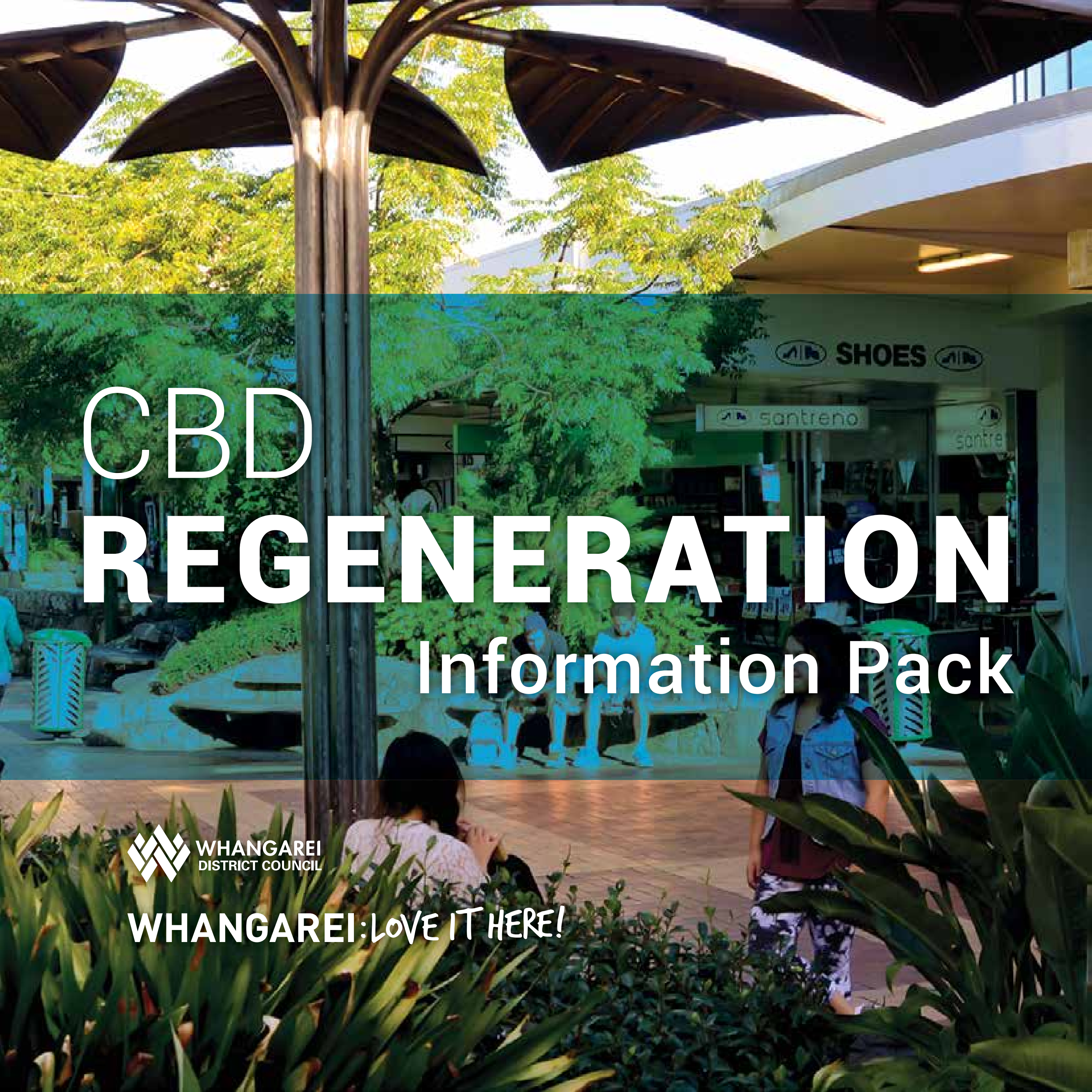


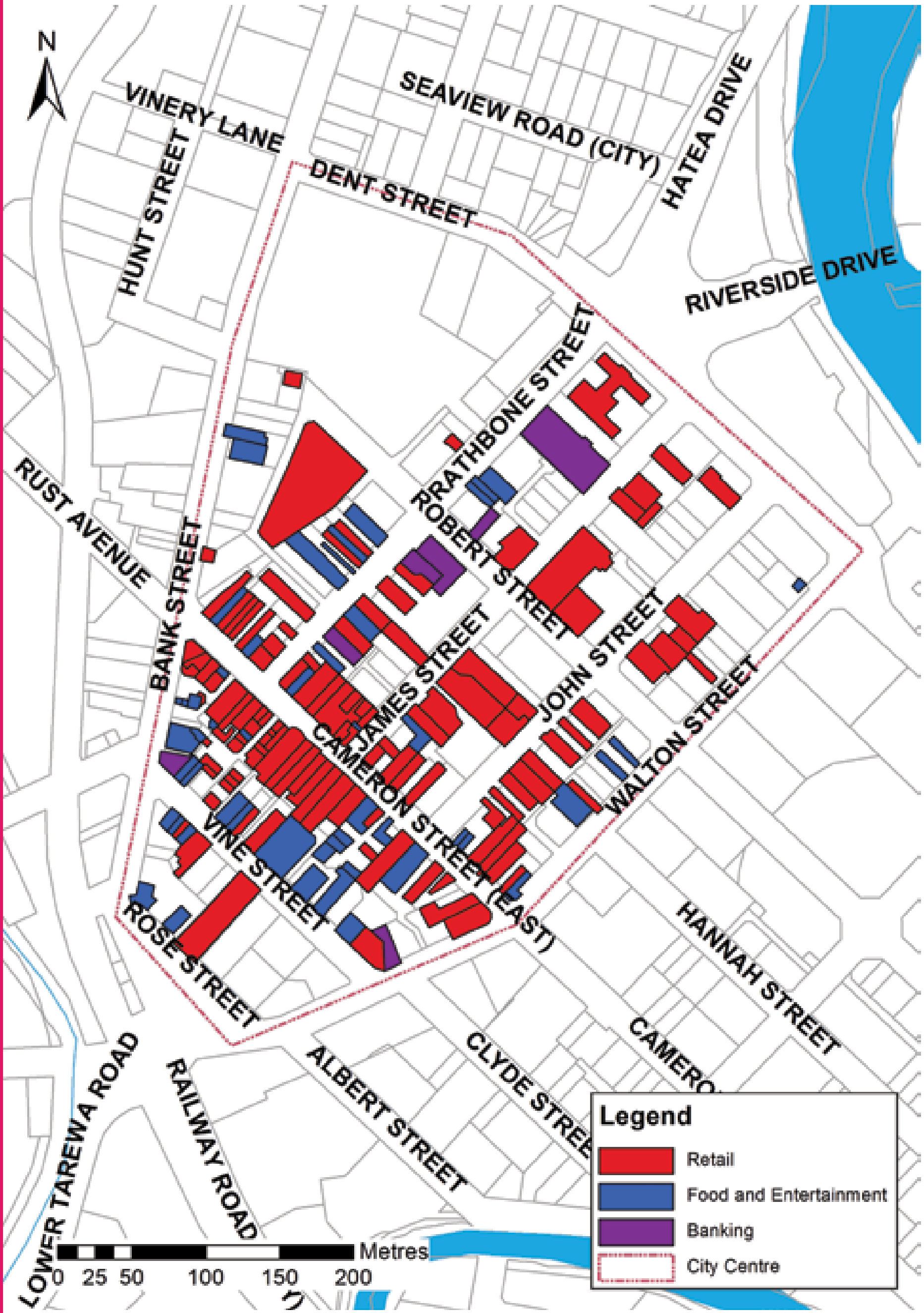
CBD REGENERATION

Information Pack

WHANGAREI DISTRICT COUNCIL

WHANGAREI: LOVE IT HERE!

