

Aranui

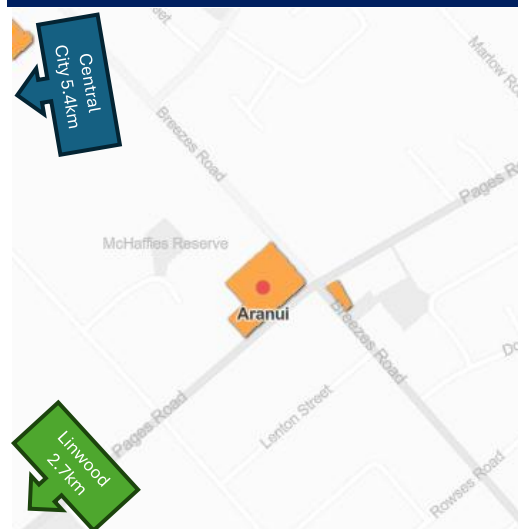
District Plan: "Neighbourhood"

Previous factsheets: "Neighbourhood"

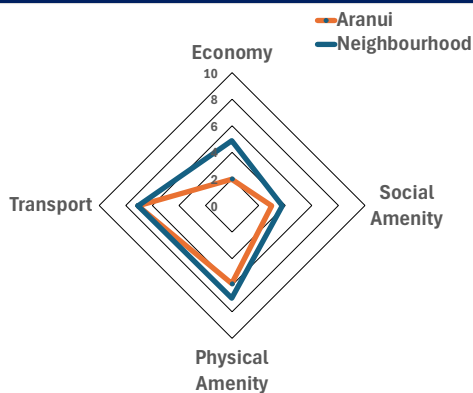
INTRODUCTION

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

LOCATION



CENTRE SUMMARY SCORES



STRENGTHS

- Accessibility across most transport modes.
- Good base of social amenity facilities.

OPPORTUNITIES

- Potential to fulfil a strong local centre function.

CENTRE SUMMARY

Aranui is a small centre on the intersection of Pages and Breezes Roads, serving a local residential catchment and passing trade. Previously focused around a supermarket anchor, the centre currently serves as a local convenience centre, featuring a range of independent shops, food and hospitality outlets (the supermarket closed in 2006).

Economic indicators are similar to the 2018 assessment, with a small increase in the overall score, primarily due to new (service based) tenants in the previously vacant former supermarket building. Social amenity is fair, commensurate with the current size of the centre. Core facilities include a medical centre and a pharmacy outlet.

The physical environment scores average or below average across most measures. There is limited landscaping.

The centre is readily accessible across all modes of transport. It is served by bus and a (painted) cycle lane connects to the centre along Pages Road. Traffic is generally low outside peak hours. In summary, the centre is serving as a local centre rather than a neighbourhood centre with little change from the 2018 assessment.

WEAKNESSES

- Limited range of retail and commercial outlets for a neighbourhood centre.
- Growth of nearby centres will continue to attract customers away.
- Less potential for population growth in immediate catchment due to infrastructure capacity constraints.

THREATS

- Lower potential for private investment (in buildings and amenity) with growth of nearby centres.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

Weekdays: Daytime opening (9am-5pm)



Weekdays: Evening opening (5pm-9pm)

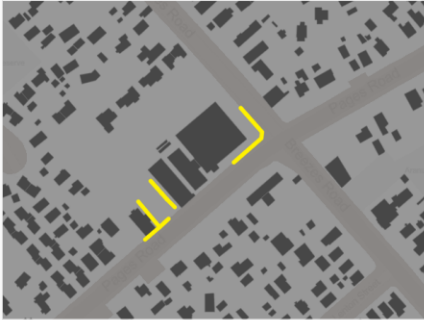


Weekdays: Nighttime opening (9pm on)



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

Weekends: Daytime opening (9am-5pm)



