

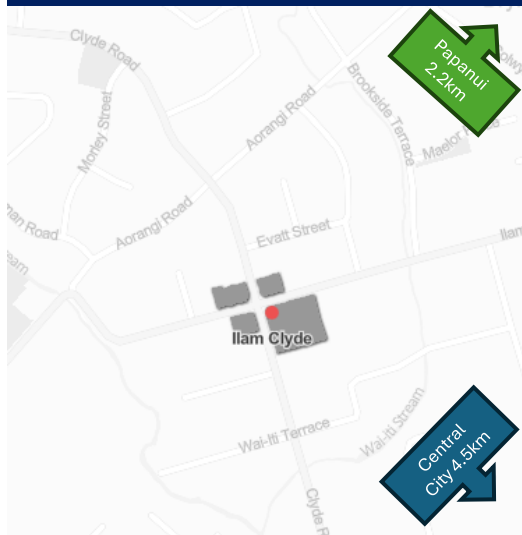
Ilam Clyde

District Plan: “Local”
Previous factsheets: “Neighbourhood”

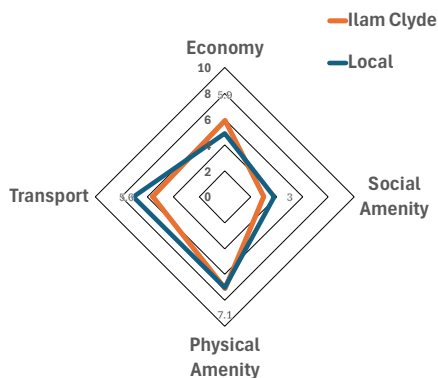
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Ilam-Clyde (in part known as Fendalton Village) is a small centre on the four corners of the intersection of Ilam and Clyde Roads. Three corners have road fronting buildings with the larger part of the centre set-back from the road behind a car parking area. The centre has a small supermarket and individual tenancies with a diverse mix of activities including real estate agents, restaurants and medical facilities.

The centre provides a good range of convenience shopping needs and is functioning acceptably. Investment in the Fendalton Village component has lifted the quality of the centre. Economic indicators show an increase in spending but otherwise a small change since the last assessment. Vacancies are currently low.

Social amenity is good in terms of medical facilities and eateries but the centre itself lacks indoor and outdoor recreation facilities or spaces. The centre is located within 400 meters of several other facilities including Jellie Park, a council service centre and a large intermediate school (Cobham).

The centre is attractive, benefiting from on-street and site edge landscaping which includes several large mature trees. The pedestrian crossings and roundabout provide additional landscaping. Overall the centre performed at or above average for amenity.

The local network of mainly residential streets are conducive for walking and cycling access to the centre, however the centre does not connect with dedicated cycle facilities. The centre is served by a single lower frequency bus route. Car access to the centre is good and parking adequate.

In summary, Ilam Clyde remains a convenient local centre offering a good range of shops and services. The centre has benefitted from investment in the past which has helped to lift the overall quality and parts could be improved with further investment.

STRENGTHS

- Good range of shops and services, anchored by a small supermarket.
- Attractive built environment.

WEAKNESSES

- Location affords fewer opportunities to capture passing trade.
- Limited social amenity facilities across some categories.

OPPORTUNITIES

- Centre identity and branding.

THREATS

- No significant threats exist.

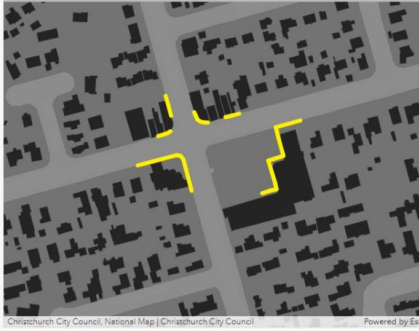
ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)

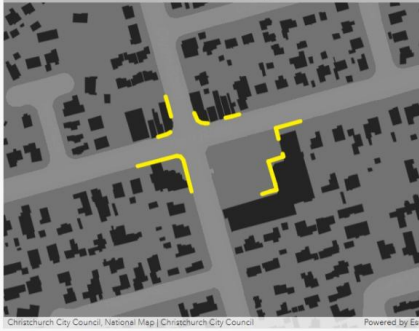


Yellow lines indicate activity at ground floor level on different days/times of day

