

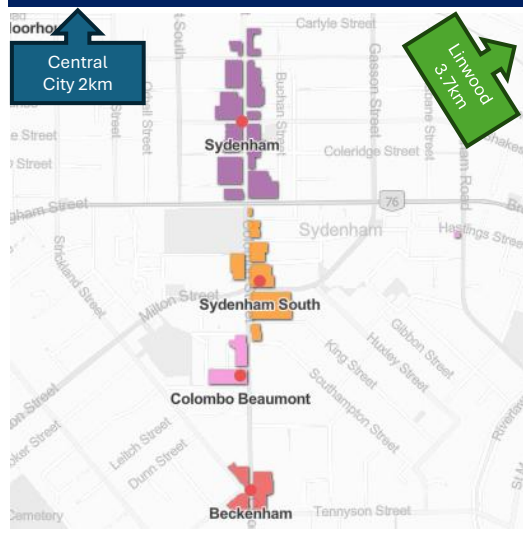
# Sydenham South

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

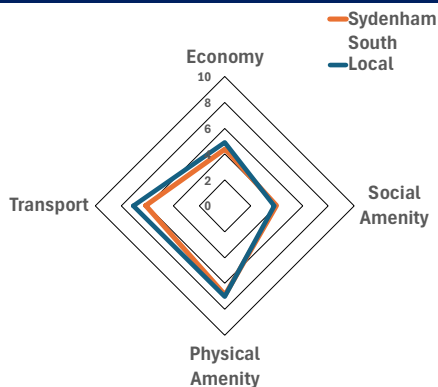
## INTRODUCTION

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

## LOCATION



## CENTRE SUMMARY SCORES



## CENTRE SUMMARY

Sydenham South is a linear centre on Colombo Street, to the south of Brougham Street. It is distinct from Sydenham to the north, being a newer centre and with a more car orientated layout generally consisting of a series of distinct commercial unit blocks set-back from the road around off-street parking. Some older road fronting shops also feature. The centre serves passing traffic (along Colombo Street also east-west traffic on Brougham Street and further south) and a substantial residential catchment (walkable and from across the southern Christchurch suburbs).

The centre offers a diverse range of shops with a particular focus on independent food retail and takeaways, including several drive-through outlets.

The centre operates as a series of co-located but individual commercial entities rather than as a single centre. Economic indicators show a consistent performance to the 2018 assessment. The centres composition is also similar with the strong focus on takeaway food remaining a successful formula for this highly accessible centre. The economic assessment notes that there is some change in the diversity of activity in the centre which is improving vibrancy. The centre is well placed to benefit from population growth. Most of the centre's catchment is zoned for medium density and redevelopment activity is strong. New housing development is planned near Brougham Street and proposed changes to the District Plan may enable higher density housing within the centres catchment. The centre scores as average across most measures of social amenity, with some deficiencies in health services noted. The Mitre10 relocated from the centre (planned from 2023 – completed in 2025).

The physical environment is functional, and car orientated. Individual commercial developments have been improved with investment in new buildings and/or renovation. Road frontage landscaping has been a feature of some redevelopment, which has improved the amenity of the centre. The busy traffic along Colombo Street, Brougham Street, and the Huxley-Milton Street intersection reduces the pedestrian amenity in the centre. Street trees and Sydenham Park help maintain some green breaks in the centre.

Car access is good, supported by plentiful off-street parking. Peak time congestion is a feature and safety a concern. Pedestrian access from the adjacent residential area is good, although crossing points across Colombo Street are spread out. The centre is served by a high frequency bus route but bypassed by Major Cycleways, with cycling provision being a mix of cycle lanes and bus lanes.

In summary, Sydenham South is a vibrant if functional centre. It operates effectively as a series of co-located individual centres, orientated toward car access, and capturing passing trade.

### STRENGTHS

- Highly accessible location that captures passing traffic.
- Growing catchment population.
- Diverse local catchment (residential and employment).

