

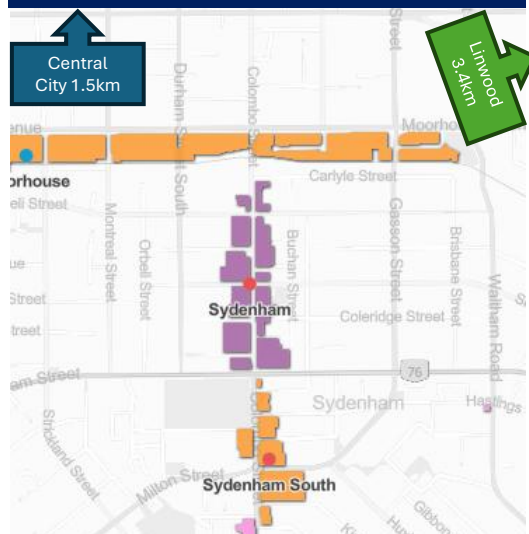
# Sydenham

District Plan: "Local (Large)"  
Previous factsheets: "Neighbourhood"

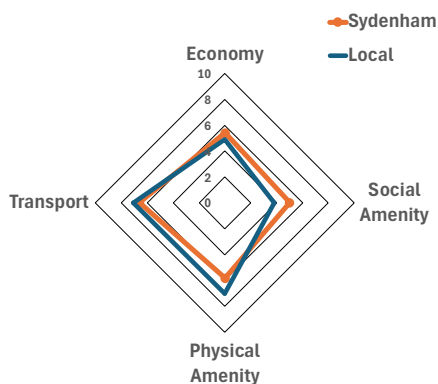
## INTRODUCTION

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

## LOCATION



## CENTRE SUMMARY SCORES



## CENTRE SUMMARY

Sydenham is one of Christchurch's oldest centres. Established from the 1860s to support the suburbs growing industry and population. The centre was impacted by the 2010/11 earthquakes with many original buildings lost. A number have since been replaced but vacant sites remain. The centre format is linear along Colombo Street, with some extension along side streets. There is also a small enclosed mall that was redeveloped post 2011 and features commercial tenancies around a central food court area. The centre contains a mix of independent retail, services, hospitality, and offices.

Progress on the recovery of the centre has continued since 2018. More vacant sites from 2018 have been redeveloped as new commercial units. New development is often at a smaller scale than the original building; single storey units replace the original two storey buildings. The new investment is helping to restore the centre and improve the amenity. Some commercial vacancies exist, notably close to Brougham Street where new units have yet to be occupied. Economic indicators show a slight drop in spending, business counts and employment. The economic assessment notes a general improvement in the centre and that progress is being made. The centre has a relatively small residential catchment at present, most of the catchment being in commercial or industrial use. A proposed change to the District Plan will enable mixed use development and allow for growth in the residential population (should it be made operative).

The centre scores reasonably well for social amenity with a variety of eateries, health facilities and some indoor recreation options located in the surrounding industrial area.

The amenity is influenced by the traffic and noise along Colombo Street. The street environment remains largely unchanged, with limited landscaping and street trees. The upgrade proposed in the Sydenham Masterplan has yet to be implemented. As vacant sites are redeveloped there has been an ongoing improvement in the built environment.

Access to the centre is good across all transport modes. The centre is located on a main road corridor and well served by buses. Side roads offer good walkability to the centre from the surrounding area. Cycle lanes are provided on Colombo Street but the centre does not connect with a Major Cycleway. The centre is readily accessible by car. Peak time congestion is a factor and parking is mostly limited to on-street parking. However, side streets do offer more parking opportunities.

In summary, Sydenham continues to recover from 2011, with fewer vacant sites, new buildings and a growing diversity of independent retail and service activity. Vacant shop fronts are present, and the street environment needs investment to improve the overall shopping experience. The centre is well positioned to benefit from potential population growth within the catchment.

### STRENGTHS

- Highly accessible location that captures passing traffic.
- Ongoing redevelopment of buildings and vacant site has improved amenity.
- Diverse local catchment (residential and employment)

### OPPORTUNITIES

- Street environment improvements.
- Catchment population growth.
- Future mixed use zone potential.

