

Statement of Proposal: Proposed change of use of 40 Anzac Street, Takapuna

What are we consulting on?

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.

- How do you feel about changing the use of 40 Anzac Street car park from a single-level asphalt car park to an area of mixed development?
- Do you have any concerns about the proposal?
- Would you like to make any further comments?

Background

Takapuna holds an enviable position with Takapuna Beach, the Waitemata Harbour and views to Rangitoto on one side – and Lake Pupuke on the other.

The Auckland Plan identifies Takapuna as one of 10 metropolitan centres – important industry, transport and housing hubs where significant change is expected during the next 30+ years.

Panuku Development Auckland is leading urban regeneration in Takapuna on behalf of Auckland Council, through a few key sites.

Vision

“To make the most of Takapuna's unique sea and lakeside location and create a safe, accessible and vibrant town centre oriented around pedestrians and cyclists.”

This vision will guide future planning and development in Takapuna, with the goals of revitalising the town centre, improving public spaces, creating better connections to the beach and supporting more urban living and public transport options.

What's happened so far?

- The desires and opportunities for Takapuna have been well outlined in a number of previous planning documents dating back to 2010 and have been widely consulted on.
- In March last year Panuku was given the mandate to redevelop a number of properties in central Takapuna to deliver on previous plans and achieve urban renewal and housing.
- Panuku has confirmed the vision and goals of the Takapuna project with community and residents' groups.
- Auckland Transport has reviewed car parking and public transport requirements for Takapuna now and into the future. The strategy for car parking is to replace the existing car park spaces within the Unlock sites and future-proof for a further 350-500 spaces within Takapuna over the next 30 years.
- The strategy recommends the bus station should remain at its current Lake Road location in the centre of town.
- The Devonport-Takapuna Local Board included the Unlock Takapuna project in its draft Local Board Plan 2017 that was recently open for public consultation.

What's planned?

- 40 Anzac Street is currently a 250-space car park. It is located in the centre of Takapuna between Anzac Street and Lake Road and is adjacent to Potters Park.
- There is an opportunity for 40 Anzac Street to be developed to create a mix of residential, commercial and public open spaces with activated laneways linking the site to Hurstmere Road, Hurstmere Green and Takapuna Beach.
- There is a plan to develop part of the Gasometer site (located between Northcroft, Huron and Auburn streets) into a multi-level car park with approximately 450 car park spaces. This would be completed before any disruption to 40 Anzac Street occurred.
- The vision for the other part of the Gasometer site is to create a mix of commercial, retail and residential spaces.
- 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.