### OPPORTUNITIES

- Population growth potential following zone changes.
- Redevelopment of vacant sites.

### WEAKNESSES

- A collection of individual sites rather than a centre.
- Dispersed and car orientated.
- Poor environment due to high traffic and low amenity.

### THREATS

- Growth in traffic and pressure in limited parking options.
- Mitre10 closure.

## ENVIRONMENT AND AMENITY

### ACTIVE STREET FRONTAGE (TIME OF DAY)

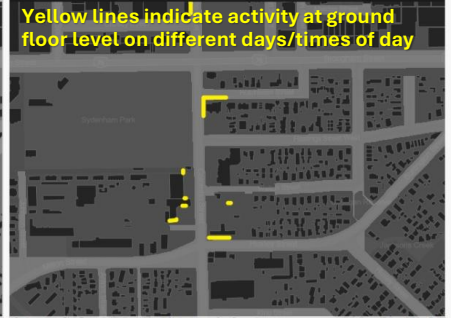
Weekdays: Daytime opening (9am-5pm)



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)



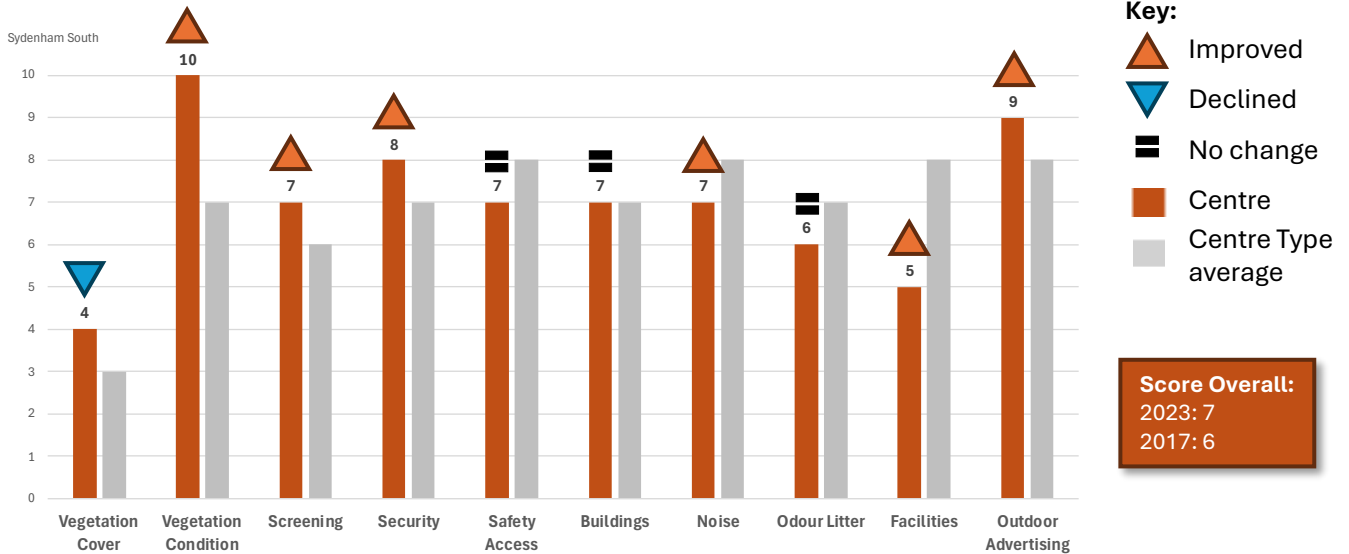
Weekends: Evening opening (5pm-9pm)



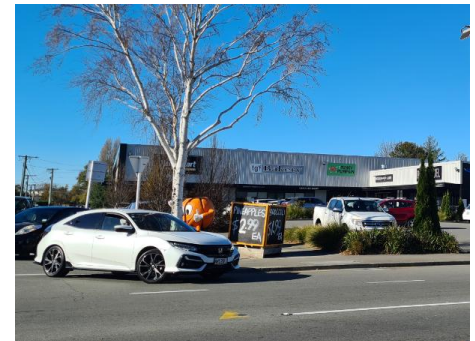
Weekends: Nighttime opening (9pm on)



