

Memorandum

SUBJECT	Public consultation on the proposed change of use of 40 Anzac Street, Takapuna
DATE	27 July 2017
TO	Planning Committee members and Devonport-Takapuna Local Board
FROM	Kate Cumberpatch, Development Manager, Panuku Development Auckland

This memo is to inform you of the upcoming public consultation on the proposed change of use of 40 Anzac Street Takapuna.

Background

Takapuna was identified by the Auckland Development Committee in October 2015 as one of the key commercial centres where intervention to bring about urban renewal was appropriate.

In March 2016 the Auckland Development Committee endorsed the Takapuna High Level Project Plan and granted Panuku the authority to sell selected properties in Takapuna for the purpose of achieving urban renewal and housing (the “Unlock Takapuna” project).

The properties approved for the Unlock Takapuna project include 40 Anzac Street, Takapuna. This property is currently a 250 space car park located in the centre of Takapuna between Anzac Street and Lake Road, adjacent to Potters Park.

Picture 1: 40 Anzac Street, Takapuna



Legal obligation to consult

40 Anzac Street was purchased with a “special loan” that was paid off by a separate rate being charged to the commercial properties in the Takapuna central area. The loan was fully repaid in 1989 and the separate rate was no longer charged from that time.

There is a legal obligation for council, under section 78 of the Local Government Act, to consult on any change of use or ownership of the car park with ratepayers that paid a historical special rate charged in Takapuna and contributors that paid contributions that now form part of the Takapuna Off-Street Car Park Reserve Fund.

There are three statutory regimes under which contributions now forming part of the reserve fund may have been paid. These are:

- a. Payments in lieu of parking under section 295 of the Local Government Act 1974;
- b. Financial contributions under the Resource Management Act 1991;
- c. Development contributions under the Local Government Act 2002.

Auckland Council’s Communications and Engagement team have also advised that the level of public interest in 40 Anzac Street warrants a Special Consultative Procedure under section 82 of the Local Government Act 2002.

Car parking

40 Anzac Street has the potential to provide a mix of residential, commercial and public open space with activated laneways linking the site to Hurstmere Road.

Auckland Transport has assessed the car parking requirement in Takapuna and has advised that Panuku needs to replace 400 car parks within the Unlock Takapuna project and future-proof for a further 350-500 car parks in the next 30 years.

As part of providing for future parking requirements Panuku is progressing a proposal to redevelop part of the Gasometer site (located on the corners of Northcroft, Huron and Auburn streets) into a multi-level car park with approximately 450 car spaces. Once completed this allows a change of use of 40 Anzac Street to be contemplated.

Consultation process

The Statement of Proposal: Proposed Change of Use of 40 Anzac Street Takapuna is attached.

The consultation period will be from Monday 7 August to Monday 4 September 2017.

In accordance with Section 83 of the Local Government Act 2002, the statement of proposal will undergo public consultation.

The consultation statement is:

“We want to know if you support a proposal to change 40 Anzac Street from its current use as a single-level asphalt car park to an area of mixed development. This could include new public open space, retail, offices and residential uses with related car parking. We would involve the communities of Takapuna in the planning of the future space and its uses.

This proposed change of use would involve the sale and subsequent development of parts of the site by a private developer in a way that ensures the vision for a revitalised Takapuna centre is met.

The alternative is that 40 Anzac Street remains as a single-level asphalt car park.”

The consultation will involve:

- a. Notice of the proposal to all owners and occupiers of land within the former special rating area and all other persons who have contributed funds to the car park reserve fund.
- b. General public notice of the proposal.

The communication and engagement activities during the consultation will be:

- a. Two public information sessions – Wednesday 16 August and Saturday 19 August.
- b. Information and feedback form on Shape Auckland and available at Takapuna Library and Takapuna council service centre
- c. Information and feedback form delivered to all property owners in the Central Takapuna 0622 postcode area and any contributors to the reserve fund who are not within the 0622 postcode area
- d. Public notices in NZ Herald and North Shore Times at commencement of consultation
- e. Local advertising in Channel Magazine, North Shore Times and through Neighbourly
- f. Media release
- g. Story in Our Auckland (online and printed)
- h. Information on Panuku’s website and social media channels
- i. Public hearing

Next steps

The Regulatory Committee will appoint a hearing panel at their 10 August meeting.

Following the consultation period and the hearing, the recommendation from the hearing panel will be reported back to the Planning Committee in November for a decision.

If the proposed change of use is supported, the next step would be to work with the communities of Takapuna on future planning for physical public spaces and their preferred uses and activities.