

Selwyn Street

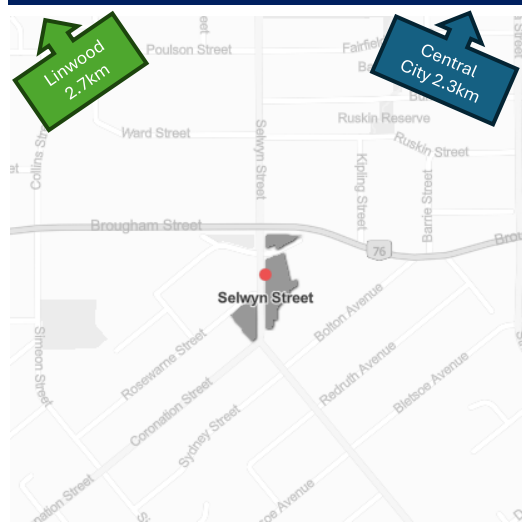
(first inclusion for 2023)

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

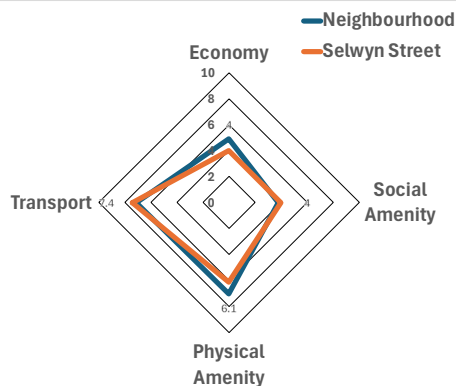
INTRODUCTION

This information sheet provides an objective appraisal of the Selwyn Street commercial centre, drawing on statistical data sources, specialist advice and surveys. Included for the first time in 2023.

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Selwyn Street shops is a linear shopping centre adjacent to Brougham Street. It consists of a series of commercial units along the eastern side of Selwyn Street, with several non-commercial activities on western side. The centre was once much larger; its size being reduced for the development of Brougham Street in the 1970s, then with the redevelopment of part of the commercial area as housing in 2022, and most recently in 2023 for the proposed widening of Brougham Street. The centre contains a mix of health facilities, community facilities, independent retail and services. The centre's buildings were extensively redeveloped following the 2011 earthquakes that damaged much of the centre.

The centre has been recovering from the 2011 earthquakes, which damaged over half the commercial buildings in the centre. A number of buildings have been rebuilt as commercial units. Part of the commercial zoned area has been redeveloped as medium density housing with some residual space for commercial development. The last earthquake damaged buildings in the centre were cleared in early 2024. Economic indicators show consistent employment levels over the last five years (spending data was not available). The overall economic assessment noted the need for further investment in the public realm to improve access through the centre and the pedestrian experience. Population growth around the centre is strong due to medium density redevelopment of housing sites.

For social amenity the centre scores well in health facilities and community facilities (including the rebuilt church hall). There are a range of eateries and childcare facilities within the centre catchment. The centre only scores low on recreation, but this is typical for a centre of this size.

Physical amenity of the centre is dominated somewhat by busy Selwyn Street itself and, at the northern end, by Brougham Street, a state highway. Some landscaping exists in the centre, including mature trees. Selwyn Street Reserve has been refreshed and provides a welcome buffer to Brougham Street.

Access to the centre is generally good by car. Parking is limited to on-street parking and in high demand. The centre is served by a bus route. Pedestrian access is good, mainly from local roads to the east, west and south, but from the north Brougham Street has to be crossed. Cycling provision is limited to on-street cycle lanes. The nearest major cycle routes bypass the centre to the east and west.

In summary, the centre has recovered well from the earthquakes. While it has been rationalised, the development of housing has refreshed parts of the centre as well as raising the catchment population. The last damaged buildings have now been removed. Overall, the centre performs well for local convenience shopping and will likely benefit from ongoing population growth in the neighbourhood.

STRENGTHS

- New, replacement, building stock now dominates.
- Well located for passing traffic and growing residential catchment.
- Refreshed open space.
- New housing development in centre.