Weekends: Daytime opening (9am-5pm)



Weekends: Evening opening (5pm-9pm)

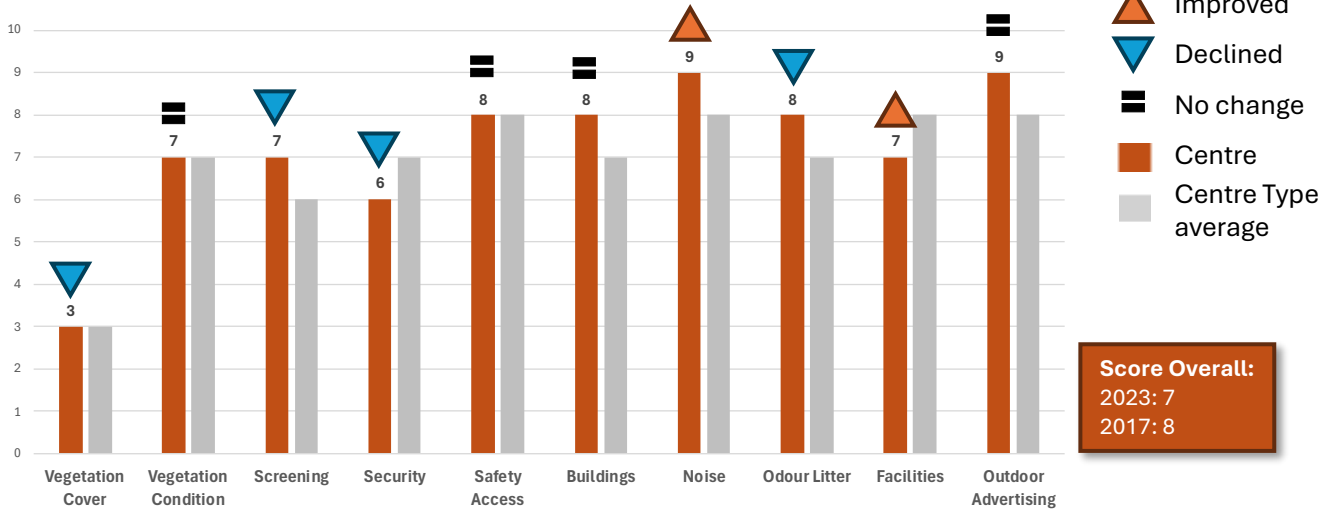


Weekends: Nighttime opening (9pm on)



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

Ilam Clyde



CENTRE IMAGES (2023)

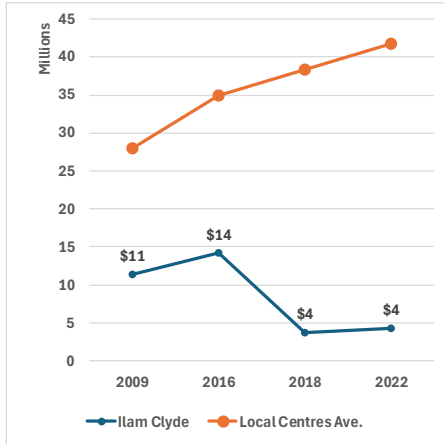


ECONOMIC PERFORMANCE

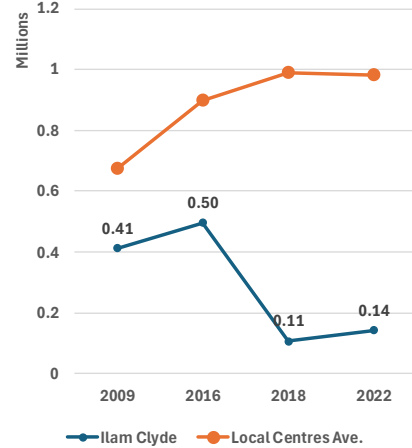
Economic survey score 2023	5.9
Economic survey score 2017	6
Centre type average economic survey score 2023	4.9
Vacant land in centre	28%
Centre type average vacant land	15%



