

August 2007

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## Takapuna Carpark Rents Edge Out Office Returns

### ➤ 'The Merge' could help alleviate Takapuna's car parking woes

Rental returns for car parking spaces in Takapuna have marginally outperformed their office counterparts, according to Darroch's *North Shore Rental Index*. Covered car park spaces in Takapuna have averaged 6% growth and uncovered carparks 4% growth per annum over the last five years. By comparison, prime and secondary office rents in the city averaged 4% to 5% during the same period.

Covered carparks in Takapuna now command around \$40 per space per week as opposed to \$30 pcpw in 2002/2003. Uncovered spaces are now around \$30 pcpw after hovering around \$25 for the past three years. The increases may appear modest in dollar terms but for businesses with large staff numbers the cumulative impact can be expensive. Hypothetically, an office premise of say 500 sq metres with 15 covered carparks would have incurred a 33% rise in the carparking costs (\$7,800) over the five years.



Artists Impression of The Merge

During the same period, rents for the office premises itself would have risen 20% for prime space and 25% for secondary space. Prime rents are close to \$300 psm today as opposed to \$250 psm five years ago. Secondary rents are in the order of \$210 psm as opposed to \$170 psm in 2002.

The rise in carpark rents highlights the shortage of carpark spaces in and around Central Takapuna. Typically on any week day, residential streets are swamped with workers cars as early as 7.30am as employees of Takapuna businesses take advantage of the free carparking on offer. However, as a result many residents are unable to take visitors during the day. The situation should change with the proposed development of "The Merge" on the former Gasometer site, cnr Auburn/Northcroft Streets which will offer substantial public carparking.