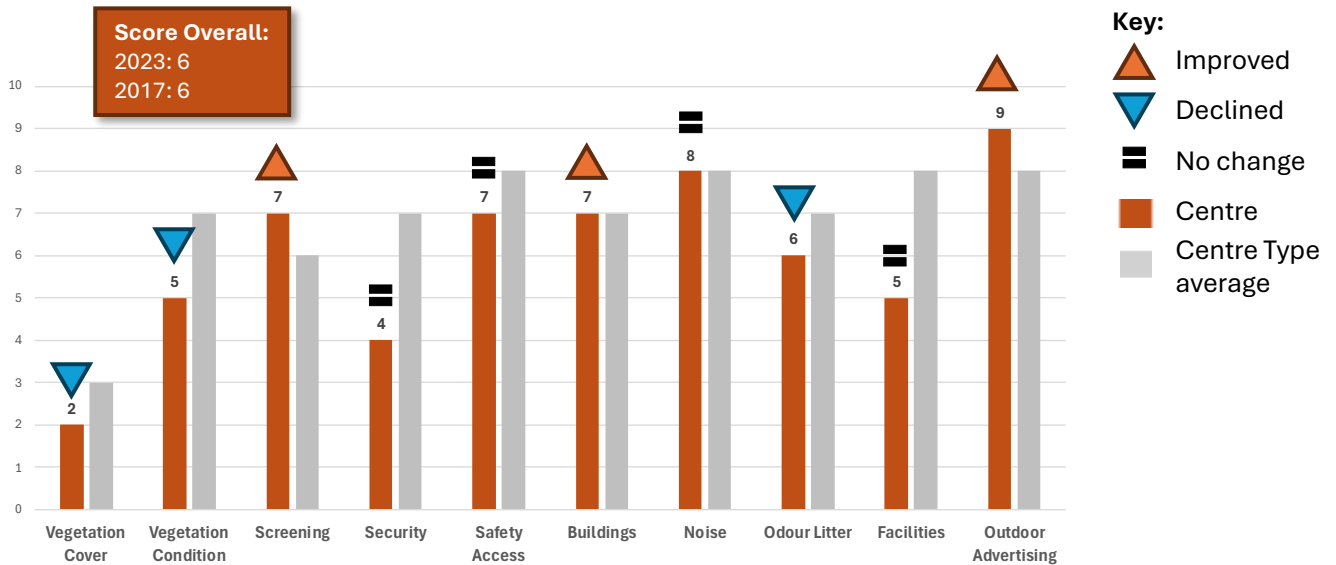
Weekends: Evening opening (5pm-9pm)



Weekends: Nighttime opening (9pm on)



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



CENTRE IMAGES (2023)

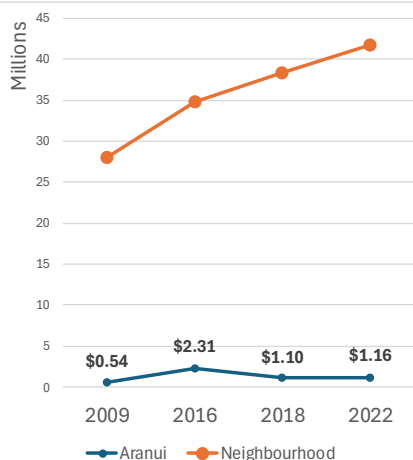


ECONOMIC PERFORMANCE

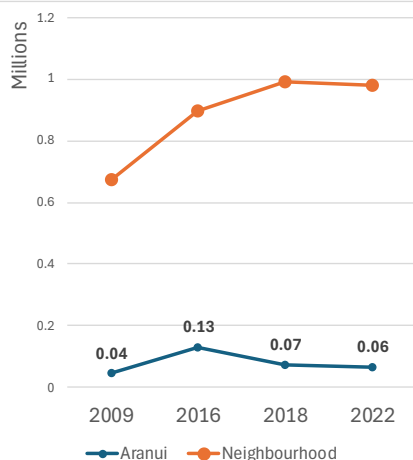
Economic survey score 2023	2
Economic survey score 2017	1.5
Centre type average economic survey score 2023	4.9
Vacant land in centre	0%
Centre type average vacant land	15%



