

Aranui



CENTRE STATISTICS	Aranui				Neighbourhood Centres Average
	2004	2010	2016	+/- (2010-16)	2016
<i>m² unless otherwise stated</i>					
Zoned Land Area	14,153	14,405	10,691	-3,714	32,948
Built Area	3,770	4,106	4,106		11,414
Average Plot Ratio	-	0.29	0.38	+0.09	0.36
Retail Space	3,770	3,010	3,010		8,998
Ground Floor Units	-	9	9		32
Operative Businesses	-	-	6	-	31
Vacant Land	-	-	2,800	-	2,641
Vacant Floorspace	-	1,320	1,341	+21	794
Vacant Units (No.)	2	1	1		3
<i>Street Frontage (m)</i>					
Active	-	-	127	-	532
Vacant	-	-	44	-	47

Land use monitoring data, CCC

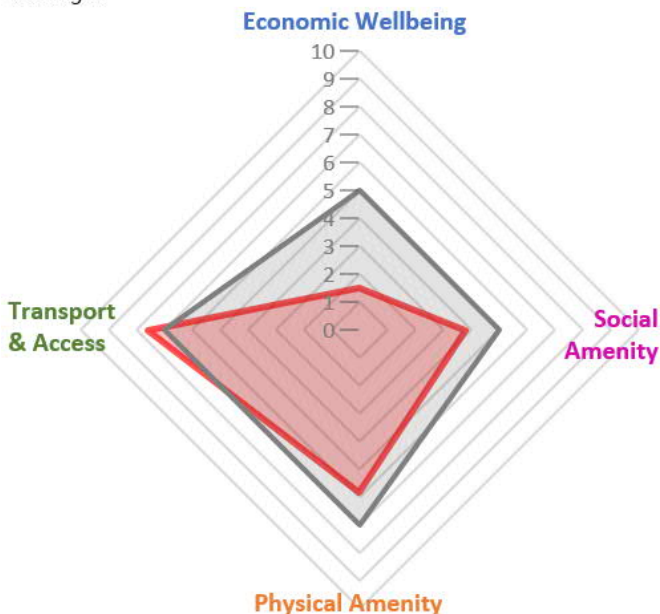
Business Count	18	18	21	+3	90
Employee Count	105	118	89	-29	570

Longitudinal Business Frame data, StatsNZ

COMPARISON WITH OTHER CENTRES

This diagram shows the subject area scores for this centre (red diamond) and the average score across all neighbourhood centres (black diamond).

For each subject area, where the red diamond is wider than the black diamond, this centre is performing above the average.



Aranui is a small centre based around the intersection of Pages and Breezes Roads serving a localised catchment and passing trade. Previously anchored by a supermarket, centre function diminished when a larger Pak 'n Save opened at the nearby intersection of Wainoni and Breezes Roads. With the former supermarket site being prepared for reuse for car sales, the centre's commercial function is now limited to a chemist and a busy off-street court of takeaways and convenience shops along Pages Road.

The physical environment of the centre remains below average with limited landscaping and older buildings reflecting its uncertain future.

The centre retains a number of its social facilities, including medical services, meeting places and a number of nearby of hospitality businesses. The Haeata Community Campus, Library and Wainoni Park are on the fringes of the 400m catchment area, but are equally or better related to the Wainoni Road supermarket.

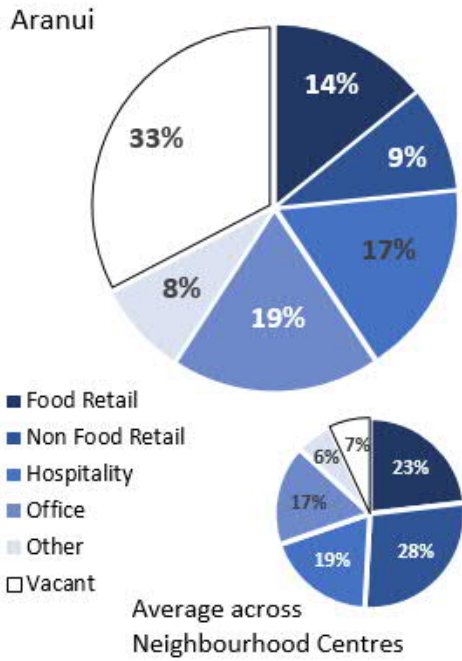
The centre is accessible via all modes of transport, although the Public Transport connectivity is limited. Road safety risks exist at the Breezes/Pages Road intersection. Congestion is low, with a localised evening peak.