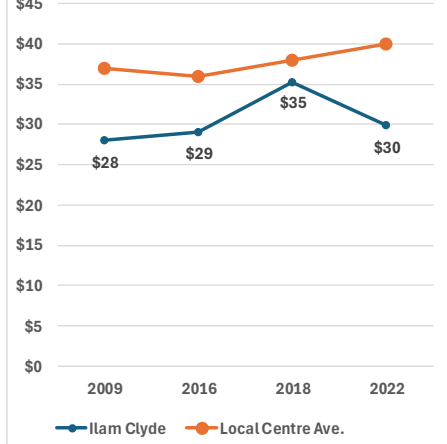
TOTAL SPEND (\$)



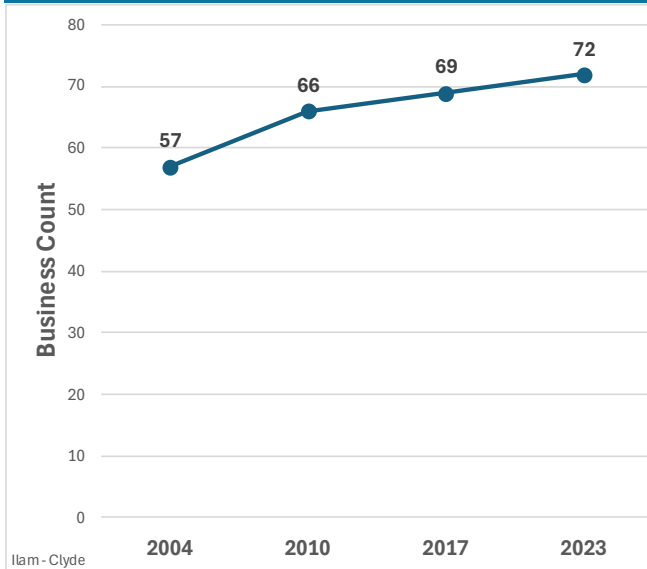
TRANSACTION COUNT



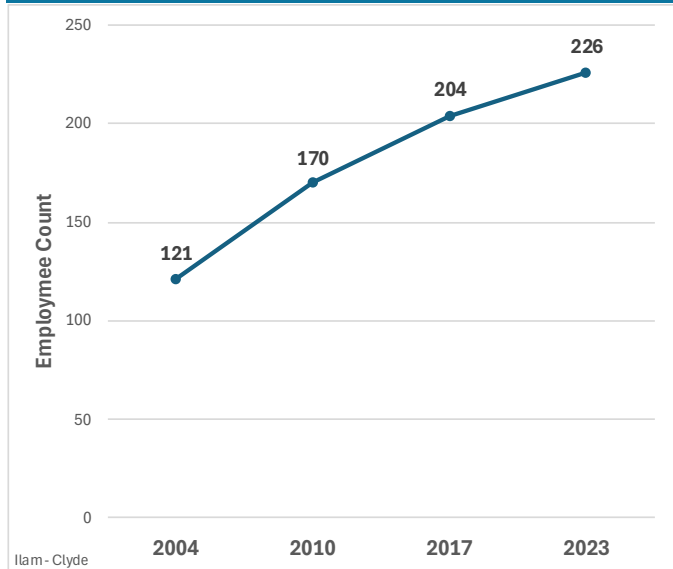
TRANSACTION AVERAGE (\$)



