

## Attachment 1: Option analysis of car parking options

Option	Opportunities – provided and lost	Car park cost	Est. sales	Budget implications	If supported
1 Anzac: – Underground car park for 400 cars - this would need two basement levels across the whole site. – A town square (1/3 site) and development above ground only (2/3 site) Gasometer: – Multi-level car park for 450 cars on half of the site. – Development on other half of the site.	<ul style="list-style-type: none"> <li>– Cars still travelling into the centre which is not complementary to people-friendly vision.</li> <li>– Development on Anzac Street would be constrained with no subterranean rights.</li> <li>– Double the number of cars required for Takapuna.</li> </ul>	<p>\$40M for Anzac</p> <p>\$25M for Gasometer</p> <p><b>\$65M total</b></p>	\$27M	<p>Budget not approved to construct Anzac.</p> <p>Would require an additional \$38M to construct car parking and all budget required to create a town square and new public realm (est \$6M)</p>	Not supported by Panuku or AT.
2 Anzac: – Multi-level car park for 400 cars – this would require an 8-9 level parking building located adjacent to Potters Park that would cover 1/3 of the site. – A town square (1/3 site) and development (1/3 site) Gasometer: – Multi-level car park for 450 cars on half of the site. – Development on other half of the site.	<ul style="list-style-type: none"> <li>– Cars still travelling into the centre which is not complementary to people-friendly vision.</li> <li>– Potters Park and new town square would be bound by an 8-9 storey car park rather than active edges.</li> <li>– Double the number of cars required for Takapuna.</li> </ul>	<p>\$30M for Anzac</p> <p>\$25M for Gasometer</p> <p><b>\$55M total</b></p>	\$25.75M	<p>Budget not approved to construct Anzac.</p> <p>Would require an additional \$29.25M to construct car parking and all budget required for a town square and new public realm (est \$6M)</p>	Not supported by Panuku or AT.
3 Anzac: – Underground car park for 400 cars - this would need two basement levels across the whole site. – A town square (1/3 site) and development above ground only (2/3 site) Gasometer: – No car parking – Development across whole site	<ul style="list-style-type: none"> <li>– Cars still travelling into the centre which is not complementary to people-friendly vision.</li> <li>– Development on Anzac Street would be constrained with no subterranean rights.</li> </ul>	<p>\$40M for Anzac</p> <p><b>\$40M total</b></p>	\$38M	<p>Budget not approved to construct Anzac.</p> <p>This leaves \$2M profit which is insufficient to create a town square and public realm (est \$6M)</p>	Not supported by Panuku.
4 Anzac: – Multi-level car park for 400 cars – this would require an 8-9 level parking building adjacent to Potters Park that would cover 1/3 of the site. – A town square (1/3 site) and development (1/3 site) Gasometer: – No car parking – Development across whole site	<ul style="list-style-type: none"> <li>– Cars still travelling into the centre which is not complementary to people-friendly vision.</li> <li>– Potters Park and new town square would be bound by an 8-9 storey car park rather than active edges.</li> </ul>	<p>\$30M for Anzac</p> <p><b>\$30M total</b></p>	\$37M	<p>Budget not approved to construct Anzac.</p> <p>This leaves \$3M profit which is insufficient to create a town square and public realm (est \$6M)</p>	Not supported by Panuku.

5	<p>Anzac:</p> <ul style="list-style-type: none"> <li>- A town square (1/3 site) and development (2/3 site)</li> </ul> <p>Gasometer:</p> <ul style="list-style-type: none"> <li>- Multi-level car park for 450 cars on half of the site.</li> <li>- Development on other half of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Complementary to people-friendly vision. Potters Park and town square are bound by active edges.</li> <li>- Assists development and streetscape improvements along Huron and Northcroft streets.</li> <li>- Greater development opportunities.</li> </ul>	<p>\$25M for Gasometer</p> <p><b>\$25M total</b></p>	<p>\$39M</p>	<p>Budget is approved by F&amp;P.</p> <p>This provides \$14M profit which is sufficient to create a town square and public realm (est \$6M) and additional funds</p>	<p>Supported by Panuku and AT.</p>
---	--	--	--	--------------	--	------------------------------------