In conclusion, with no prospect of significant future investment, it would not be unreasonable to reclassify Aranui as a Local Centre. The Wainoni/Breezes intersection—with a supermarket and nearby social facilities—has arguably already taken over the Neighbourhood Centre role in this locality.

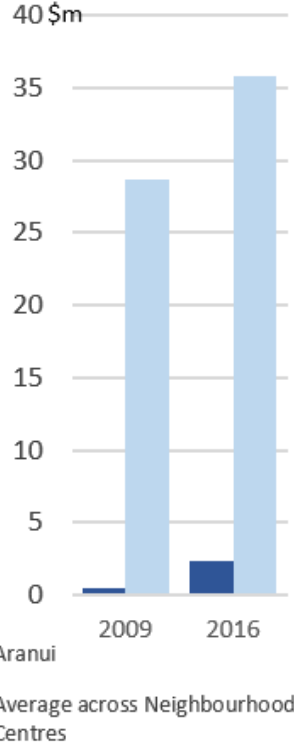
STRENGTHS <ul style="list-style-type: none"> Accessibility 	WEAKNESSES <ul style="list-style-type: none"> Very limited residual commercial offer. Alternative nearby competitor centre now expanding with adjacent investment in social infrastructure.
OPPORTUNITIES <ul style="list-style-type: none"> Possible minor spin offs from Avon Corridor regeneration. 	THREATS <ul style="list-style-type: none"> Further losses of few remaining commercial and social tenants.

