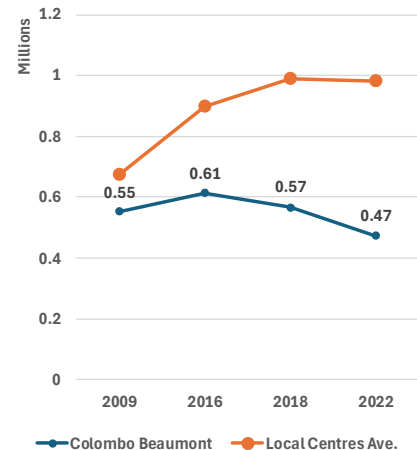
Economic survey score 2023	3.5
Economic survey score 2017	3.4
Centre type average economic survey score 2023	4.9
Vacant land in centre	2%
Centre type average vacant land	15%



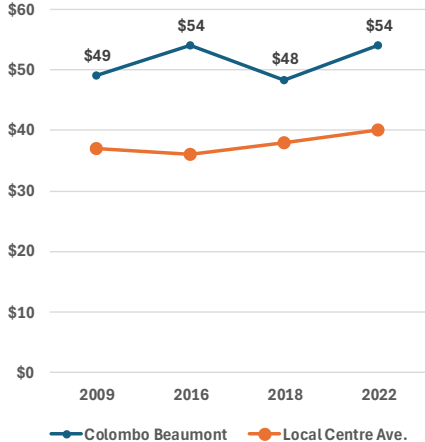
TOTAL SPEND (\$)



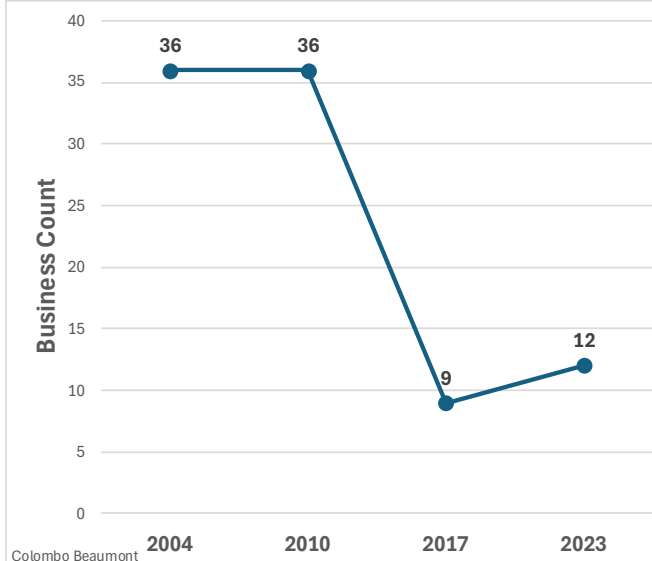
TRANSACTION COUNT



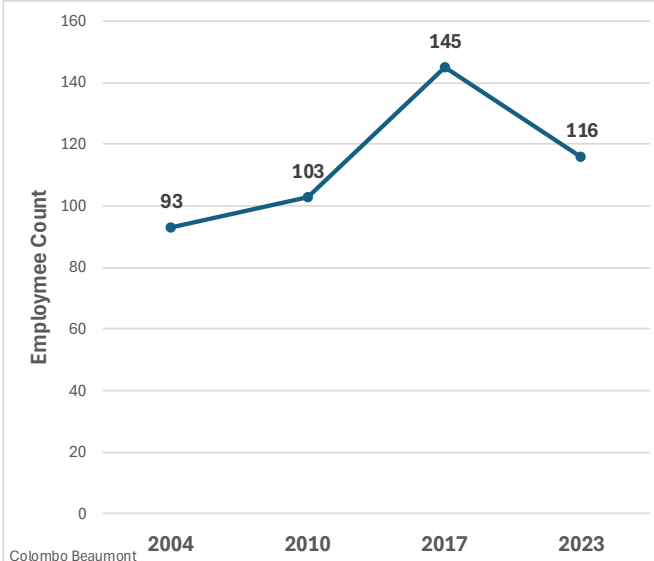
TRANSACTION AVERAGE (\$)