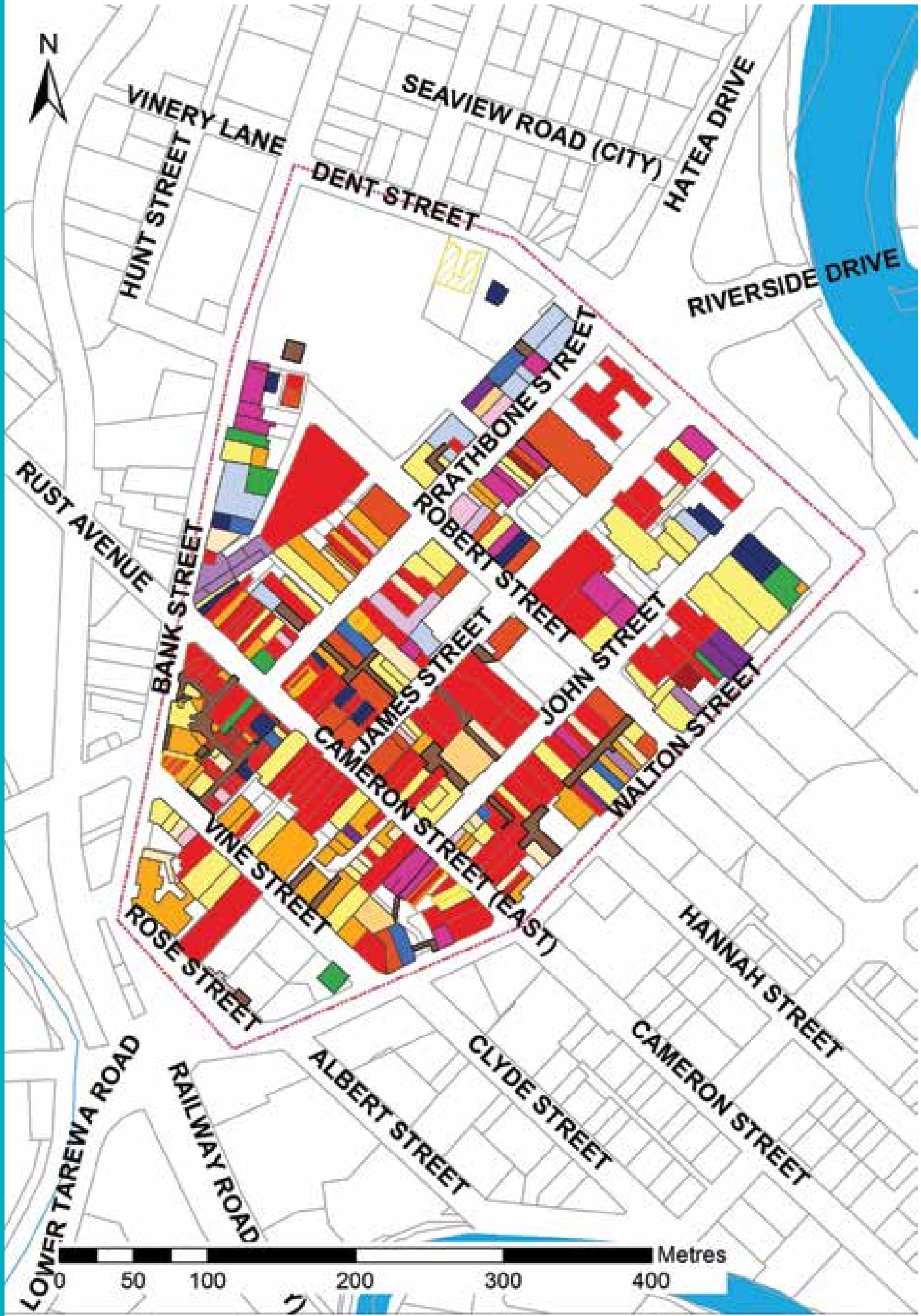
LAND USES FOR RETAIL, FOOD AND BEVERAGE AND BANKING (2015).



Source: Whangarei District Council, Land-use Survey (2015)

WHANGAREI DISTRICT COUNCIL

ALL LAND USES (2015)



