

80 Vincent Street, Howick property information

Property summary

1. The council owned property at 80 Vincent Street, Howick is an off-street car park released by AT as not required for future service needs and having no strategic purpose to retain. Consultation about this property has been undertaken with Council departments and its CCOs, iwi authorities and the Howick Local Board. No alternative service uses have been identified. The board does not support the proposed disposal on the basis it is regarded as a well utilised car park in a commercial area that is short of parking. In response to the board's concerns, AT provided advice that there was no strategic transport use for retaining the carparks at 80 Vincent Street, and that it is not part of AT's strategy to provide public parking for a small number of dominant businesses or their staff.

Property information

2. 80 Vincent Street, Howick is a 362m² site that was acquired by the former Borough of Howick in 1965. Although the purpose for purchase was not specified, it appears to have been for parking purposes. The purchase price did not require a loan to be raised. There are no records with council's archives that would indicate that paid contributions from local businesses were required and the purchase price of 5 shillings council paid would appear to be a nominal amount.
3. 80 Vincent Street, Howick provides 13 off street car parks and was managed by AT as part of its car parking network. It is used primarily by neighbouring businesses for customer and staff parking. An adjacent business has an entrance accessed directly from 80 Vincent Street, Howick.
4. In October 2015, the AT Board resolved that this site was no longer required for AT's infrastructure purposes. 80 Vincent Street, Howick was subsequently transferred from AT to Panuku for rationalisation purposes.
5. The Unitary Plan zoning of 80 Vincent Street, Howick is neighbourhood centre. It has a 2017 capital value of \$310,000.
6. There is no requirement for 80 Vincent Street, Howick 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 December 2016. No alternative service uses were identified for this property.

Local board views and implications

8. The Howick Local Board opposed the proposed disposal of 80 Vincent Street, Howick at its 20 March 2017 business meeting on the basis it is a well utilised car park in a commercial area that is short of parking. The board tabled correspondence from local businesses opposed to the proposed disposal and outlining its use as business customer and staff parking.
9. The board further resolved at its 19 June 2017 meeting its opposition to the proposed disposal and requested Panuku provide the ownership history of the property, how council acquired it and AT's rationale to release the property from service.

10. Panuku provided the historical property records relating to the site to the Howick Local Board. Panuku also worked with AT and provided advice that AT's evaluation criteria used for the parking properties project in terms of catchment, utilisation and transport context was consistent with the divestment criteria in the AT Parking Strategy. The strategy covers the criteria for divestment of off-street parking, including consideration of plans for increasing public transport investment in the area. Panuku also advised the board that AT had reconfirmed that there was no strategic transport use for the carparks at 80 Vincent Street, Howick and that it is not part of AT's strategy to provide public parking to a small number of dominant businesses or their staff.
11. The board also queried if council had an obligation to undertake public consultation ahead of the proposed divestment of off street car parks, including 80 Vincent Street, Howick. Panuku has investigated this and advises that 80 Vincent Street, Howick is not a reserve subject to the Reserves Act 1977, it is not a park or regional park in accordance with sections 138 and 139 of the Local Government Act 2002, and is not a listed council owned strategic asset. As such council is not obliged by statute to publicly consult on the proposed disposal of this site.
12. The Howick Village Centre Plan adopted by the Howick Local Board in June 2017 does not include 80 Vincent Street, Howick within its area of interest.

Iwi feedback

13. 12 iwi authorities were contacted regarding the potential sale of 80 Vincent Street, Howick. The following feedback was received:
 - a) **Te Kawerau a Maki**
No feedback received for this site.
 - b) **Ngāi Tai ki Tāmaki**
No site specific feedback received for this site.
 - c) **Ngāti Tamaoho**
No feedback received for this site.
 - d) **Te ākitai - Waiohua**
No feedback received for this site.
 - e) **Ngāti Te Ata - Waiohua**
No site specific feedback received for this site.
 - f) **Te Ahiwaru**
No feedback received for this site
 - g) **Ngāti Paoa**
No site specific feedback received for this site.
 - h) **Ngaati Whanaunga**
No feedback received for this site.
 - i) **Ngāti Maru**
No feedback received for this site.
 - j) **Ngāti Tamatera**
No feedback received for this site.
 - k) **Patukirikiri**
No feedback received for this site.

I) Waikato Tainui

Waikato-Tainui signaled both cultural and commercial interest in the site and recommended any development align with the Waikato-Tainui Environmental Plan including consultation with marae. Panuku followed up with Waikato-Tainui advising that only a disposal is recommended for the site and council would not lead in a development that could subsequently occur. Advice was given that the cultural interest in the site has been noted on the disposal file and information to potential purchasers will include the comments received from Waikato-Tainui. If approved for disposal, Panuku will follow up with Waikato-Tainui on potential commercial opportunities.

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 80 Vincent Street, Howick be divested.
15. An adjoining land owner has expressed interest in purchasing 80 Vincent Street, Howick to use as car parking for its business. This will be explored further should the Finance and Performance Committee approve the proposed disposal.

Images of 80 Vincent Street, Howick