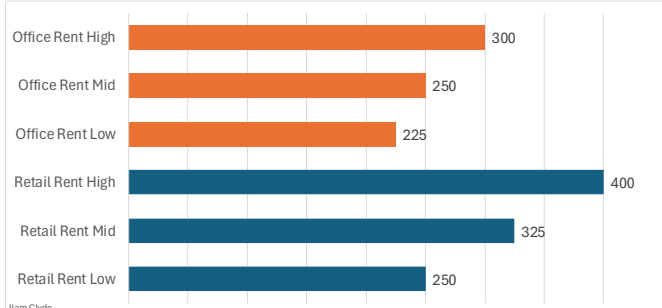
BUSINESS COUNT



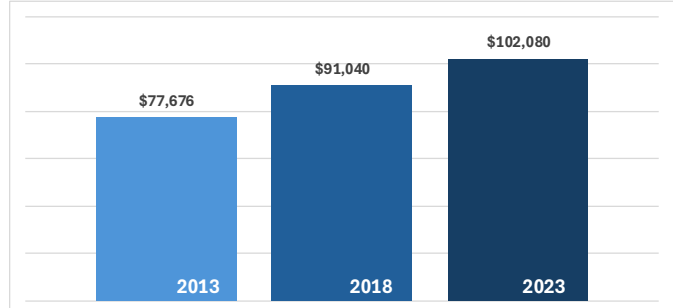
EMPLOYMENT COUNT



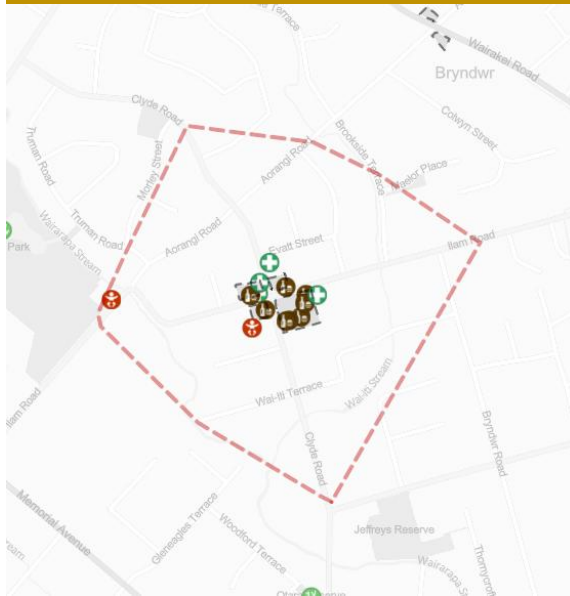
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)

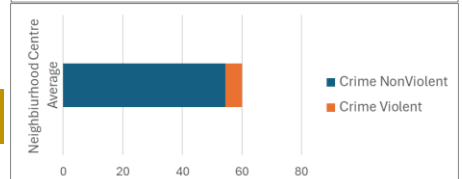
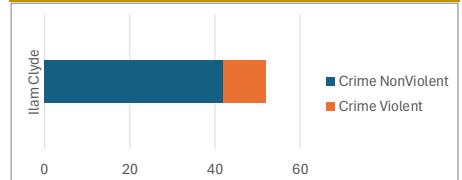


SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

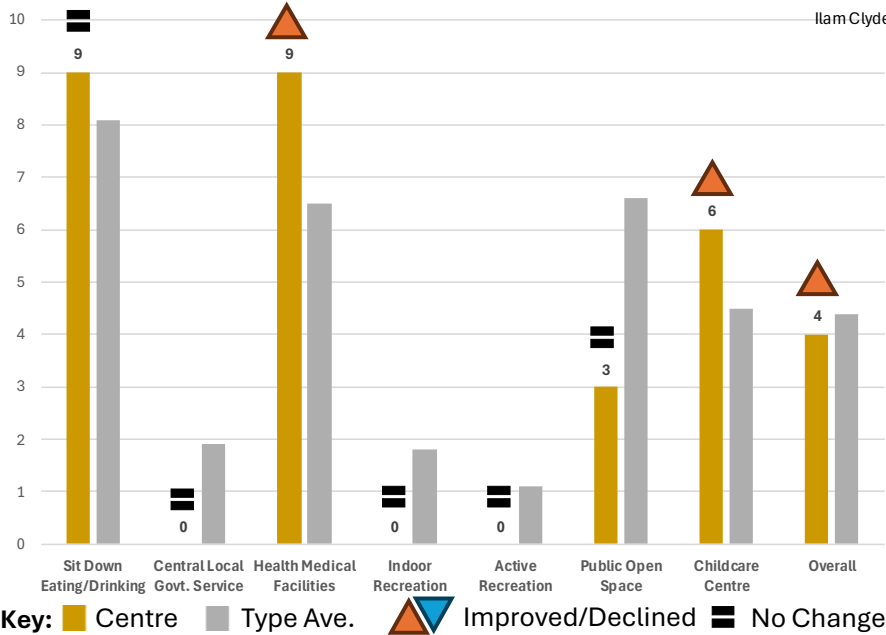


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	19%	19%	18%
Residents 65yrs and over	15%	14%	18%
Residents on Social welfare	13%	10%	15%
Average % of hh with no car	7%	6%	3%
Average number of vehicles/hh	1	1	1