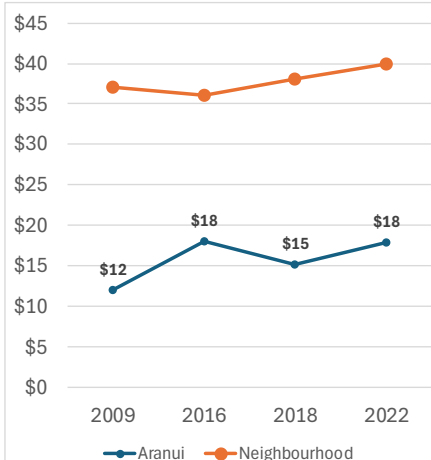
TOTAL SPEND (\$)



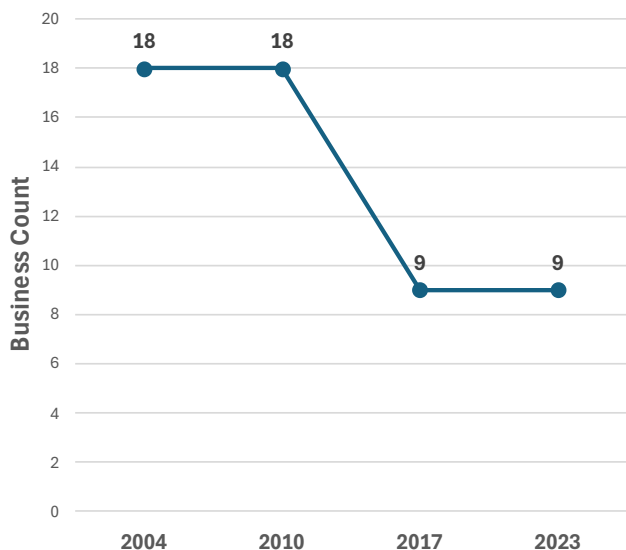
TRANSACTION COUNT



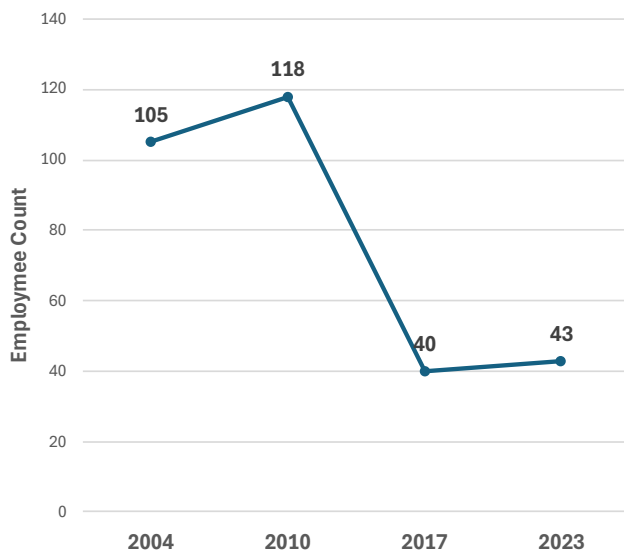
TRANSACTION AVERAGE (\$)