Legend

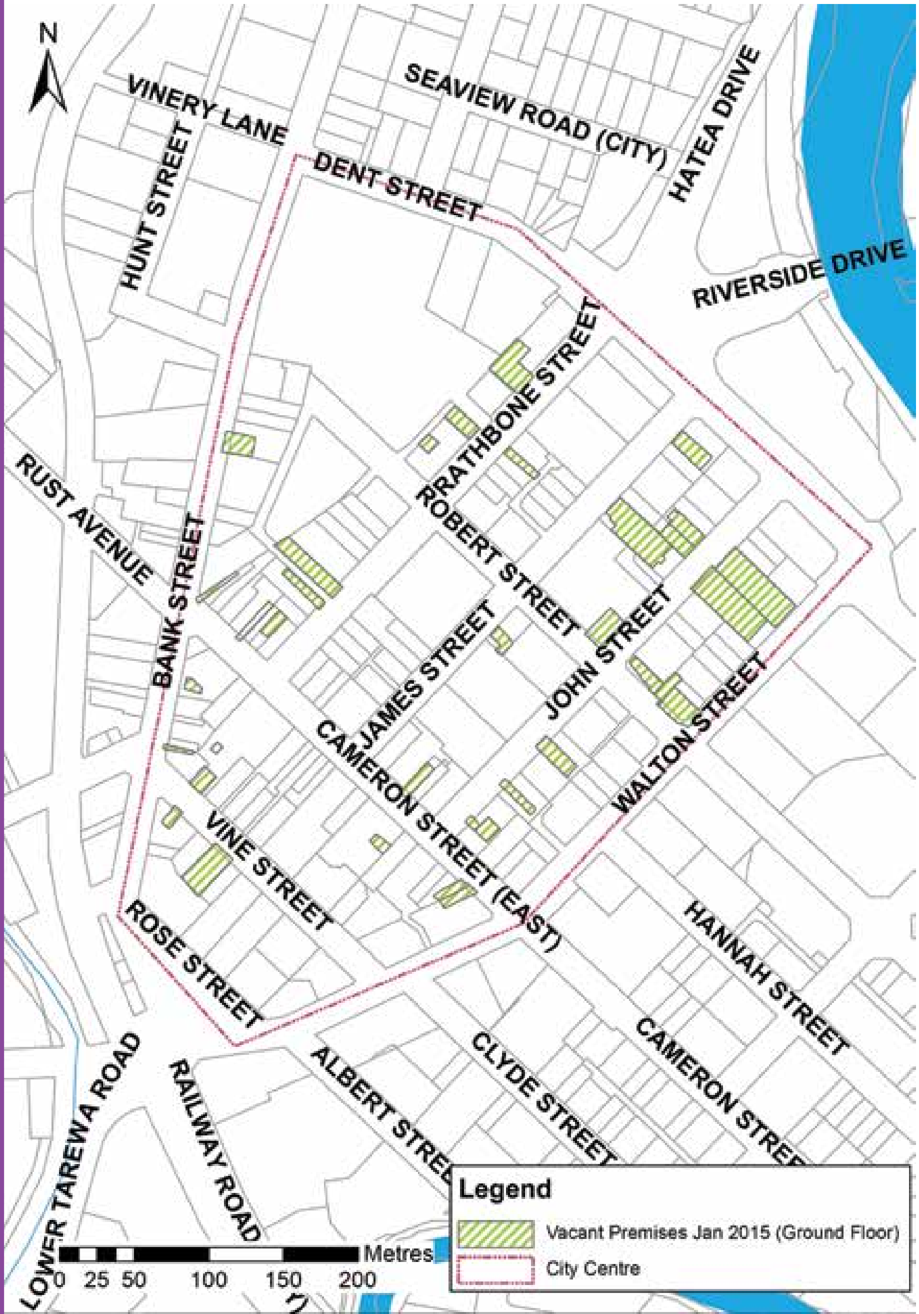
ANZSIC 2006 Division Code

- A - Agriculture, Forestry and Fishing
- B - Mining
- C - Manufacturing
- D - Electricity, Gas Water and Waste Services
- E - Construction
- F - Wholesale Trade
- G - Retail Trade
- H - Accommodation and Food Services
- I - Transport, Postal and Warehousing
- J - Information, Media and Telecommunications
- K - Financial and Insurance Services
- L - Rental, Hiring and Real Estate Services
- M - Professional, Scientific and Technical Services
- N - Administration and Support Services
- O - Public Administation and Safety
- P - Education and Training
- Q - Health Care and Social Assistance
- R - Arts and Recreation Services
- S - Other Services
- X - Residential Property
- Z - Miscellaneous
- City Centre

Source: Whangarei District Council, Land-use Survey (2015)