ECONOMIC WELLBEING

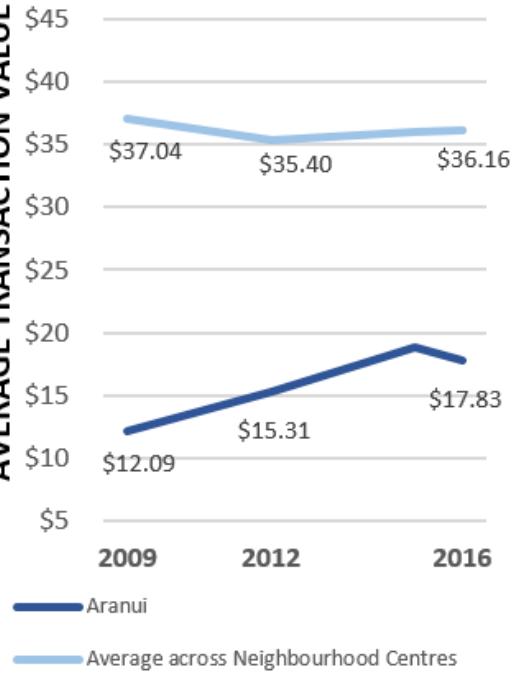
FLOORSPACE COMPOSITION



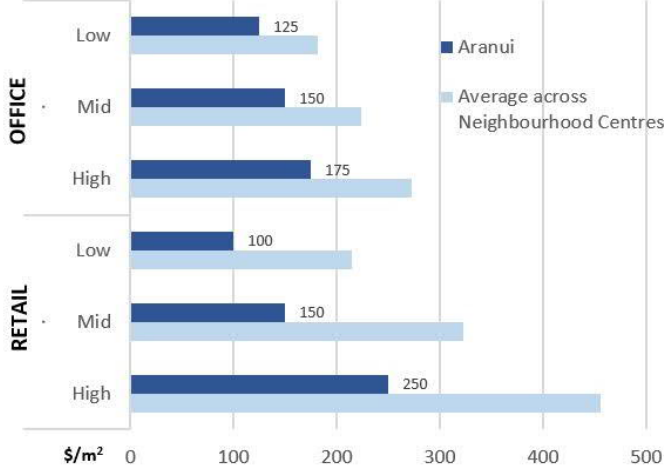
TOTAL CARDHOLDER SPENDING



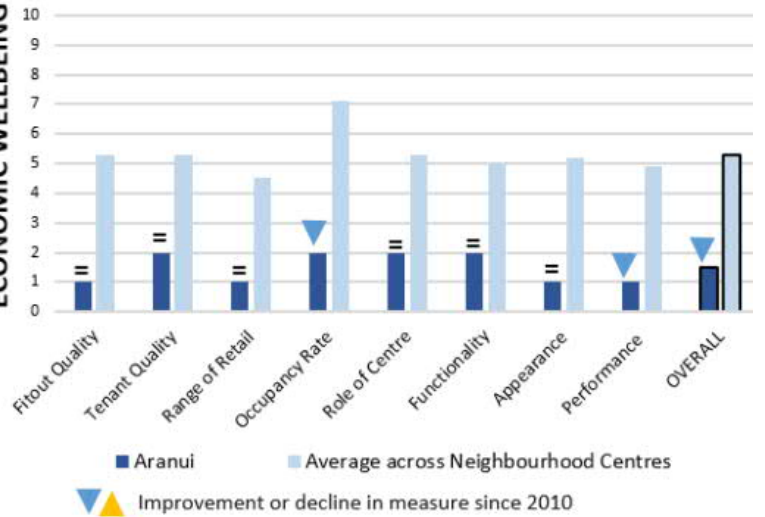
AVERAGE TRANSACTION VALUE



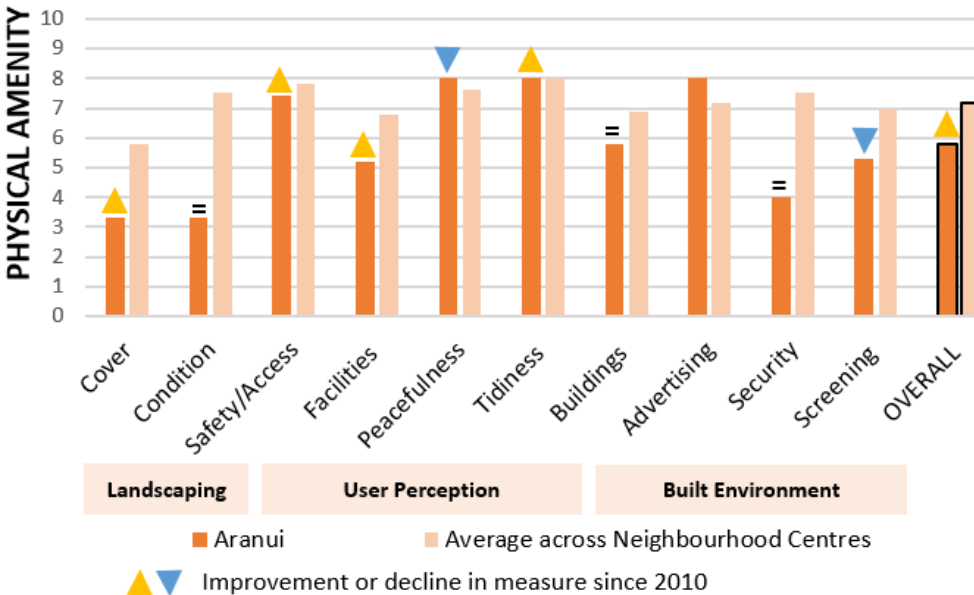
GROSS RENTS



ECONOMIC WELLBEING



PHYSICAL AMENITY

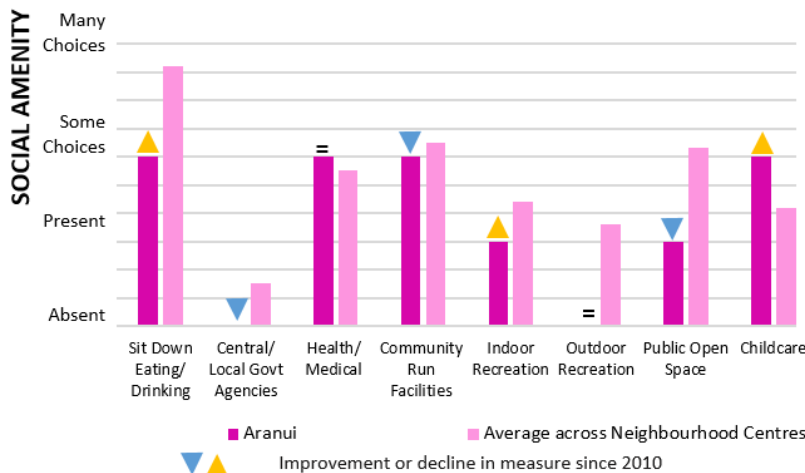
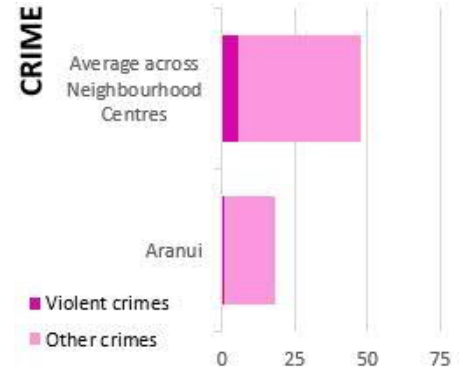


SOCIAL WELLBEING



CATCHMENT STATISTICS

	Aranui			Neighbourhood Centres Average
	2006	2013	+/-	2013
Households within 400m of centre	519	504	-15	613.9
Household Density (houses/hectare)	8.6	8.4	-0.25	9.55
Residents within 400m of Centre	1,368	1,275	-93	1,451