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



## CENTRE IMAGES (2023)

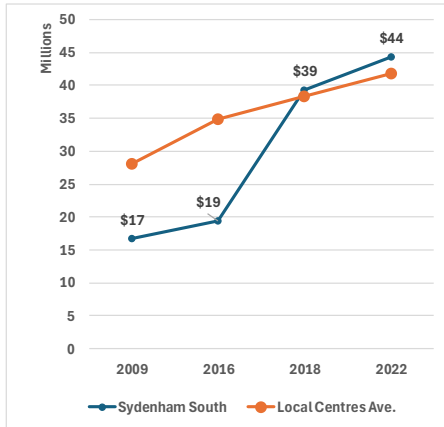


## ECONOMIC PERFORMANCE

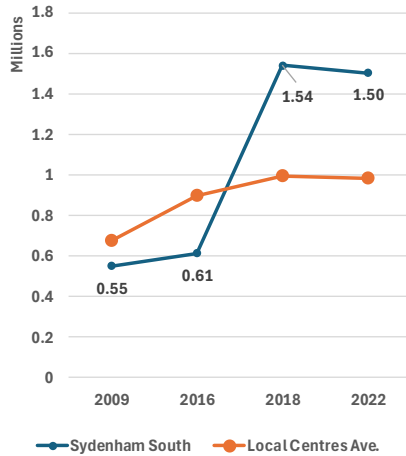
|                                                |     |
|------------------------------------------------|-----|
| Economic survey score 2023                     | 4.4 |
| Economic survey score 2017 (not included)      | 4.3 |
| Centre type average economic survey score 2023 | 4.9 |
| Vacant land in centre                          | 16% |
| Centre type average vacant land                | 15% |



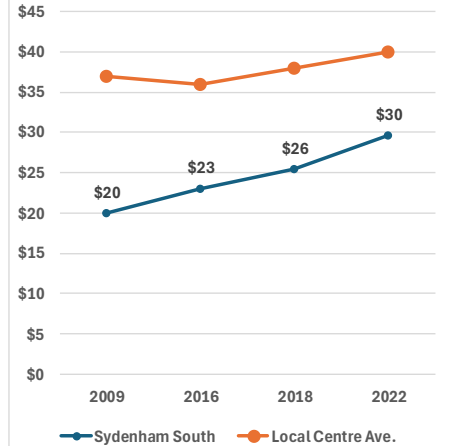
### TOTAL SPEND (\$)