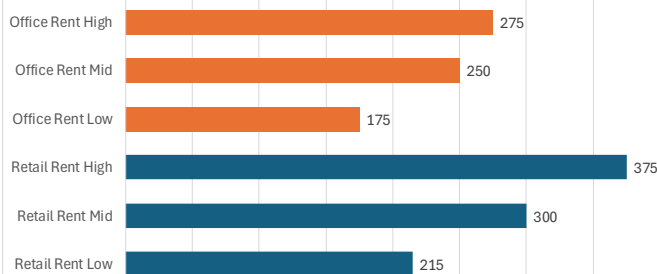
BUSINESS COUNT



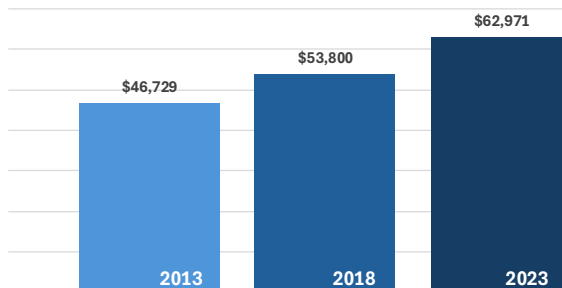
EMPLOYMENT COUNT



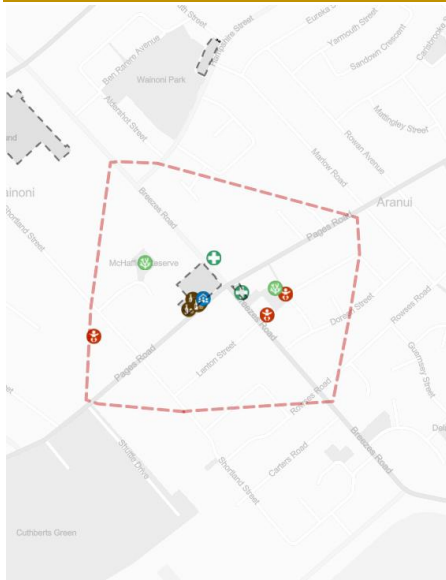
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

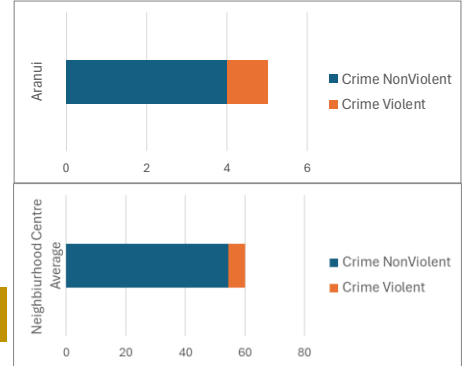


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	20%	21%	19%
Residents 65yrs and over	13%	11%	12%
Residents on Social welfare	13%	16%	18%
Average % of hh with no car	9%	10%	7%
Average number of vehicles/hh	1	1	1

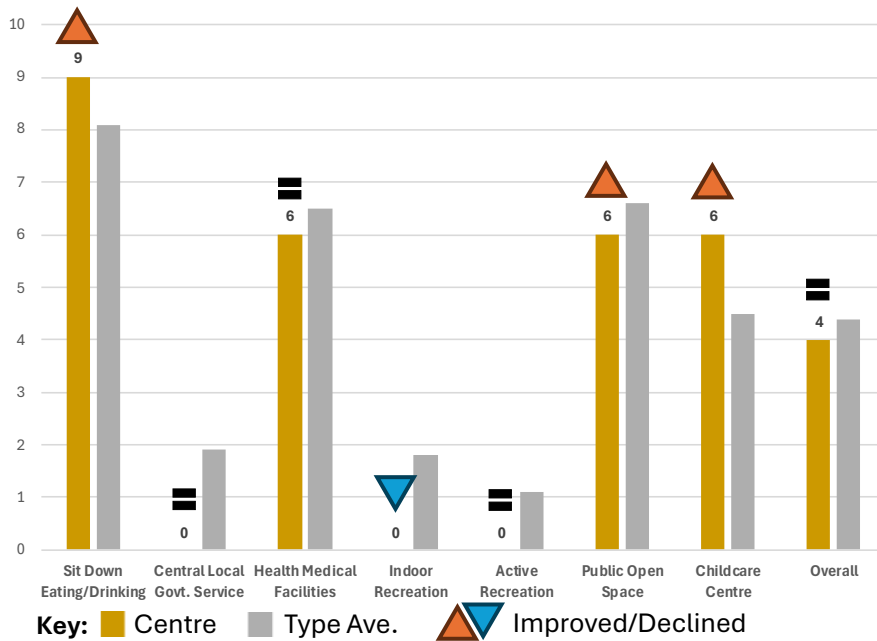
CATEGORY

- Cafe Bar Restaurant
- Public Open Space
- Health Medical Facilities
- Childcare Centre
- Indoor Recreation
- Central Local Government Service
- Active Recreation
- Community Owned Operated Facilities