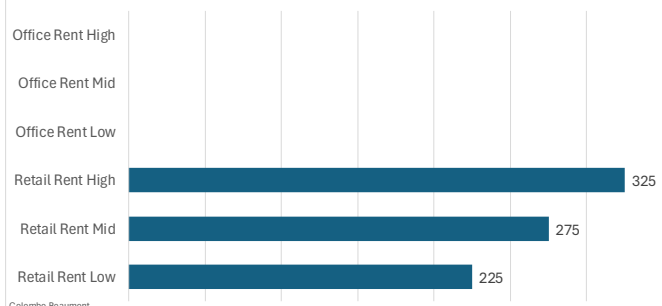
BUSINESS COUNT



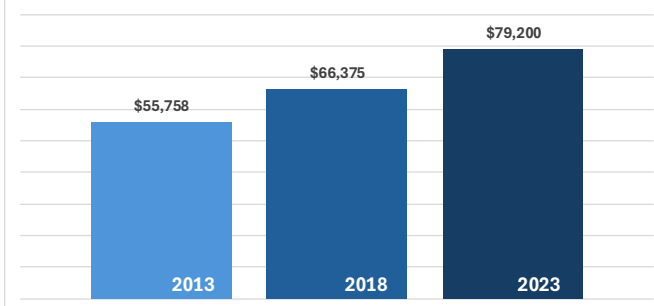
EMPLOYMENT COUNT



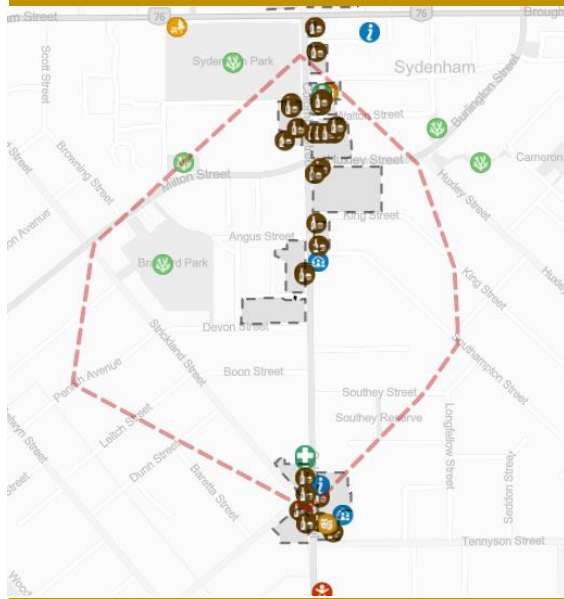
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

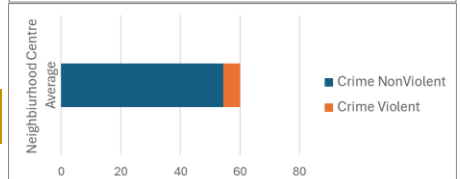
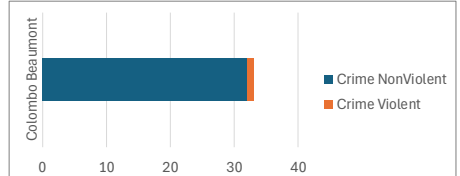


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	15%	12%	12%
Residents 65yrs and over	13%	18%	21%
Residents on Social welfare	5%	4%	7%
Average % of hh with no car	7%	6%	8%
Average number of vehicles/hh	1	1	1

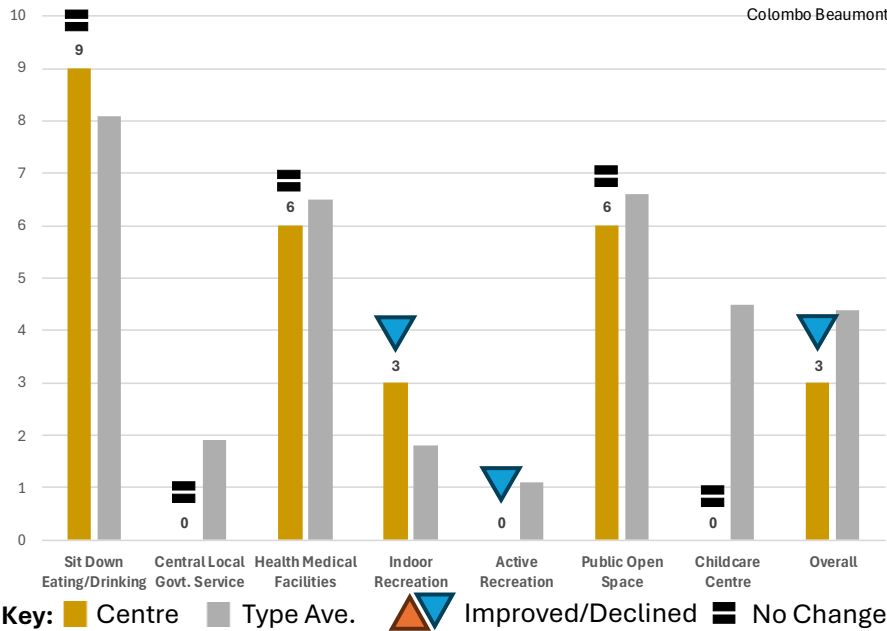
CATEGORY

- 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)