WEAKNESSES

- Street environment requires update and refresh.
- High traffic environment from Brougham Street and local roads reduce amenity for centre users.

OPPORTUNITIES

- Residual land from Brougham Street works.
- Population growth.

THREATS

- Further increase in traffic on Brougham Street.
- Further increase in congestion on local roads.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

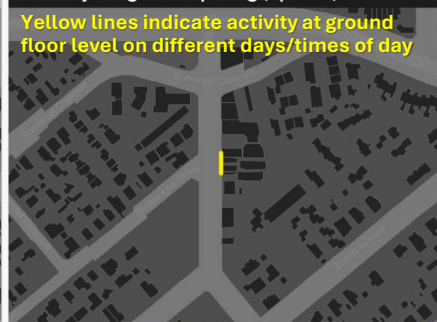
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)



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

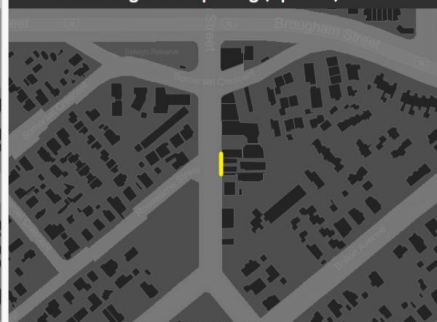
Weekends: Daytime opening (9am-5pm)



Weekends: Evening opening (5pm-9pm)

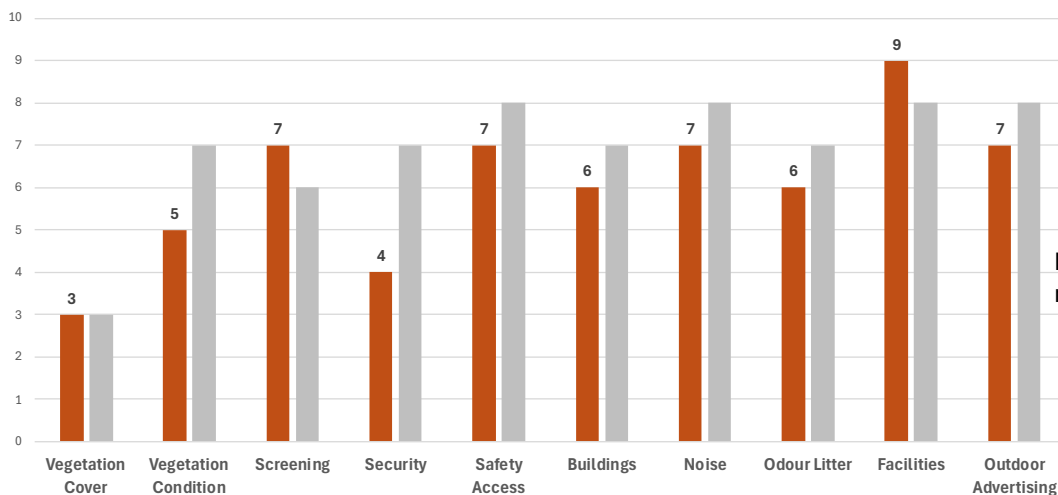


Weekends: Nighttime opening (9pm on)



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

Selwyn Street



Key:

Centre not previously assessed

Centre
Centre Type average

No trend shown as centre not previously assessed

Score Overall:

2023: 6

2017: N/A

CENTRE IMAGES (2023)



ECONOMIC PERFORMANCE

Economic survey score 2023	4
Economic survey score 2017 (not included)	N/A
Centre type average economic survey score 2023	4.9
Vacant land in centre	3%
Centre type average vacant land	15%