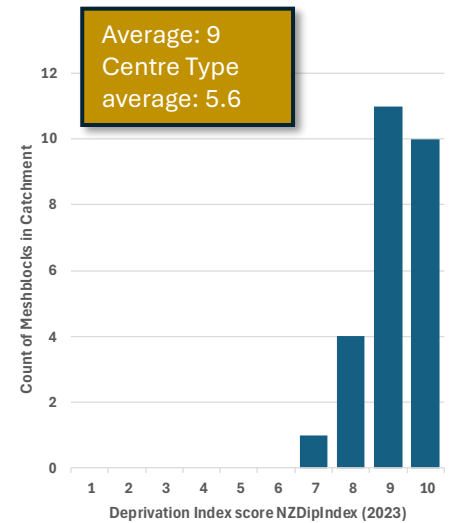
CRIME (2022)



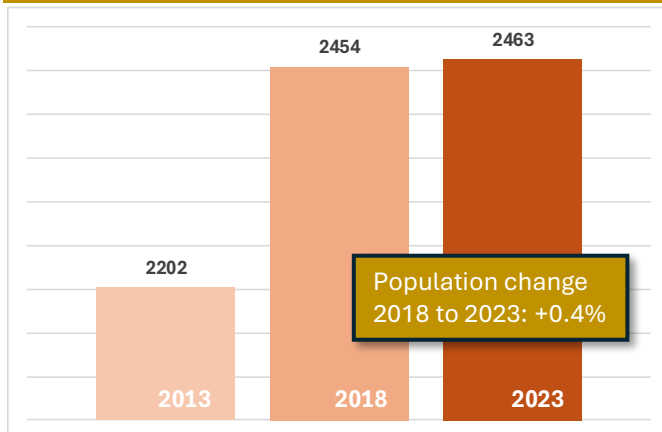
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



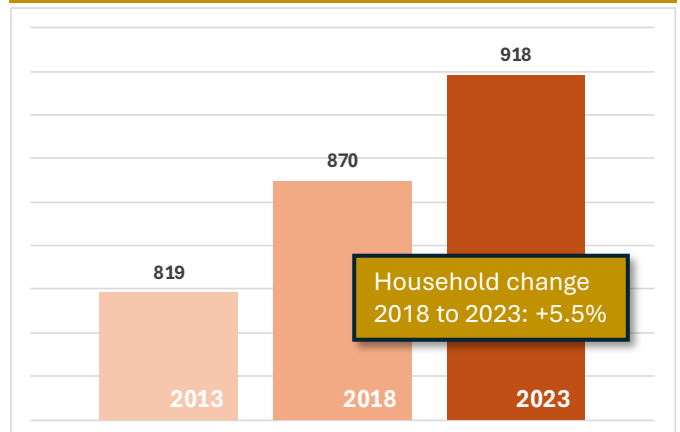
DEPRIVATION RANGE (2023)