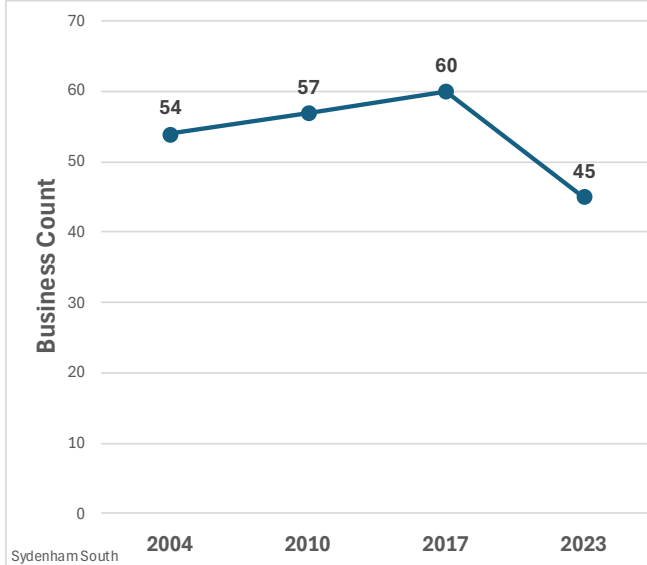
### TRANSACTION COUNT



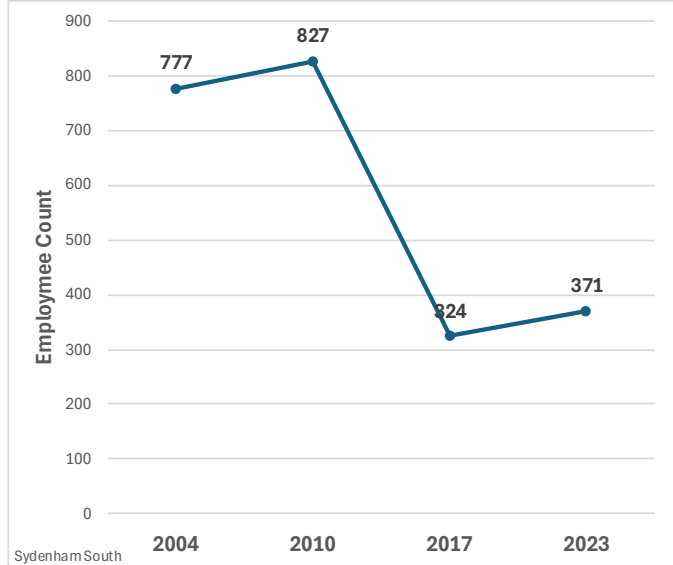
### TRANSACTION AVERAGE (\$)



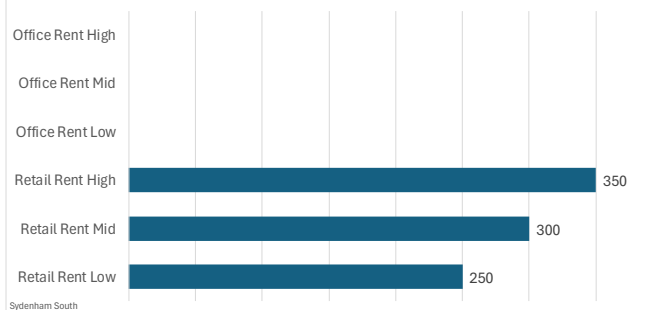
### BUSINESS COUNT



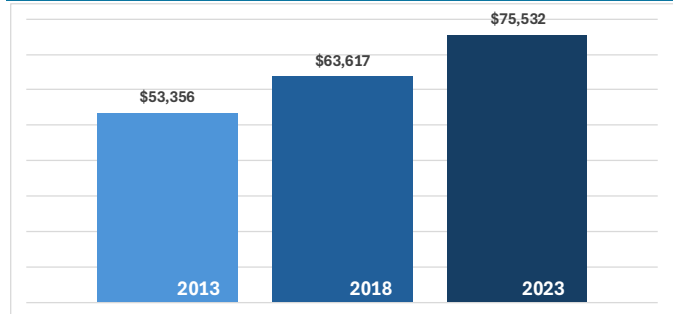
### EMPLOYMENT COUNT



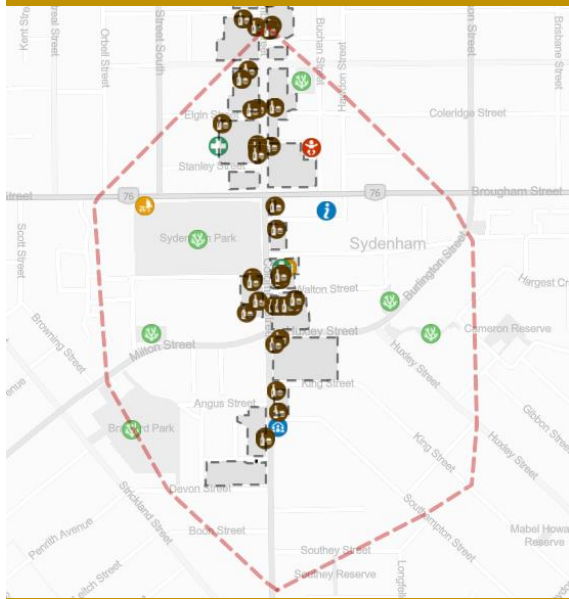
### OFFICE AND RETAIL RENTS (\$/m<sup>2</sup>)