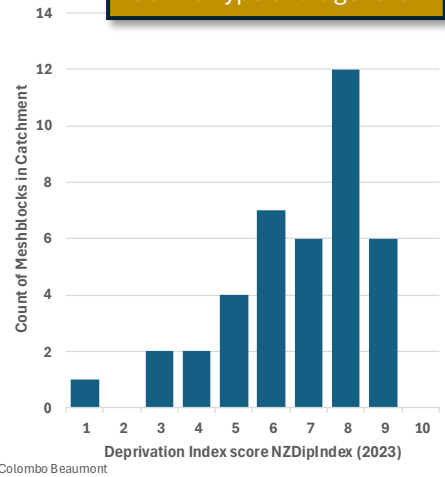


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

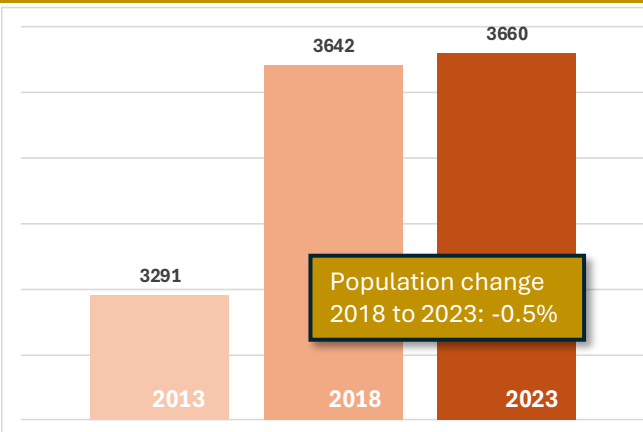


DEPRIVATION RANGE (2023)

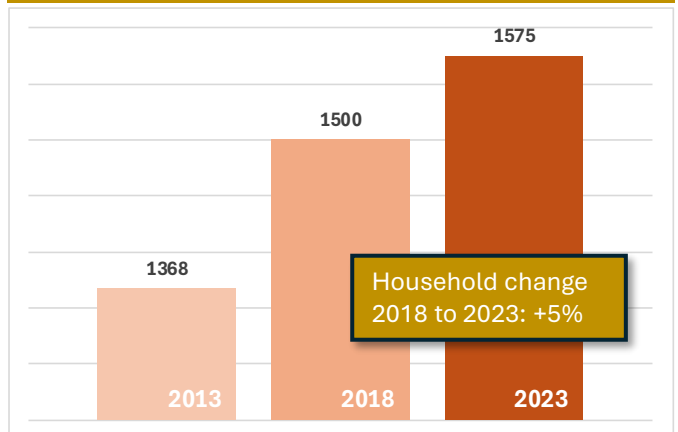
Colombo Average: 7
Centre Type average: 5.6