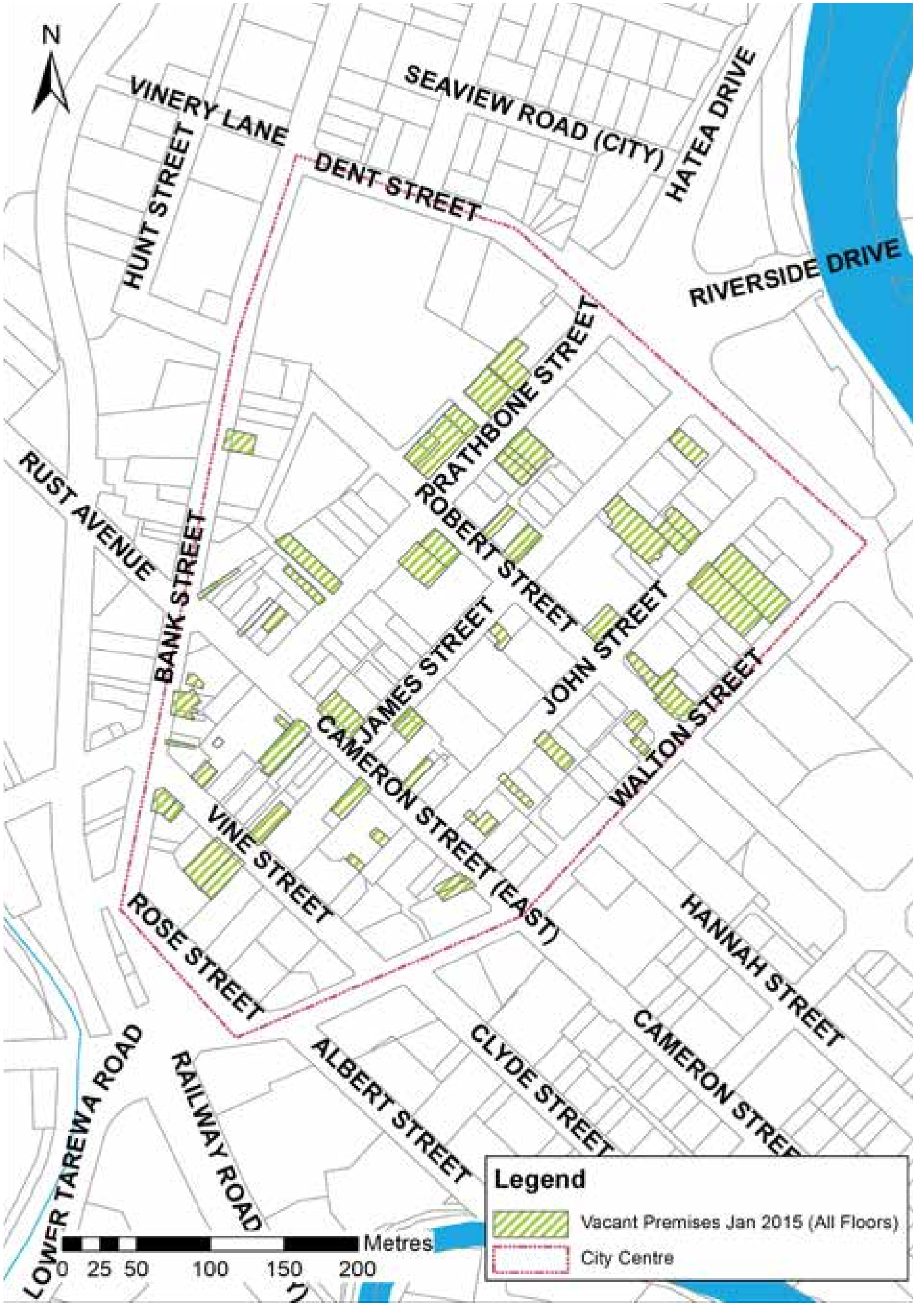
WHANGAREI DISTRICT COUNCIL

VACANT PREMISES– GROUND FLOORS (2015)



Source: Whangarei District Council, Land-use Survey (2015)