### HOUSEHOLD INCOME (CATCHMENT AVE.)



## SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

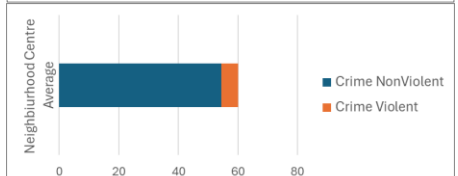
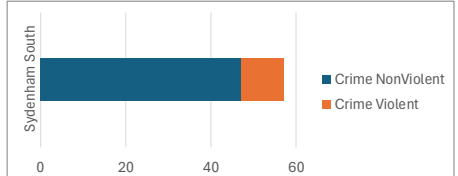


| CATCHMENT PROFILE             | 2013 | 2018 | 2023 |
|-------------------------------|------|------|------|
| Residents under 15yrs         | 14%  | 11%  | 12%  |
| Residents 65yrs and over      | 10%  | 15%  | 15%  |
| Residents on Social welfare   | 8%   | 6%   | 10%  |
| Average % of hh with no car   | 10%  | 6%   | 9%   |
| Average number of vehicles/hh | 1    | 1    | 1    |

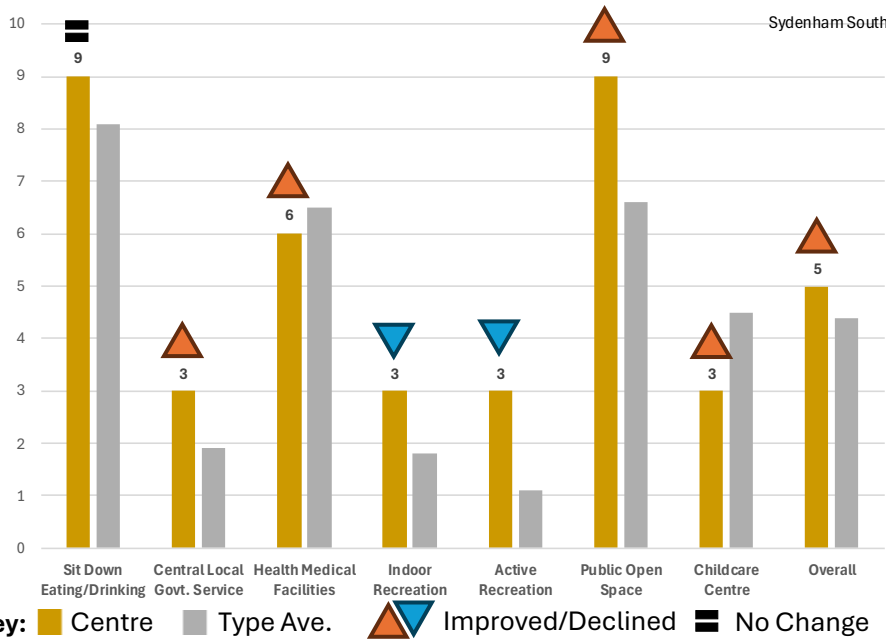
### CATEGORY

- 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)