### WEAKNESSES

- Vacant sites persist.
- Vacant buildings and show fronts, including in some post-earthquake developments.
- High traffic impacts on environment and pedestrian amenity.

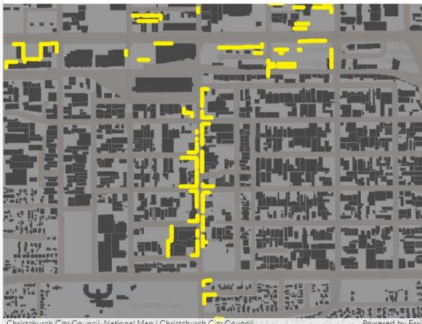
### THREATS

- Local competition from central city.
- Growth in traffic and pressure in limited parking options.
- Long-term vacancies persist.

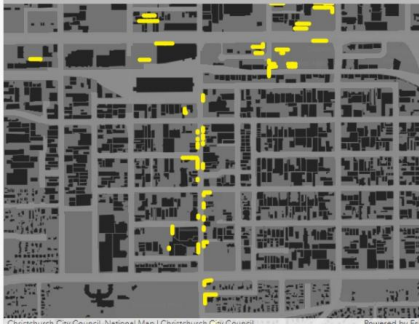
## ENVIRONMENT AND AMENITY

### ACTIVE STREET FRONTAGE (TIME OF DAY)

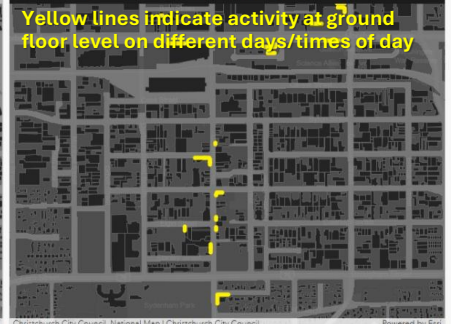
Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)

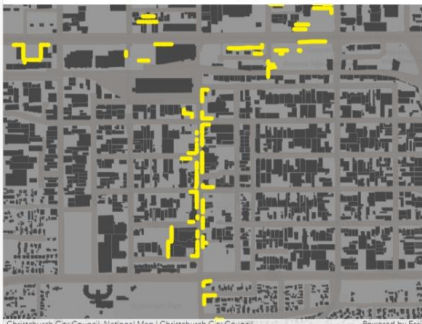


Weekdays: Nighttime opening (9pm on)

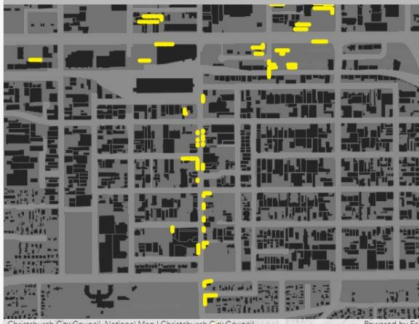


Yellow lines indicate activity at ground floor level on different days/times of day

Weekends: Daytime opening (9am-5pm)



Weekends: Evening opening (5pm-9pm)