Residents under 15yrs	23.2%	20.0%	-3.2%	16.9%
Residents over 65yrs	13.2%	15.3%	+2.1%	15.9%
Average Car ownership per household	0.988	1.012	+0.024	0.99
Average Households with no car	11%	12%	+0.5%	9%
Average Household Income	\$32,060	\$44,050	+\$11,990	\$63,118
Residents on Social Welfare	18%	16%	-2.0%	10%



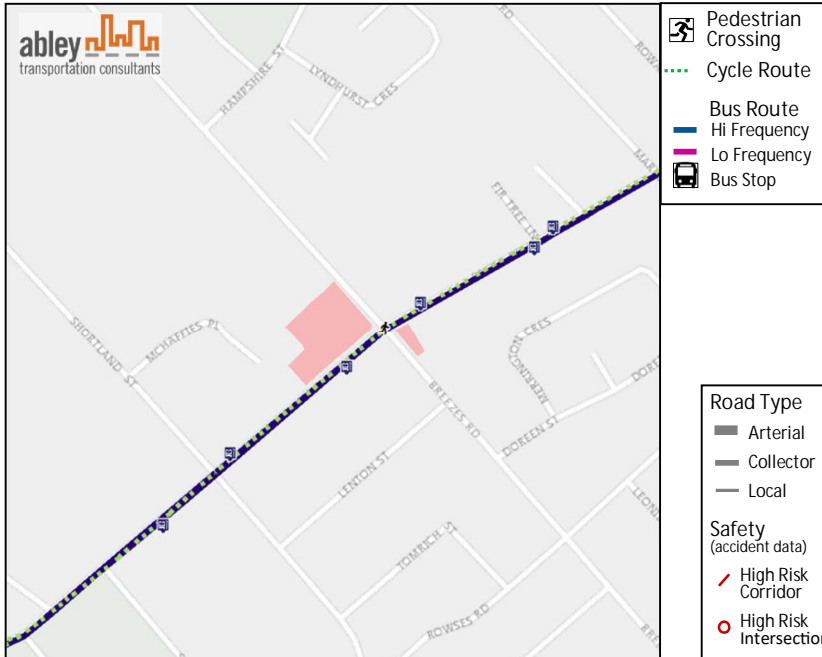
LAND USE ZONING



- Zone**
- CC Commercial Core Zone
 - IG Industrial General Zone
 - OCP Open Space Community Parks Zone
 - OWM Open Space Water and Margins Zone
 - RS Residential Suburban Zone
 - SPN Specific Purpose (Nga Hau e Wha) Zone
 - SPS Specific Purpose School Zone
 - Transport Zone

TRANSPORT AND ACCESS

NETWORK ACCESSIBILITY



NETWORK SAFETY