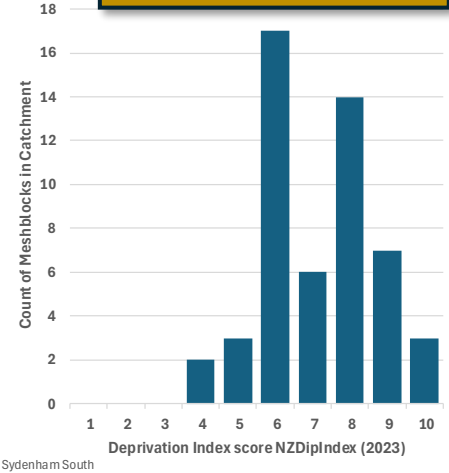


### SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)

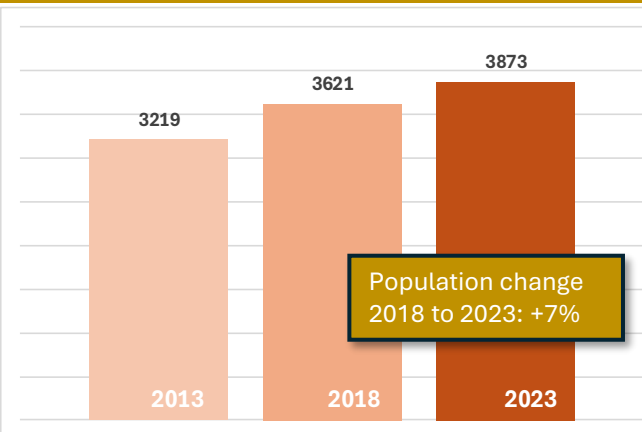


### DEPRIVATION RANGE (2023)

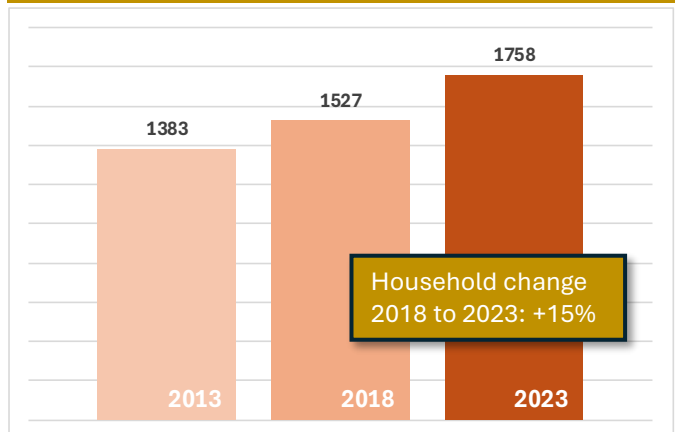
Sydenham South Average: 7  
Centre Type average: 5.6