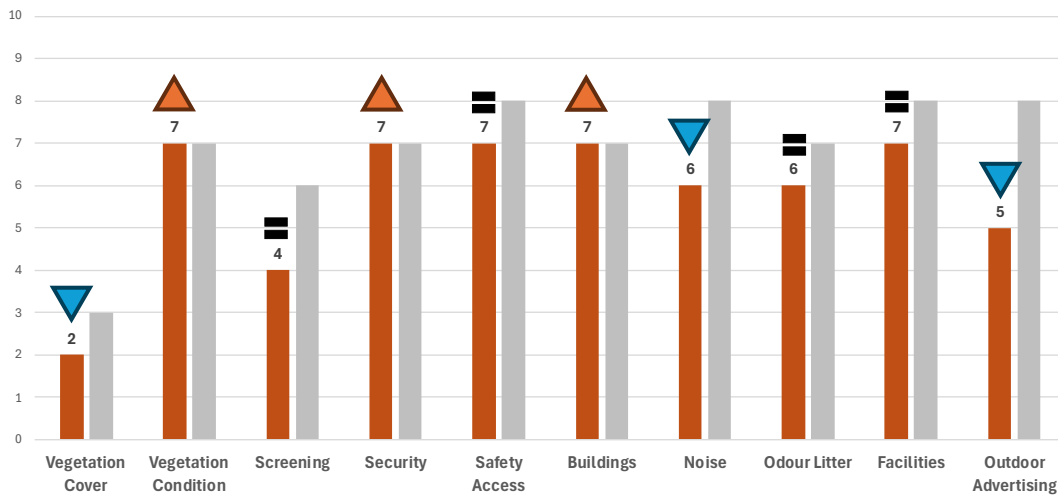


Weekends: Nighttime opening (9pm on)



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

Sydenham



Key:

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

Score Overall:

2023: 6

2017: 6

## CENTRE IMAGES (2023)

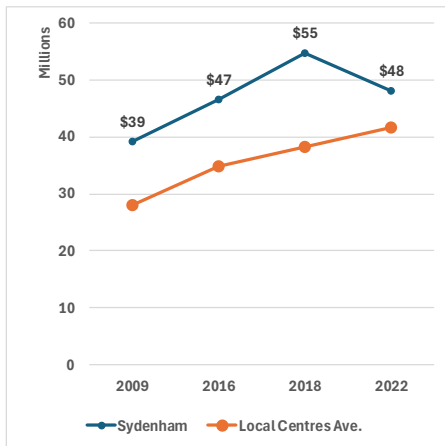


## ECONOMIC PERFORMANCE

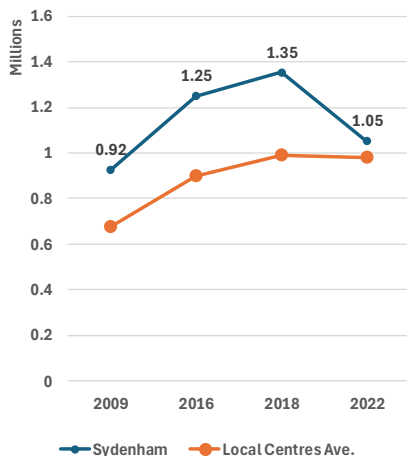
|                                                |     |
|------------------------------------------------|-----|
| Economic survey score 2023                     | 5.4 |
| Economic survey score 2017                     | 5.2 |
| Centre type average economic survey score 2023 | 4.9 |
| Vacant land in centre                          | 17% |
| Centre type average vacant land                | 15% |



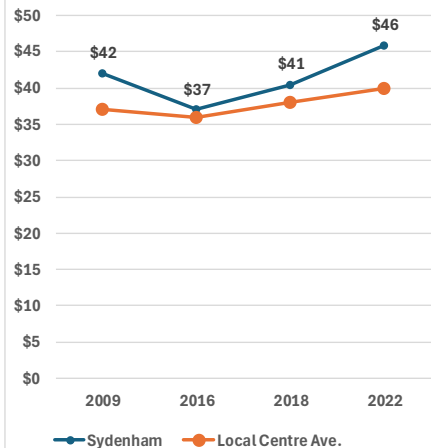
### TOTAL SPEND (\$)