CRIME (2022)

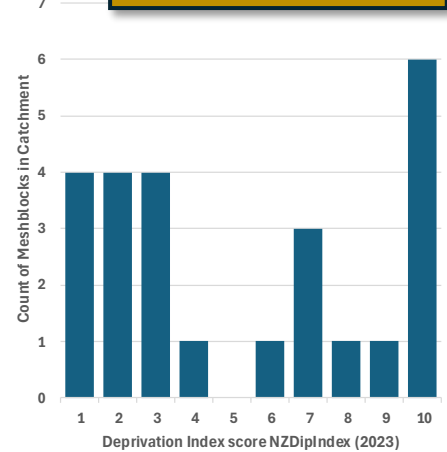


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

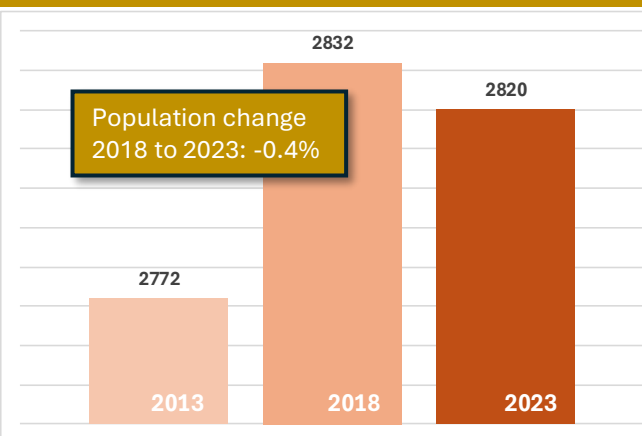


DEPRIVATION RANGE (2023)

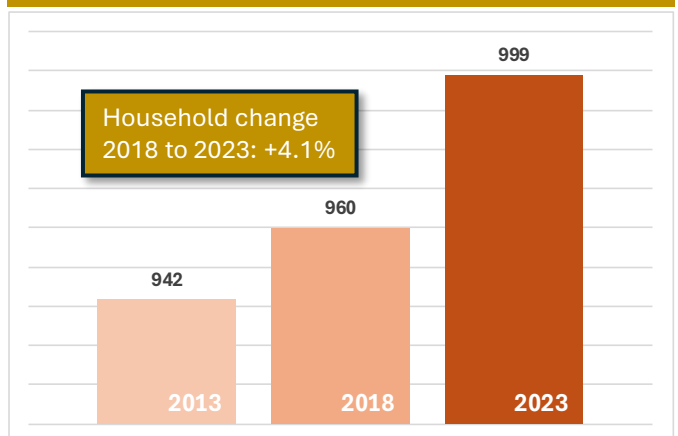
Ilam Clyde Average: 5
Centre Type average: 5.6