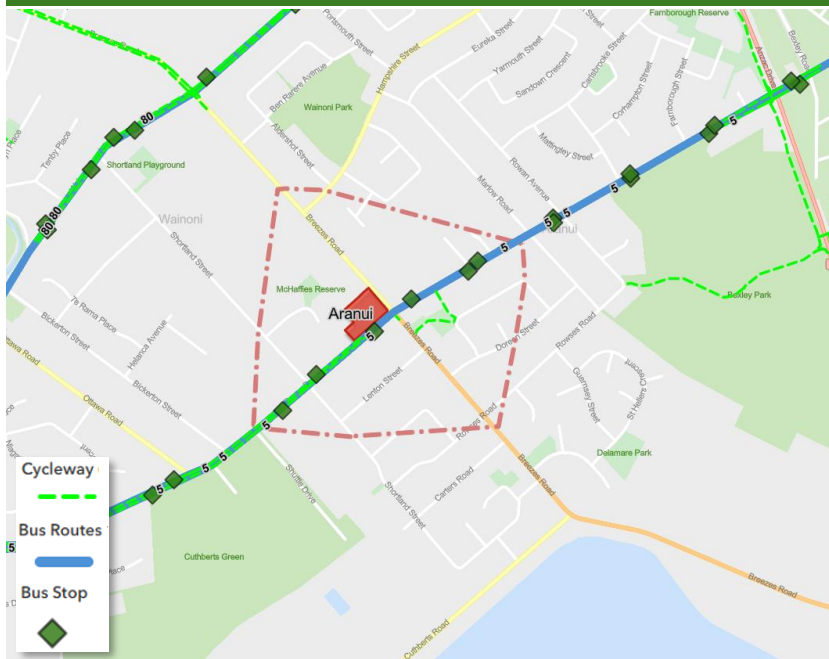
CATCHMENT POPULATION 2018-2023



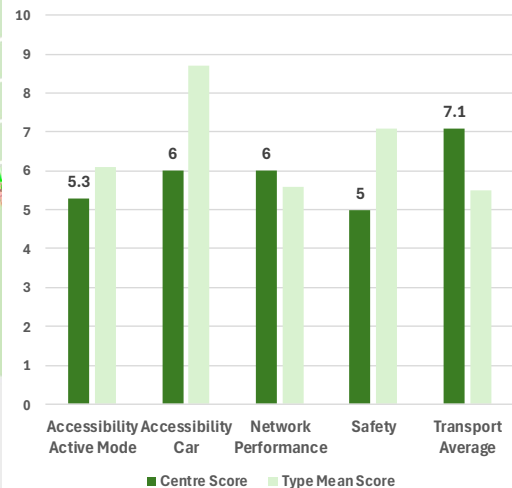
HOUSEHOLD COUNT 2018-2023



TRANSPORT

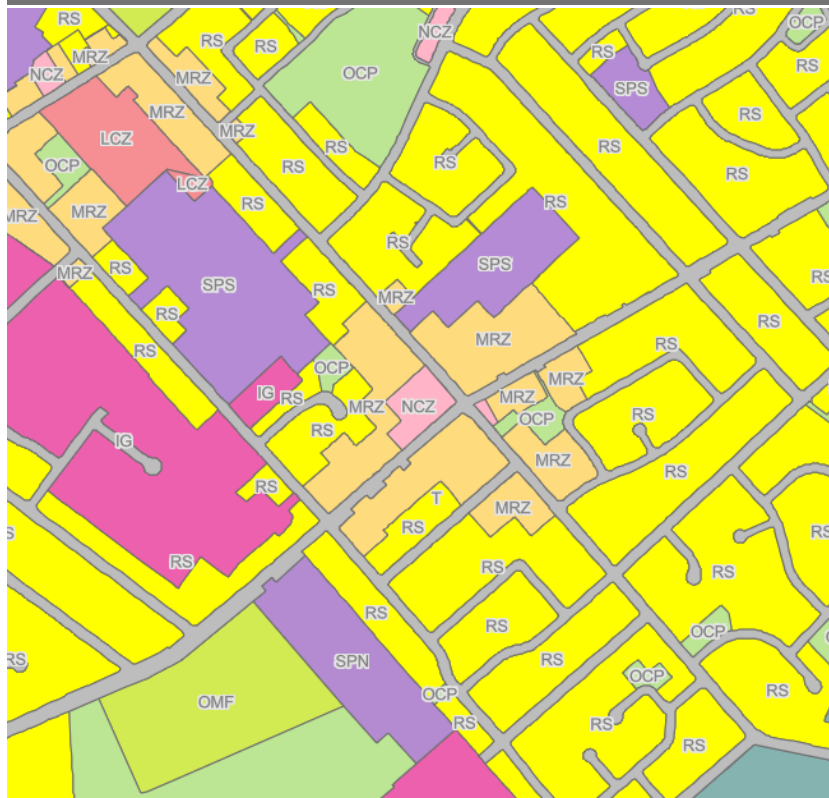


TRANSPORT SURVEY



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

LAND USE ZONES (OPERATIVE AS OF 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 Zone (low density houses)
OCP	Open Space Zone (parks and recreation)
IG	Industrial (businesses and factories)
SPS	Special Purpose Zone (schools and facilities)
CO	Commercial Office

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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