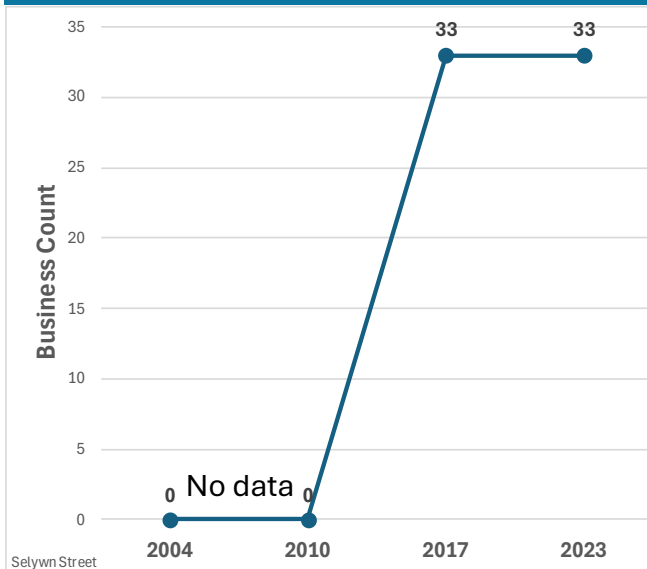
TOTAL SPEND (\$)

TRANSACTION COUNT

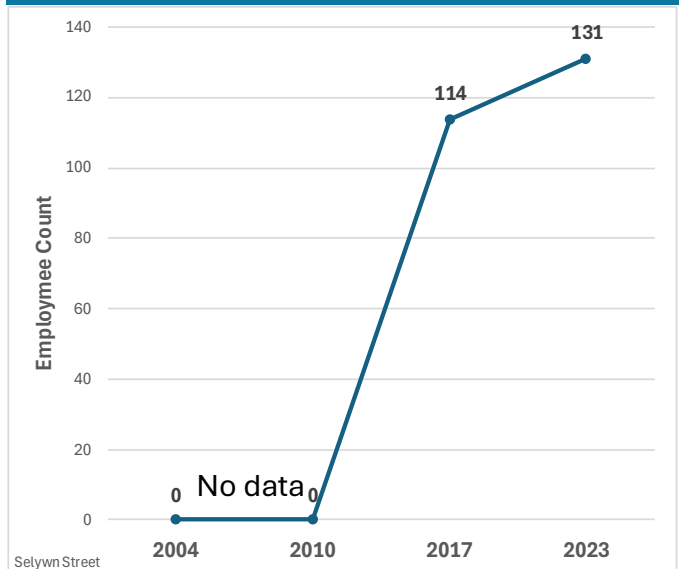
TRANSACTION AVERAGE (\$)