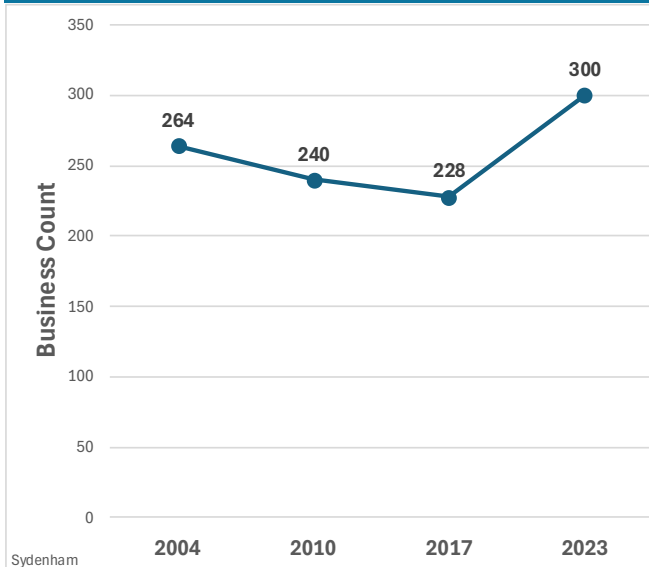
### TRANSACTION COUNT



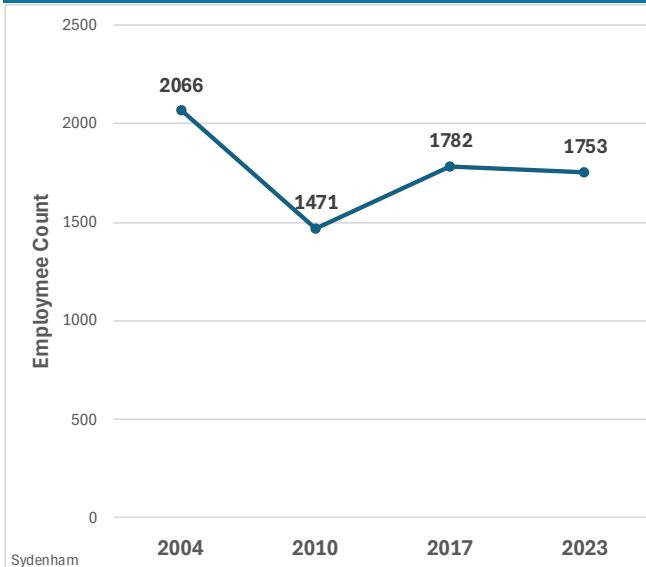
### TRANSACTION AVERAGE (\$)



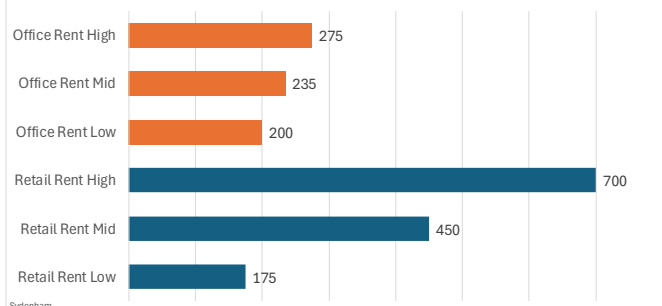
### BUSINESS COUNT



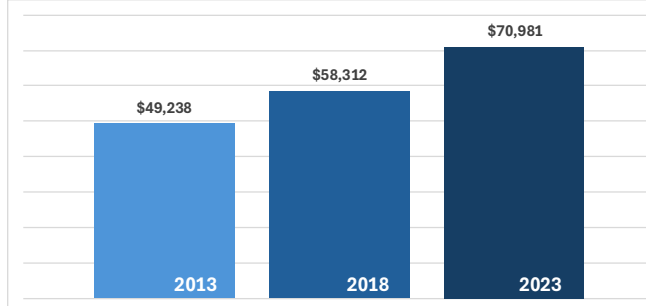
### EMPLOYMENT COUNT



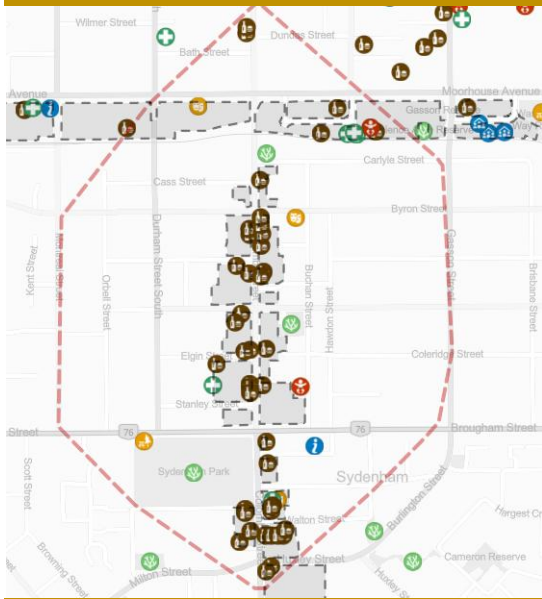
### OFFICE AND RETAIL RENTS (\$/m<sup>2</sup>)



