

# Devonport-Takapuna Local Board Workshop Record

Date of Workshop: Tuesday 11 July 2023  
Time: 10am – 3.51pm  
Venue: Devonport-Takapuna Local Board Office, Ground Floor, 1 The Strand, Takapuna and MS Teams

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## Attendees

**Chairperson:** Toni van Tonder  
**Deputy Chairperson:** Terence Harpur  
**Members:** Peter Allen  
Gavin Busch  
Melissa Powell  
George Wood, CNZM

## Also present

Adrianna Tobin – Younite Youth Board  
Tate Agnew – Younite Youth Board  
Tina Kim - Younite Youth Board

**Staff:** Maureen Buchanan – Senior Local Board Advisor  
Rhiannon Guinness – Local Board Advisor  
Henare King – Democracy Advisor

Workshop item	Presenters	Governance role	Summary of discussion and Action points
<p><b>1. Parks and Community Facilities</b></p> <ul style="list-style-type: none"> <li>- Local Parks Management Plan</li> </ul>	<p><b>Tommo Cooper-Cuthbert</b> Service and Asset Planner</p>	<p>Keeping informed</p>	<p>The local board was provided with an update on the Local Parks Management Plan.</p> <ul style="list-style-type: none"> <li>• Deputy Chairperson T Harpur left the workshop at 11.02am</li> </ul> <p>The local board raised the following points and questions in response to the presentation:</p> <ul style="list-style-type: none"> <li>• Auburn Reserve discussion; turning the park into a purely green space, potentially introducing a paid-parking system, extending the towncentre zone so AT can manage the parking, crime and antisocial behaviour. Staff recommended speaking with a member of the Property and Commercial team to discuss the parking at the site further if the local board wants to fund a traffic report and charging mechanism.</li> <li>• Expressed preference to not include parking in the Local Parks Management Plan.</li> <li>• Ngataringa Park discussion; Concern with water inundation impacting use of the park, noted the impact of climate change on the park that is in part reclaimed land, requested further details of Tennis club proposed expansion and why Council experts do not support, long-term vision for the park, questioned who will close the loop with the tennis club to manage expectations.</li> <li>• Questioned if the guidelines for memorial plaques were clear to applicants.</li> <li>• Confirmed that there are still requests being received for memorials, predominantly for beaches at the South end of the Peninsula.</li> <li>• Clarified that arborists are not able to include a plaque alongside memorial tree plantings.</li> <li>• Clarified that beaches are not covered under the Local Parks Management Plan, and requested that staff note this within the plan. The sand movements are managed by the coastal team and CF using the matrix the coastal team prepared.</li> <li>• Discussed bylaws for signage in local parks and sponsorship constraints.</li> <li>• Clarified that signalling management intentions in the plan means some reserves can be explored for commercial means.</li> <li>• Clarified that the plan does not cover alcohol-ban areas, but requested it signal where to find this information.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Further discussion on draft policies and introduction of management issues</li> <li>• Mana Whenua engagement</li> </ul>