Spending data not collected for Selwyn Street

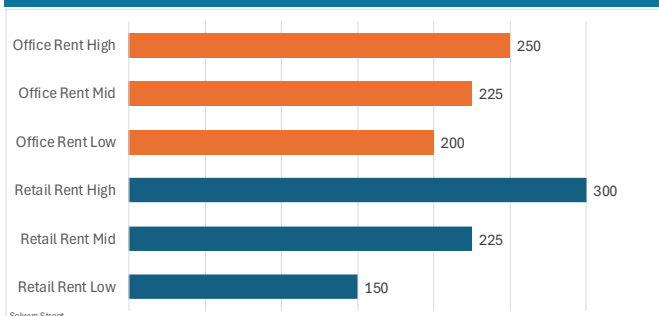
BUSINESS COUNT



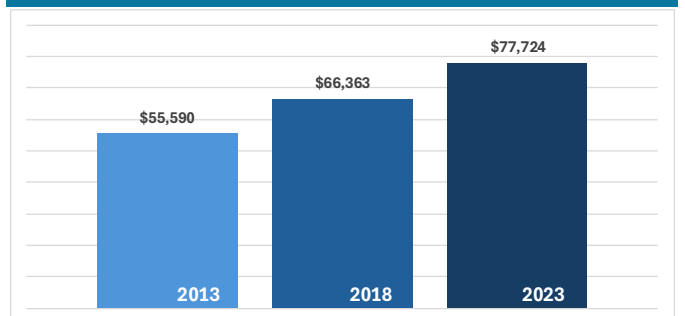
EMPLOYMENT COUNT



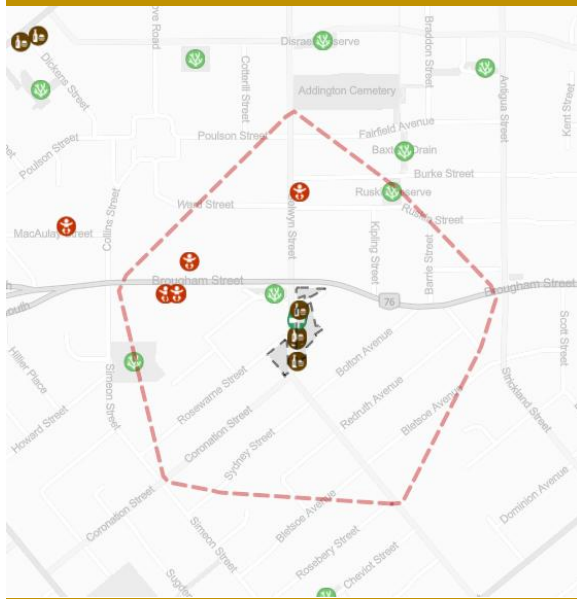
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)

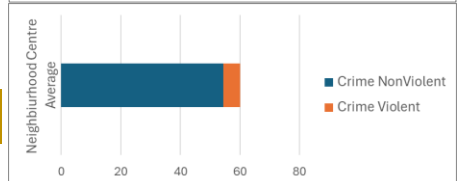
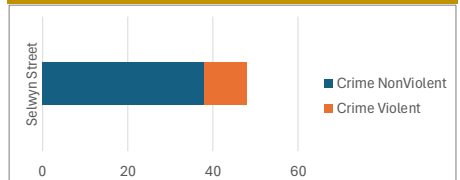


SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

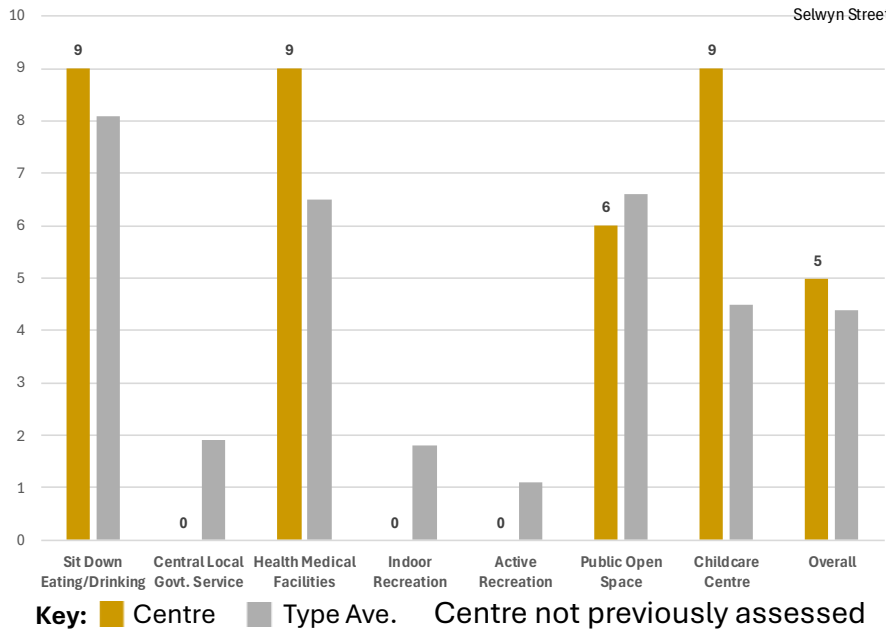


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	16%	16%	14%
Residents 65yrs and over	10%	9%	9%
Residents on Social welfare	10%	7%	14%
Average % of hh with no car	11%	9%	7%
Average number of vehicles/hh	1	1	1

CRIME (2022)