### HOUSEHOLD INCOME (CATCHMENT AVE.)



## SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING



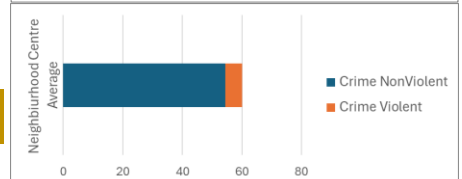
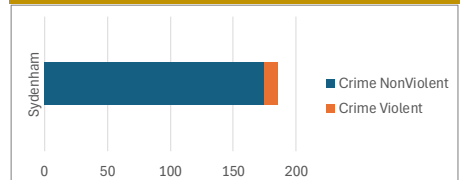
### CATCHMENT PROFILE

|                               | 2013 | 2018 | 2023 |
|-------------------------------|------|------|------|
| Residents under 15yrs         | 11%  | 6%   | 5%   |
| Residents 65yrs and over      | 4%   | 17%  | 18%  |
| Residents on Social welfare   | 11%  | 5%   | 12%  |
| Average % of hh with no car   | 11%  | 8%   | 12%  |
| Average number of vehicles/hh | 1    | 1    | 1    |

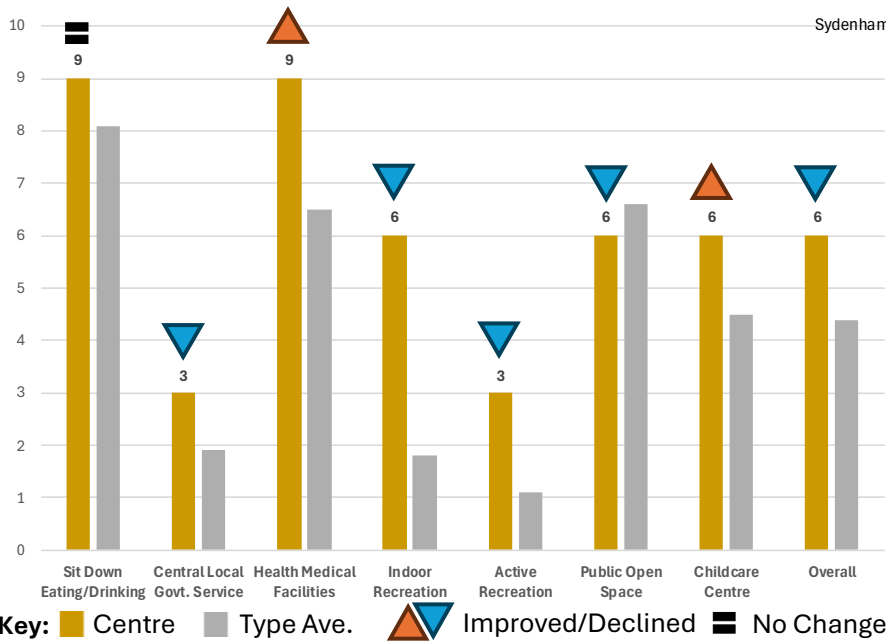
### CATEGORY

- 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)



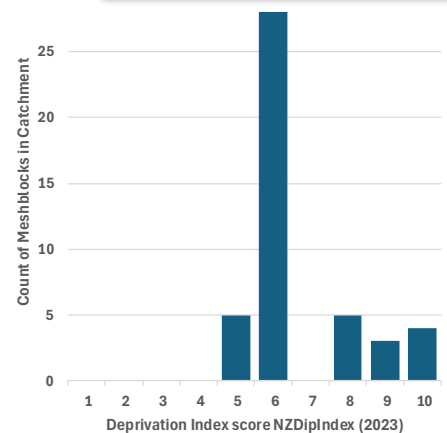
### SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