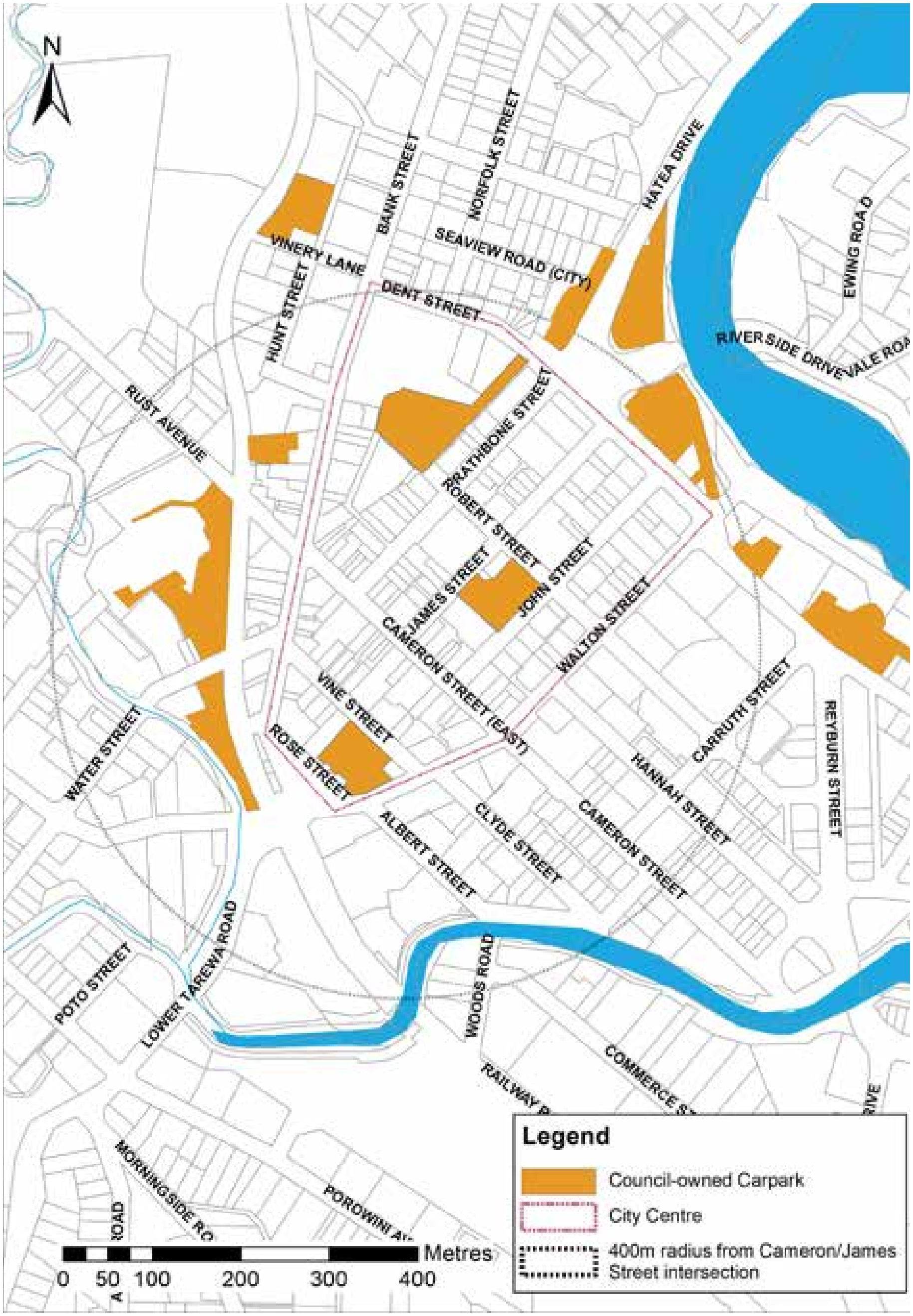
VACANT PREMISES – ALL FLOORS (2015)



Source: Whangarei District Council, Land-use Survey (2015)