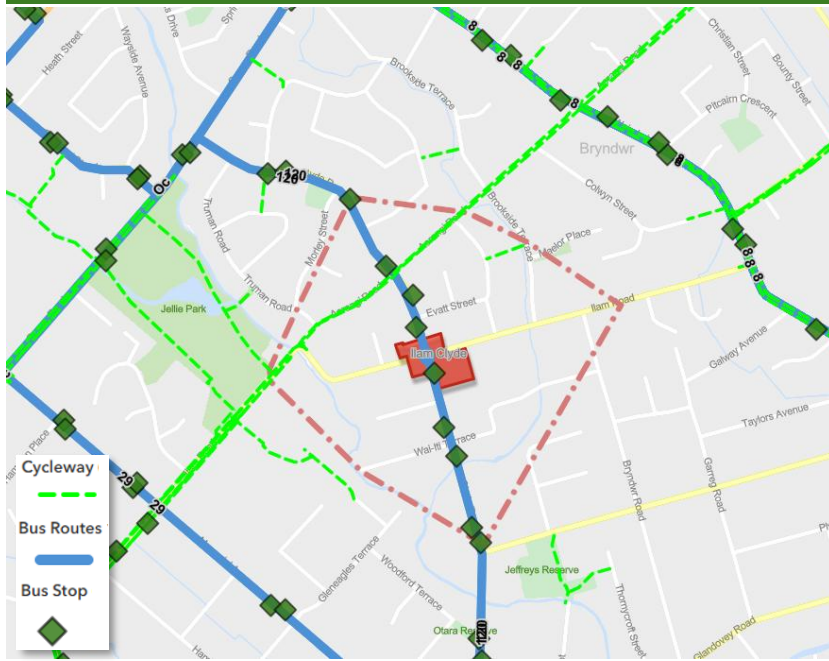
CATCHMENT POPULATION 2018-2023



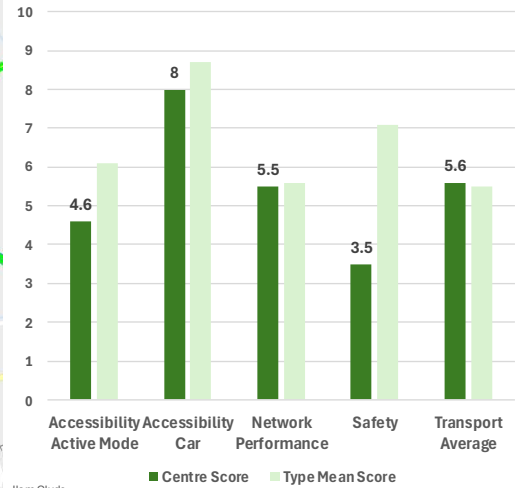
HOUSEHOLD COUNT 2018-2023



TRANSPORT



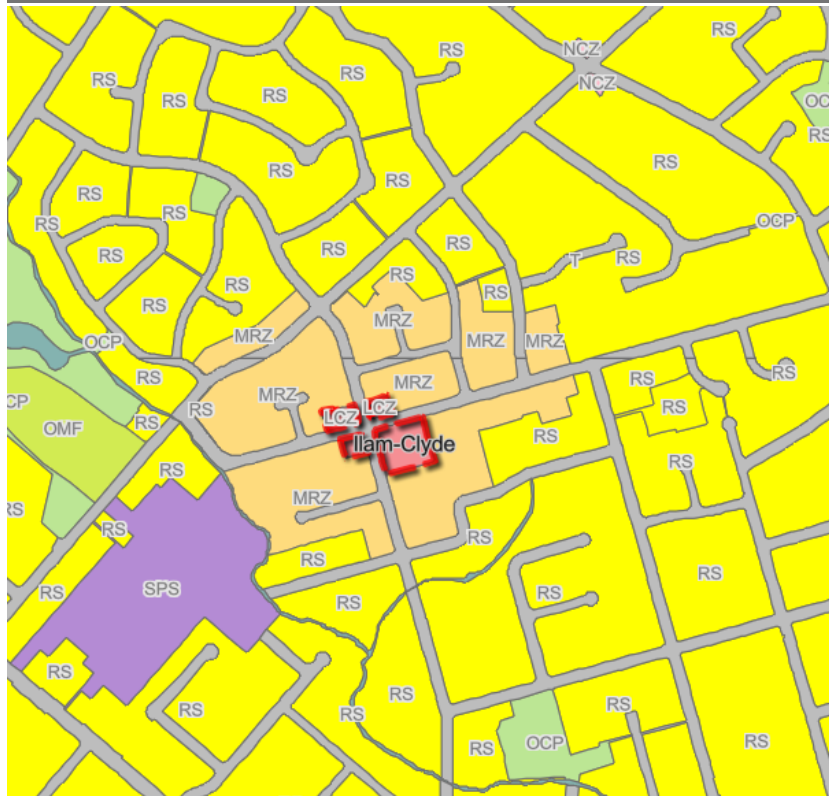
TRANSPORT SURVEY



Iram Clyde

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)
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)
OMF	Open Space Metropolitan Facility (community facility)
NCZ	Neighbourhood Centre Zone (small scale retail)

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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