

## 14 Baxter Street, Warkworth property information

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### Property summary

1. The Council owned property at 14 Baxter Street, Warkworth comprises a public car parking platform, the airspace above it, and the ancillary foyer, stairs and support pillars. It was originally acquired for a proposed community centre development but was ultimately not used for this purpose. Consultation about this property has been undertaken with council and its CCOs, iwi authorities and the Rodney Local Board. No alternative service uses have been identified. The Rodney Local Board does not support the proposed disposal of this site on the basis that it may be required for town centre car parking purposes in the future.

### Property information

2. The property at 14 Baxter Street, Warkworth comprises several lots held in strata unit titles. Lot 2 DP 208963 is the subject property, which comprises three fee simple estates of 466m<sup>2</sup>, 3762m<sup>2</sup> and 3709m<sup>2</sup>. The subject property comprises the upper car parking platform at 14 Baxter Street, Warkworth the airspace above it, and ancillary foyer, stairs and support pillars. There are multiple easements for light and air, utilities within the building, pedestrian access, and parking that all relate to the functioning of the building.
3. The subject property was acquired by the former Rodney District Council in 2002 for the purpose of securing an alternative option for a proposed community centre. However the site was deemed more suitable for a car parking platform, as the site is a stratum estate of airspace and there is potential to add another parking platform or another form of development that may be permitted above the existing carpark.
4. 14 Baxter Street, Warkworth has been on the Auckland Council fixed asset register since amalgamation with an agreement in place with Auckland Transport (AT) to provide parking management services. The subject site does not deliver a current or planned Auckland Council service. AT's investigations into parking provision for Warkworth indicate that expansion of the car park is not justified based on parking occupancy figures for the car park and the township. A significant amount of weather tightness remedial work has been undertaken on the structure. Further remedial work and deferred maintenance will be required if the subject site is retained by council. Indicative costs for these works are in the region of \$500,000.
5. 14 Baxter Street, Warkworth has a 2014 capital value assessment of \$540,000 (land value \$130,000; improvement value \$410,000). The Unitary Plan zoning of the subject property is Business Town Centre.
6. There is no requirement for the subject site to be offered back to the former owners under section 40 of the Public Works Act 1981.

### Consideration

#### Internal consultation

7. The internal consultation for this site commenced in November 2015. No alternative uses were identified for 14 Baxter Street, Warkworth.

#### Local board views and implications

8. The Rodney Local Board resolved at its 16 February 2017 meeting that the carpark should be retained in council ownership as a parking facility in the Warkworth town centre. The Board is not satisfied with AT's assessment there is adequate car parking in the town

centre, particularly with the intended development and growth that is proposed in the short and long term.

9. The Board also requested further investigations for council to develop an additional parking level and sought clarity regarding maintenance budgets for the carpark.

### **Iwi feedback**

10. 11 mana whenua iwi authorities were contacted regarding the potential sale of 14 Baxter Street, Warkworth. The following feedback was received.

**a) Rūnanga o Ngāti Whātua**

No concerns or issues were raised about the proposed disposal.

**b) Ngāti Whātua o Kaipara**

No concerns or issues were raised about the proposed disposal.

**c) Ngāti Whātua o Ōrākei**

No concerns or issues were raised about the proposed disposal.

**d) Te Kawerau ā Maki**

No concerns or issues were raised about the proposed disposal.

**e) Ngāi Tai ki Tāmaki**

No concerns or issues were raised about the proposed disposal.

**f) Te ākitai - Waiohua**

No concerns or issues were raised about the proposed disposal.

**g) Ngāti Te Ata - Waiohua**

No site specific feedback received for this site; however Ngāti Te Ata has expressed general cultural interest across Tāmaki Makaurau, has potential commercial interest in any council owned land that comes available for sale in their rohe and notes specific association with the south western area of Auckland, focusing around Manukau and the western coastline.

**h) Ngāti Pāoa**

No concerns or issues were raised about the proposed disposal.

**i) Ngāti Whanaunga**

No concerns or issues were raised about the proposed disposal.

**j) Ngāti Maru**

No concerns or issues were raised about the proposed disposal.

**k) Ngāti Tamaterā**

No concerns or issues were raised about the proposed disposal.

### **Panuku's independent commercial advice**

11. The results of the rationalisation process are that this property is not required for current or future service requirements. Through a disposal, the sale of the future development unit (airspace) could include provision to retain public car parking and the development opportunities at the site could be addressed by the open market. As such, we recommend that the council owned portion of 14 Baxter Street, Warkworth be divested. Should a resolution be obtained from the governing body approving the divestment of this site, we will undertake a disposals process for this site that provides an optimal return to council.
12. Should this property not be approved for divestment, the Finance and Performance Committee will need to allocate funding for the completion of the remedial works and deferred maintenance, as well as the ongoing operating costs.

# Images of 14 Baxter Street, Warkworth