<p><b>2. Auckland Transport</b></p> <ul style="list-style-type: none"> <li>- Auckland Rail Programme Business Case</li> </ul>	<p><b>Siobhan O'Donovan</b> Stakeholder Relationship Advisor (AT)</p> <p><b>Mathew Rednall</b> Integrated Corridors Programme Director (AT)</p> <p><b>Jake Cannan</b> Senior Transport Planner (AT)</p> <p><b>Aaron Rodrigues</b> Principal Transport Planner (AT)</p> <p><b>Adrienne Darling</b> Manager Network Strategy and Investment (KiwiRail)</p>	<p>Keeping informed</p>	<p>The local board was provided with an introduction to the Auckland Rail Programme Business Case.</p> <ul style="list-style-type: none"> <li>• Deputy Chairperson T Harpur returned to the workshop at 12.25pm</li> </ul> <p>The local board raised the following points and questions in response to the presentation:</p> <ul style="list-style-type: none"> <li>• Clarified that the programme adopted baseline reports recommending change, including a 2022 Deloitte report covering issues with rail in Auckland. Staff acknowledged the historic lack of funding and lack of prioritisation of maintenance works.</li> <li>• Noted that the Deloitte report recommended an independent chairperson – staff believed that was not the final decision but would come back and confirm.</li> <li>• Noted lack of confidence that these developments would ever happen.</li> <li>• Asked if this project team were collaborating with the Waitemata Harbour Crossing project team – Staff clarified that this project was specifically about heavy rail, and that the two projects were separate.</li> <li>• Suggested the Rapid Transit team present to the board regarding future light rail on the North Shore.</li> <li>• Clarified that early cost estimates for the project were in the billions of dollars.</li> <li>• Expressed preference for formalised feedback.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• A report will come to a business meeting for the board to formalise feedback.</li> </ul>
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<p><b>3. Parks and Community Facilities</b></p> <ul style="list-style-type: none"> <li>- Urban Ngahere</li> </ul>	<p><b>Howell Davies</b> Principal Specialist, Urban Ngahere</p>	<p>Keeping informed</p>	<p>The local board was provided with an update on the Urban Ngahere strategy.</p> <ul style="list-style-type: none"> <li>• Younite Youth Board member Tate Agnew sat at the table for this item.</li> </ul> <p>The local board raised the following points and questions in response to the presentation:</p> <ul style="list-style-type: none"> <li>• Questioned how the neighbouring Kaipatiki Local Board area achieved a 30.3% tree canopy coverage compared to the 16.4% of the Devonport-Takapuna Local Board area. Staff noted a lot of influence from geography/topography. Many sites in Kaipatiki would be more difficult to develop.</li> <li>• Clarified that the Devonport-Takapuna Local Board was chosen as the case study because it is in the middle-range for tree coverage, a suitable environment to test AI modelling as an excess of urban areas can drop the accuracy.</li> <li>• Noted concern that reaching the 33% canopy coverage is unachievable for Devonport-Takapuna due to the landscape, and potential intensification in areas that are already established residential areas and growth in the Takapuna Metropolitan area.</li> <li>• Questioned if an action plan to combat loss of tree cover would draw funding if it was adopted by the Local Board. Staff noted it potentially could, though primarily serves as a roadmap to identify opportunities for plantings.</li> <li>• Questioned if staff had concerns that Auckland Transport did not have a roadways tree-planting policy. Staff noted that from their perspective they should have one.</li> <li>• Questioned if Council arborists were wrong for quoting the Urban Ngahere strategy in their decision-making as it's not policy. Clarified that decisions are often taken using guidelines, strategies and policies.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Feedback from the local board to support the completion of the report will be required.</li> <li>• Adoption of the report at a business meeting after final data is available in October.</li> </ul>
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<p><b>4. Eke Panuku</b> - Narrowneck Café lease</p>	<p><b>Sharleen Devereux</b> Property Manager</p>	<p>Keeping informed</p>	<p>The local board was provided with an update on the Narrowneck Café lease.</p> <p>The local board raised the following points and questions in response to the presentation:</p> <ul style="list-style-type: none"> <li>• Clarified that the market review of the rental would be commissioned next year.</li> <li>• Curious about the hours of operation, wanted to know whether the operator is limited by any lease clauses. Staff were not aware but would check and come back with an answer.</li> <li>• Clarified that reason for the new lease was because the site is on a reserve and that there are no further rights of renewal available. Requires a formal resolution.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Report to come to a business meeting for formal resolution.</li> </ul>
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<p><b>5. Property and Commercial</b></p> <ul style="list-style-type: none"> <li>- New community ground lease at 2 Mary Poynton</li> </ul>	<p><b>Tai Stirling</b> Community Lease Specialist</p>	<p>Keeping informed</p>	<p>The local board was provided with an update on the new community ground lease at 2 Mary Poynton</p> <ul style="list-style-type: none"> <li>• Younite Youth Board members Tate Agnew and Tina Kim sat at the table for this item.</li> </ul> <p>The local board raised the following points and questions in response to the presentation:</p> <ul style="list-style-type: none"> <li>• Clarified that the Trust have broader aspirations to redevelop the site at an appropriate time.</li> <li>• Clarified that Tag games would not be held on site, and that modules were held outside of the local board area.</li> <li>• Clarified that the number of young people visitors to ShoreJunction is significantly higher than what is noted on the material.</li> <li>• Noted that there was some more discussion to be had now that other entities had put in an expression of interest.</li> <li>• Expressed desire to speak further with other applicants to better understand their needs.</li> <li>• Questioned who owns the building on site. Staff clarified it was vested to the Council when the last lessee departed, and that a new lessee can demolish the building if desired.</li> <li>• Expressed desire to align the lease date with the neighbouring site. Staff noted a risk to lease precedence.</li> <li>• Clarified that the building is serviceable and is in moderate condition currently.</li> <li>• Clarified that Council did not have the funding to refurbish/maintain the building, hence why it wasn't leased out.</li> <li>• Concern for potential outdoor noise impacting the hospice across the road.</li> <li>• Clarified that the land by the bowling green is not a reserve, is subject to the Local Government Act.</li> <li>• Clarified that a lessee would need landowner approval to erect new buildings on the site.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Report expected at the Local Board September business meeting.</li> </ul>
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The workshop concluded at 3.51pm.