WHANGAREI DISTRICT COUNCIL

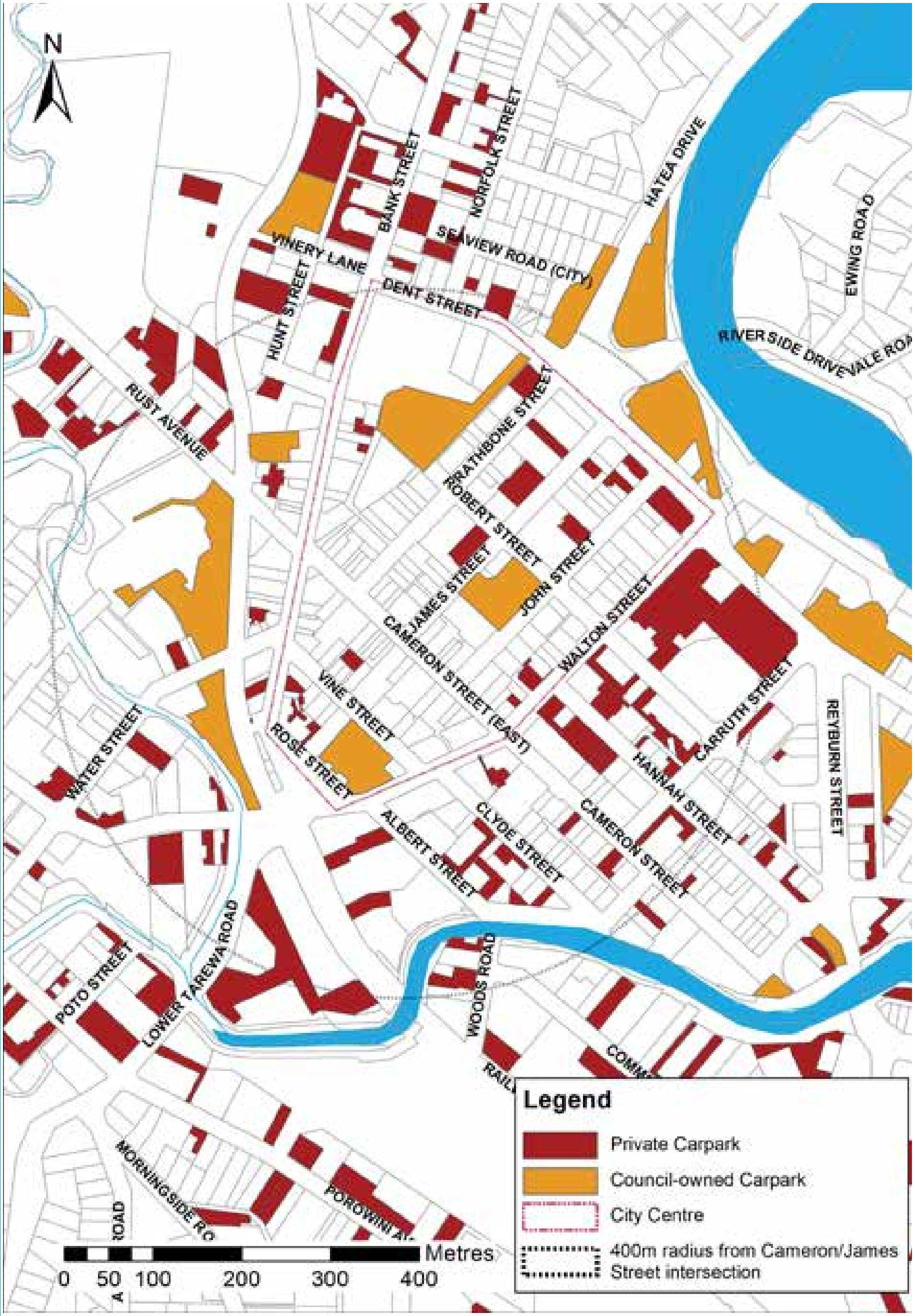
COUNCIL OWNED CAR PARKING AREAS (2015)



Source: Whangarei District Council, Land-use Survey (2015)

WHANGAREI DISTRICT COUNCIL

COUNCIL AND PRIVATELY OWNED CAR PARKING AREAS (2015)



Source: Whangarei District Council, Land-use Survey (2015)

WHANGAREI DISTRICT COUNCIL

RETAIL VACANCY

Whangarei

13.8% total vacancy (2015)

9.5% retail vacancy (2013)

another perspective: **86%** occupancy?

How do we compare?*

Hastings 14% (2015)

Hamilton 9.3% (2014)

Dunedin 8% (2015)

Rotorua 15% (2015)

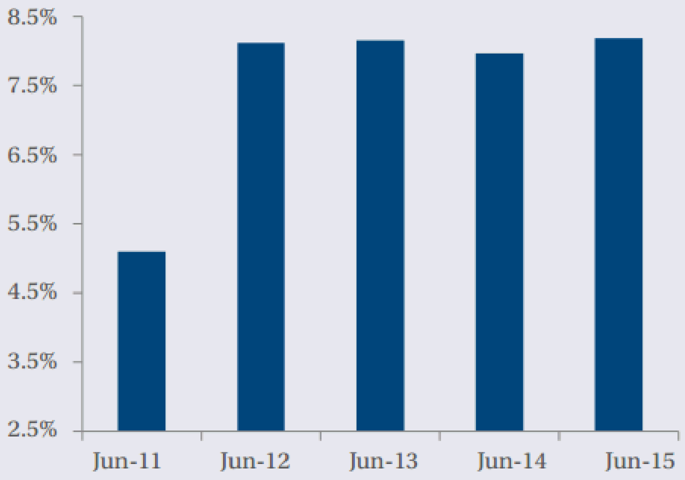
Even the larger centres have 7.5% – 15% vacancy.*

