

I have chosen 11 Domain Road Panmure Auckland 1072 for development. The land is vacant and zoned as Business Town Centre. Moreover, its proximity to Panmure Town Centre and the Panmure Transit Hub makes it an ideal location for office and residential activities. The site has an area of 1219m² and is valued at \$2.4 million, representing a relatively low acquisition cost for a large area. The property rates table can be seen in Figure 1.

Figure 1: Property Rates Table

Type of rate	Calculation	Total rate
Business Improvement District Panmure	Capital Value \$2,400,000 x 0.00122329	\$2,935.90
Climate Action Transport Targeted Rate - Urban Business	Capital Value \$2,400,000 x 0.00010849	\$260.38
General Rate - Urban Business	Capital Value \$2,400,000 x 0.00509462	\$12,227.09
Natural Environment Targeted Rate - Business	Capital Value \$2,400,000 x 0.00007013	\$168.31
Uniform Annual General Charge	Number of separate parts 1 x \$567.00	\$567.00
Water Quality Targeted Rate - Business	Capital Value \$2,400,000 x 0.00001568	\$37.63
Total rates assessed for 2024/2025 (including GST)		\$16,196.31

Source: (Auckland Council, n.d.)

Figure 2: Aerial of 11 Domain Road in 2016



Source: (Auckland Council, n.d.-b)

The proposal is for a 5-storey mixed use building with 50% site coverage to avoid elevation changes in the rear of the site. The ground floor will contain non-prime office space for 4 tenancies at an average leasable area of 120m². The first to fourth floor will contain a total of 32 2-bedroom residential dwellings with an average dwelling size of 69m². The rationale for the land-use is the poor foot-traffic ruling out the use of retail, and a desire to contain more residential as non-prime office space in the area has lower rents than residential in the area. The total height for the development is 16.5 meters and permitted under the current height variation control of 27m. Whilst under a regionally significant volcanic viewshaft and airspace restriction designation, the development does not impede those uses and can therefore go ahead without regulatory challenges.

References

Auckland Council. (n.d.-a). *11 Domain Road*. Retrieved October 2, 2024, from <https://www.aucklandcouncil.govt.nz/property-rates-valuations/Pages/rates-details-results.aspx?an=12343282026>

Auckland Council. (n.d.-b). *GeoMaps*. Retrieved October 2, 2024, from <https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html>