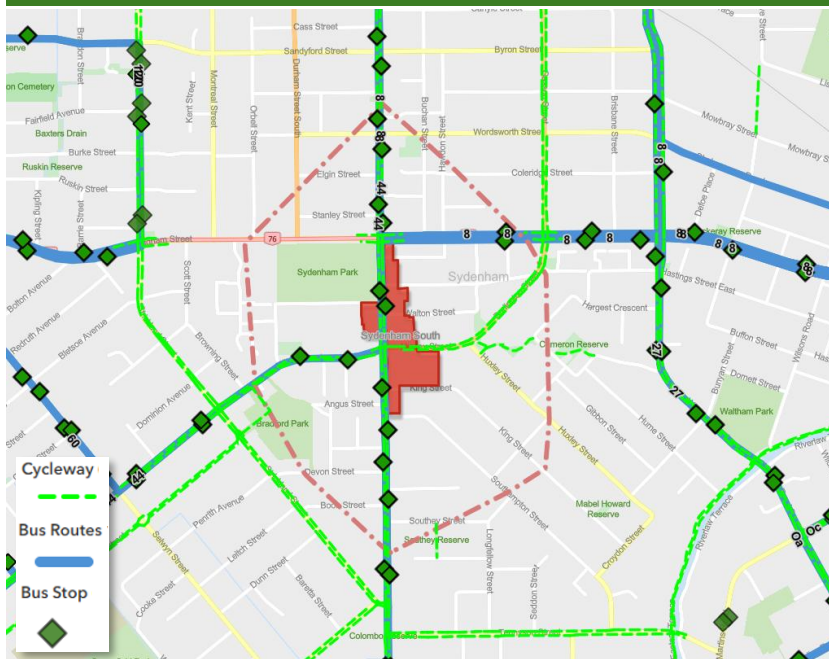
### CATCHMENT POPULATION 2018-2023



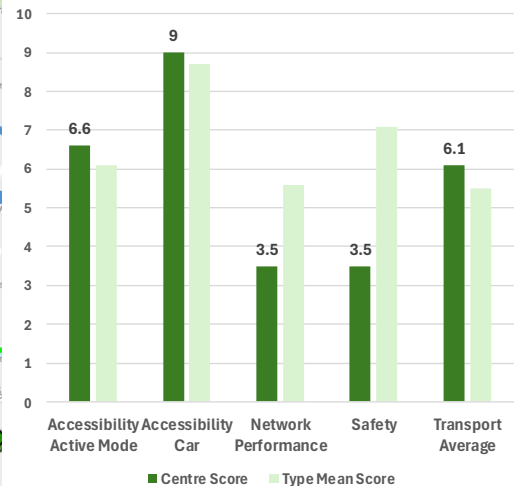
### HOUSEHOLD COUNT 2018-2023



## TRANSPORT



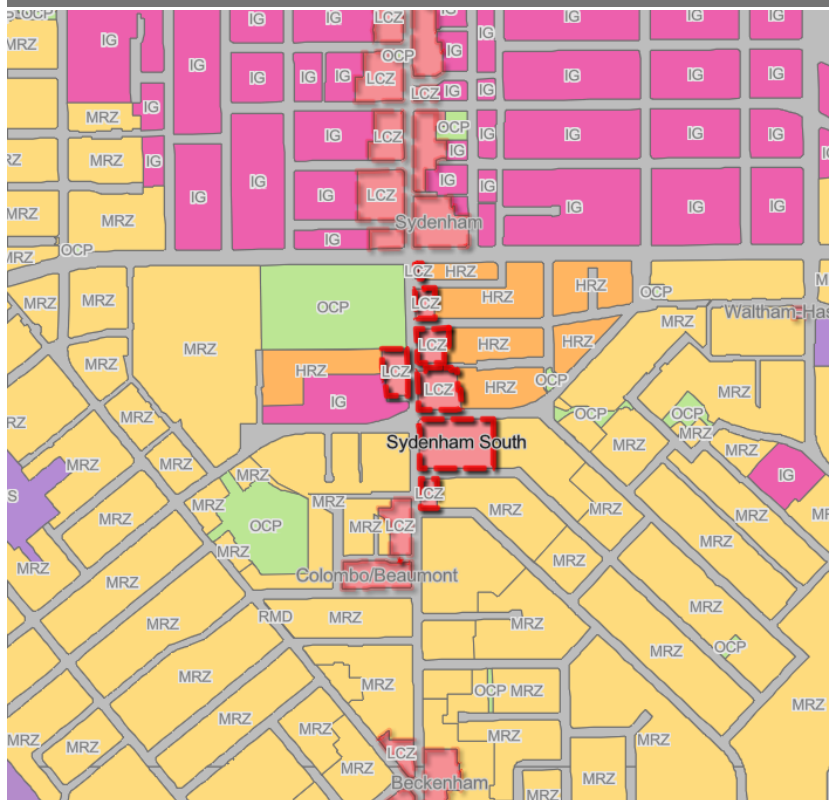
## TRANSPORT SURVEY



Sydenham South

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

## LAND USE ZONES (OPERATIVE NOVEMBER 2025)



### Planning zones legend and detail

|            |                                                  |
|------------|--------------------------------------------------|
| <b>LCZ</b> | Local Centre Zone<br>(commercial activity)       |
| <b>HRZ</b> | High Density Zone<br>(townhouses and apartments) |
| <b>MRZ</b> | Medium Density Zone<br>(townhouses)              |
| <b>IG</b>  | Industrial General<br>(commercial activity)      |
| <b>OCP</b> | Open Space Zone<br>(parks and recreation)        |
| <b>SPS</b> | Special Purpose Zone<br>(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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