Wellington (Manners St) **15%** (2015)

Auckland (Henderson) **7.5%** (2014)

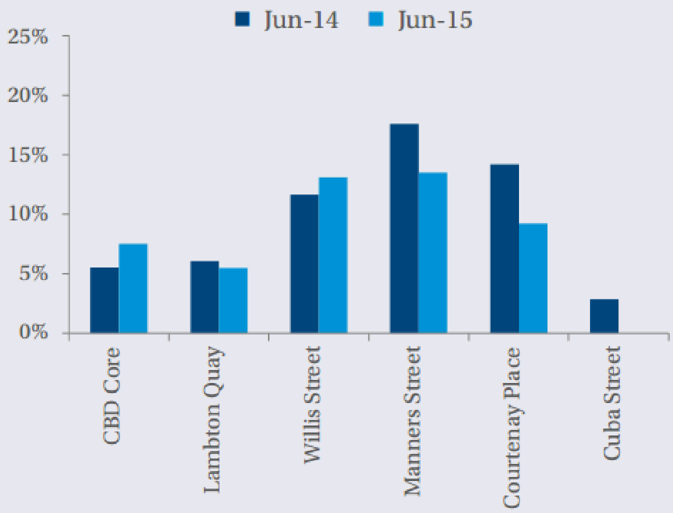
*Source: Colliers International Research

Dunedin retail vacancy



Source: Colliers International Research

Wellington retail vacancy



Source: Colliers International Research

Source: Whangarei District Council, Land-use Survey (2015), Colliers International New Zealand Ltd (2016), Bayleys New Zealand Ltd (2016)

WHANGAREI DISTRICT COUNCIL

RETAIL VACANCY cont.

A common problem across NZ with common solutions?

1 Increase mix of land uses

- recognition that our centres are moving away from office and retail
- enable and promote inner city living
- entertainment in cafes and bars but also in public spaces
- boutique retail and activities of interest.

2 Proactive relationships between council and business

- liaison roles with retailers and business associations
- joint plans with business and retailers
- greater support for business driven projects.

3 Quality public spaces

- focus on increasing footfall. More people means more transactions
- attractive and functional spaces / meeting places
- create interest and point of difference.

4 Experiences and events

- entertainment and experiences becoming more important
- create spaces for events and enable them to happen
- attractions for everyone, young and old.

5 Understanding and implementing opportunities

- good planning that moves swiftly to implementation
- prioritizing what will deliver the best returns
- building on success and using it as leverage for further improvements.

Source: Whangarei District Council, Land-use Survey (2015), Colliers International New Zealand Ltd (2016), Bayleys New Zealand Ltd (2016)

WHANGAREI DISTRICT COUNCIL

WHANGAREI CITY STATISTICS

Table 1. LAND USE		
Land Use	Tenancies	Floor Area (m2)
Retail	117	37,144
Food and Entertainment	55	11,940
Banking	6	4,521
Total (ground floor)	315	82,293
Total (all floors)	406	121,435

Table 2. FLOOR AREA								
Businesses Floor Area (m2)	0-99	100-199	200-299	300-399	400-499	500-999	1000+	Total
Retail Tenancies	29	27	25	19	5	7	5	117
All Buildings	82	119	91	52	17	33	12	406

Percentage of Retail Tenancies under $400m^2$:	85

Table 3. VACANCY				
	Tenancies	% Tenancies	Floor Area (m2)	% Floor Area
Vacant (all floors)	56	13.79	19,301	15.89
Vacant (ground floor)	35	11.11	6,767	8.22

Source: Whangarei District Council, Land-use Survey (2015)

WHANGAREI DISTRICT COUNCIL

WHANGAREI CITY STATISTICS cont.

Table 4. PARKING AREAS		
	Number of Off Street Parking Areas	Floor Area (m2)
Council Parking (City Centre)	3	21,985
Council and Private Parking (City Centre)	20	30,808
Council Parking (200m from City Centre Boundary)	9	40,115
Total Council and Private Parking	97	124,557
Total Council Parking	12	62,100

Table 5. PARKING SPACES	
	Number of Council-owned off-street parking spaces:
City Centre	556
Within 200m of City Centre	1,200
Total:	1,756

Source: Whangarei District Council, Land-use Survey (2015),

WHANGAREI DISTRICT COUNCIL