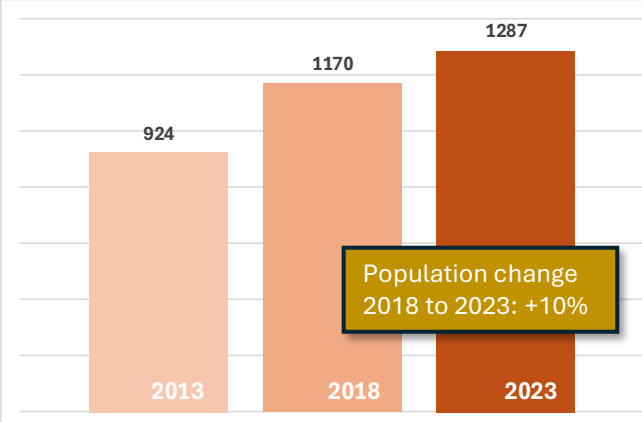
Key: Centre Type Ave. Improved Declined No Change

### DEPRIVATION RANGE (2023)

Sydenham Average: 7  
Centre Type average: 5.6

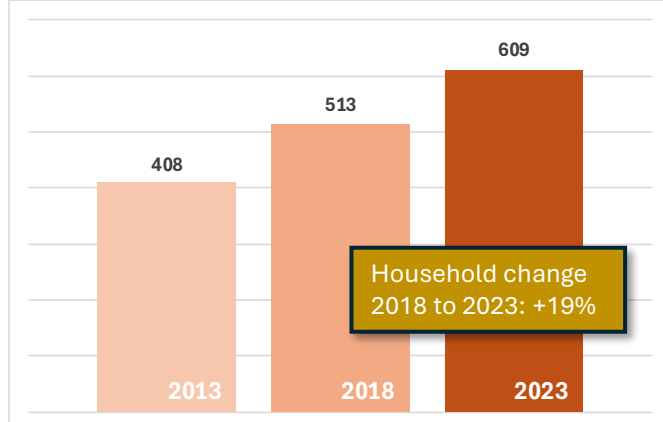


### CATCHMENT POPULATION 2018-2023



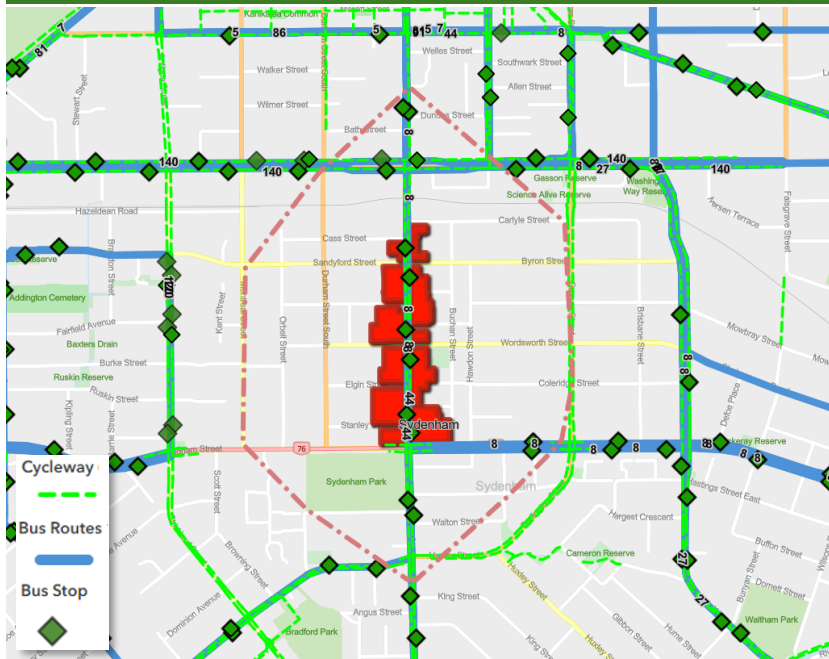
Population change  
2018 to 2023: +10%

### HOUSEHOLD COUNT 2018-2023

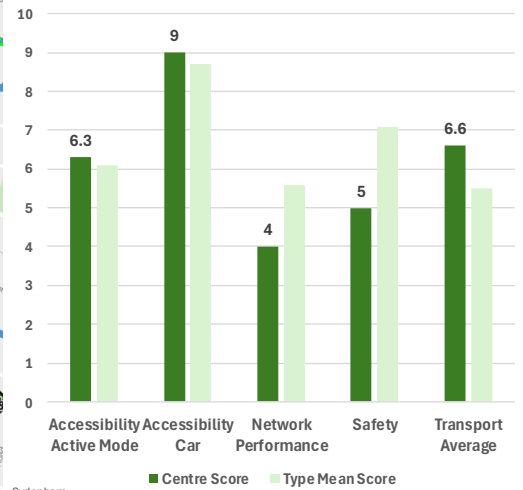


Household change  
2018 to 2023: +19%

## TRANSPORT



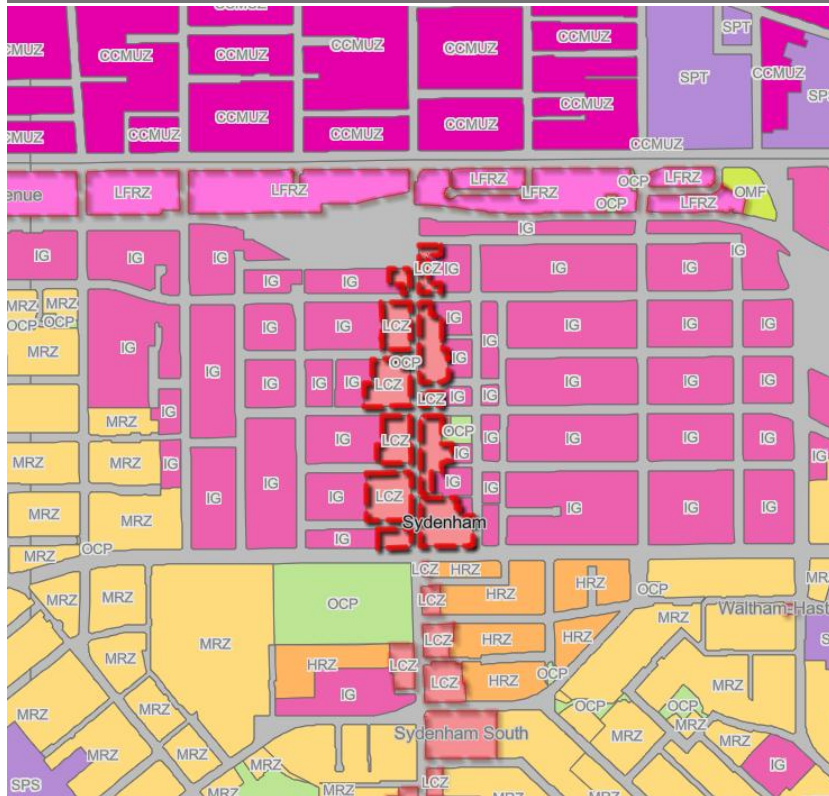
## TRANSPORT SURVEY



Sydenham

*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<br>(commercial activity)                       |
| HRZ   | High Density Zone<br>(townhouses and apartments)                 |
| MRZ   | Medium Density Zone<br>(townhouses)                              |
| IG    | Industrial General<br>(commercial activity)                      |
| OCP   | Open Space Zone<br>(parks and recreation)                        |
| LFRZ  | Large Format Retail<br>(Commercial Activity)                     |
| SPS   | Special Purpose Zone<br>(schools and facilities)                 |
| CCMUZ | Central City Mixed Use Zone<br>(commercial activity, townhouses) |
| SPT   | Special Purpose Tertiary<br>(education activity and buildings)   |

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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