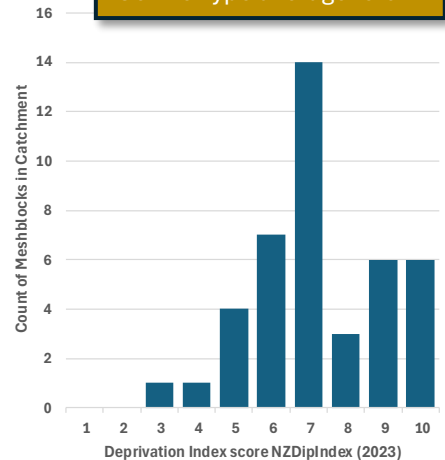


SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

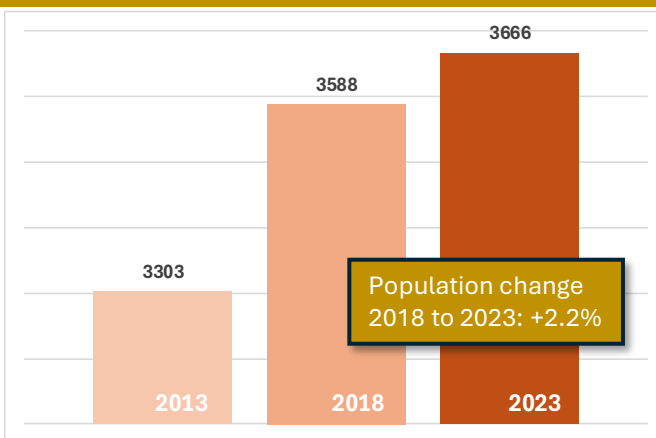


DEPRIVATION RANGE (2023)

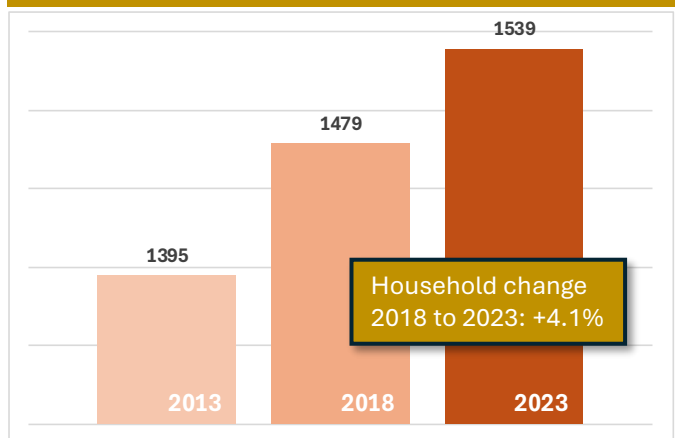
Selwyn Average: 7
Centre Type average: 5.6



