

19 Anzac Road, Browns Bay property information

Property summary

1. The council owned property at 19 Anzac Road, Browns Bay is an off-street car park identified by Auckland Transport (AT) as not required for future service needs as it has no strategic purpose requiring retention. It was presented to the Finance and Performance Committee in April 2017, where a decision was deferred so that an AT parking survey for Browns Bay could be undertaken and reported back.
2. AT have now completed the Browns Bay Town Centre Parking Review Report. The parking survey results indicate that parking occupancy in Browns Bay has capacity available and confirms AT's position that 19 Anzac Road, Browns Bay is not required for future service needs and has no strategic purpose to retain. AT discussed the results of the study with the Hibiscus and Bays Local Board in May 2017 and reported to the board's September 2017 meeting. As no alternative planned and funded service uses have been identified for this site, Panuku recommends it be divested. Foodstuffs have expressed an interest in purchasing this site to provide dedicated customer car parking to its adjacent New World supermarket.

Property information

3. 19 Anzac Road, Browns Bay is a 952m² site that was originally part of a larger 1,037m² site that was acquired by the East Coast Bays City Council in 1977 for car parking purposes. In 2015, council provided consent (at the request of AT for 85m² of the original site to be declared road pursuant to section 114 of the Public Works Act 1981. A gazette notice declaring 85m² to be road was subsequently registered against the previous title and a new title was issued for the balance of the land. The balance of 19 Anzac Road forms the subject site, and was the subject of the rationalisation process.
4. The subject site is formed and utilised as a car park. Historically it was not designated as a car park under the North Shore District Plan nor does it have a car parking designation in the Auckland Unitary Plan.
5. In 2015, the AT Board declared 19 Anzac Road, Browns Bay surplus to AT service requirements and the site was subsequently transferred to Panuku.
6. The Unitary Plan zoning of 19 Anzac Road, Browns Bay is Town Centre. It has a 2014 capital valuation of \$950,000.
7. This site is likely to be exempt from offer back obligations set out in section 40 of the Public Works Act 1981 due to the significant change in the character of the property as a result of the public work (being the car park) for which it was acquired and held. This will need to be confirmed under appropriate delegation if the property is approved for disposal.

Consideration

Internal consultation

8. The internal consultation for this site commenced in August 2015. No alternative service uses were identified for this property.

Local board views and implications

9. At its 15 March 2017 meeting, the Hibiscus and Bays Local Board resolved that it is opposed to the proposed disposal of 19 Anzac Road, Browns Bay on the basis that there has been no council investigation into the cumulative effects of accelerated growth in the Browns Bay area, that the Unitary Plan now allows even greater density than was anticipated; that 19 Anzac Road, Browns Bay is currently well used as a carpark; and that the results of a requested AT parking survey for Browns Bay have not been provided and considered.
10. The board presented to the Finance and Performance Committee in April 2017, requesting the retention of this site on the basis that it is required for current car parking purposes and future town centre growth. The Committee deferred a decision so that an AT parking survey for Browns Bay could be undertaken and reported back.
11. The parking survey has now been completed by AT. The Browns Bay Town Centre Parking Review Report results indicate that:
 - the 58 car parking spaces at 19 Anzac Road, Browns Bay account for 7% of the total parking capacity available in the town centre;
 - the site has an average occupancy of 50%, a peak average occupancy of 67% and is primarily used for short to medium term occupancy;
 - that parking management in the town centre is satisfactory and no changes are recommended; and
 - that there is no parking capacity or availability issues being experienced in the area.
12. In summary AT has confirmed its position that 19 Anzac Road, Browns Bay is not required for future service needs and has no strategic purpose to retain. AT discussed the results of the study with the board in May 2017 and reported to the board's September 2017 meeting. The Browns Bay Town Centre Parking Review Report is included in the property attachments to this report.

Iwi feedback

13. 14 iwi authorities were contacted regarding the potential sale of 19 Anzac Road, Browns Bay. The following feedback was received;
 - a) **Ngāti Wai**
No feedback received for this site.
 - b) **Ngāti Manuhiri**
No feedback received for this site.
 - c) **Te Runanga o Ngāti Whatua**
No site specific feedback received for this site, noting that as per earlier conversations with Te Runanga representatives, it is understood that any cultural significance considerations will be raised at hapū level and that all Ngāti Whatua hapū have been contacted about properties in their rohe.
 - d) **Ngāti Whatua o Kaipara**
Ngāti Whatua o Kaipara has confirmed their focus on interests in the north west of Tāmaki Makaurau, with a particular focus on Helensville. They may have potential commercial interest in this site.
 - e) **Ngāti Whatua o ōrākei**
Ngāti Whatua ōrākei has expressed potential commercial interest in this site.
 - f) **Te Kawerau a Maki**
Te Kawerau a Maki has expressed potential commercial interest in this site.

g) Ngāi Tai ki Tāmaki

Ngāi Tai ki Tāmaki has drawn attention to their recent settlement and signaled an increased interest in council owned property that may come available for sale in their rohe.

h) Te ākitai - Waiohua

Te ākitai has expressed potential commercial interest in this site.

i) 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.

j) Ngāti Paoa

Ngāti Paoa has reinforced their desire to be kept in the loop for property disposals.

k) Ngaati Whanaunga

No feedback received for this site.

l) Ngāti Maru

Ngāti Maru stated the site is of spiritual and cultural importance to Ngāti Maru and expressed a strong desire to explore the purchase of this site should it become available for sale.

m) Ngāti Tamatera

No feedback received for this site.

n) Patukirikiri

No feedback received for this site.

Panuku's independent commercial advice

14. The results of the rationalisation process are that this property is not required for current or future service requirements. As such, we recommend that the council owned property at 19 Anzac Road, Browns Bay be divested.
15. Given 19 Anzac Road, Browns Bay is currently formed as a carpark, disposal options to ensure that the amenity value of the car park is not lost to the Browns Bay community will be investigated if this property is approved for disposal. Foodstuffs have approached Panuku expressing an interest in purchasing this property and continuing to use it as a car park for its adjacent New World store. This option would minimise the loss of any amenity value to the community and can be explored further should the property be approved for disposal.

Images of 19 Anzac Road, Browns Bay