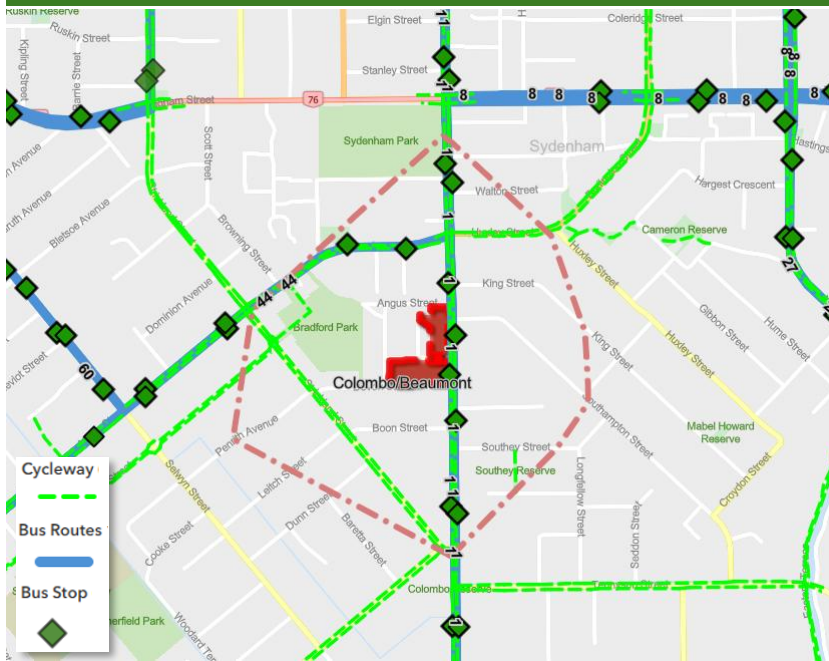
CATCHMENT POPULATION 2018-2023



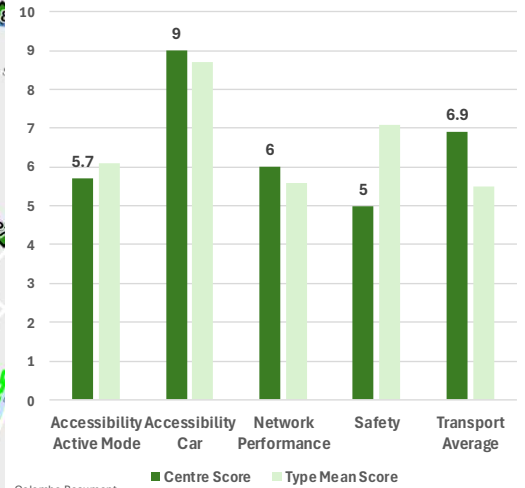
HOUSEHOLD COUNT 2018-2023



TRANSPORT

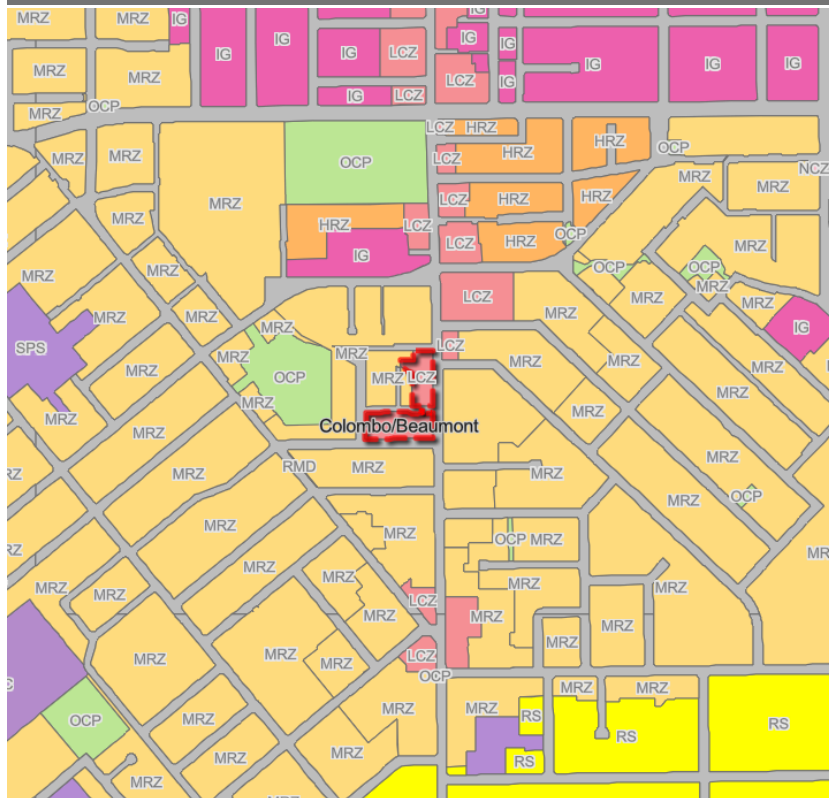


TRANSPORT SURVEY



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 (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.

DISCLAIMER – While every effort has been made to ensure the information presented is accurate, the Christchurch City Council gives no guarantee that the information in any Commercial Centre Factsheet contains no errors. The Council shall not be liable for any loss or damage suffered consequent upon the use directly, or indirectly, of the information supplied in this publication.

REPRODUCTION OF MATERIAL – Any table or other material published in the Commercial Centre Factsheets may be reproduced provided acknowledgement is made to this source and the original data where appropriate.