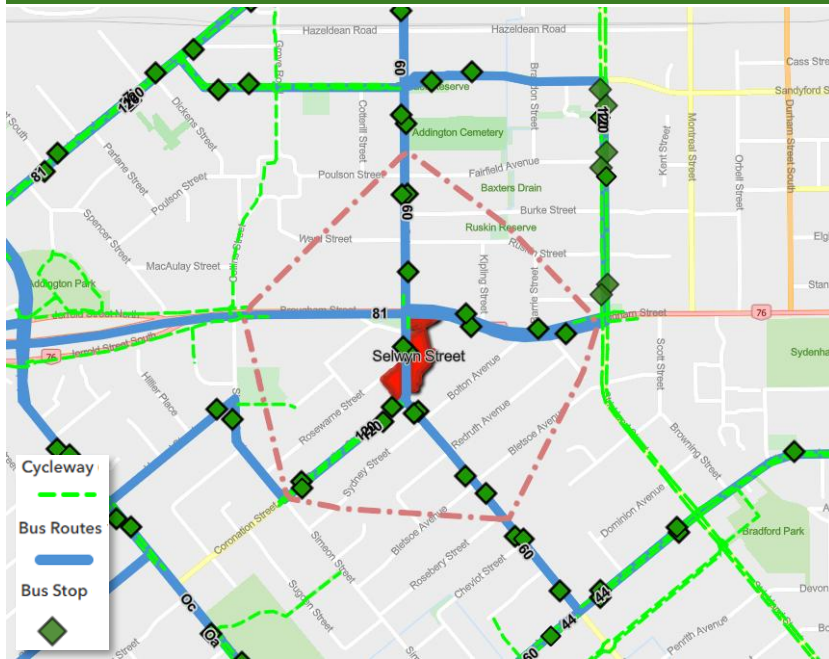
CATCHMENT POPULATION 2018-2023



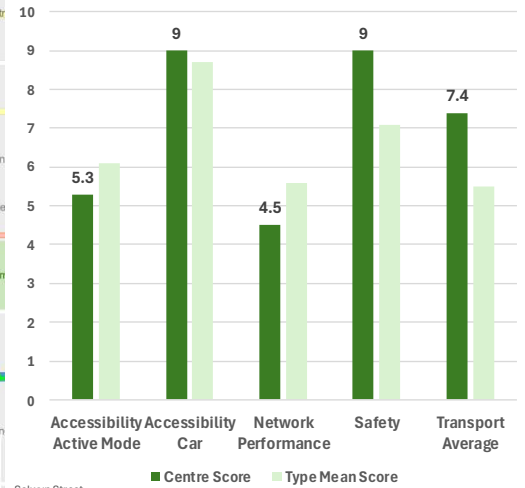
HOUSEHOLD COUNT 2018-2023



TRANSPORT



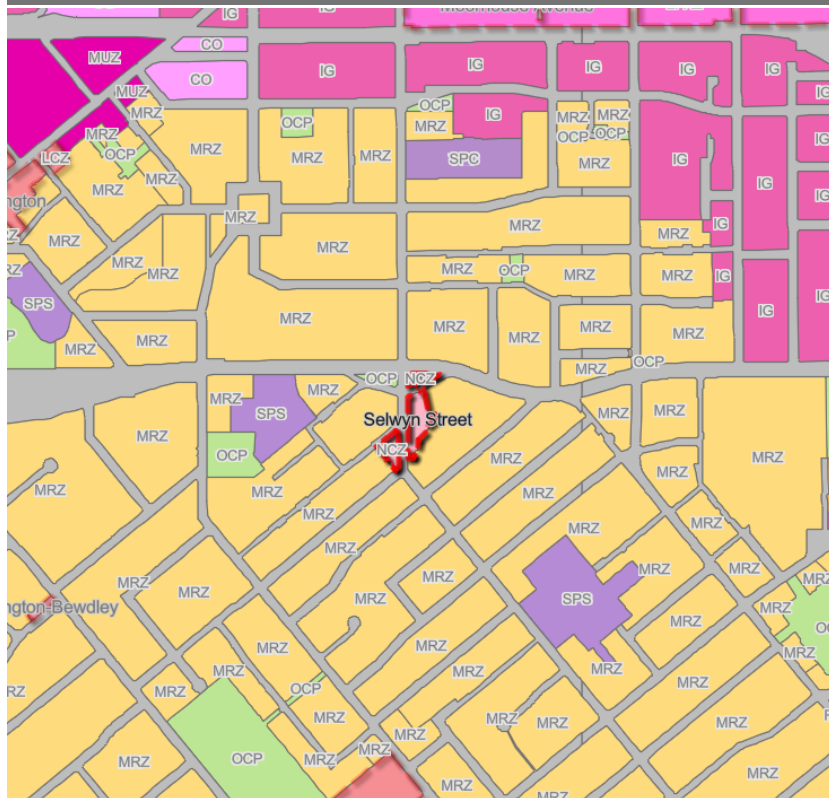
TRANSPORT SURVEY



Selwyn Street

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 (low density houses)
OCP	Open Space Zone (parks and recreation)
IG	Industrial (businesses and factories)
SPS	Special Purpose Zone (schools and facilities)
NCZ	Neighbourhood Centre Zone (commercial activity)

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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