

# Devonport-Takapuna Local Board Workshop Programme

Date of Workshop: Tuesday 30 July 2024

Time: 9.30am – 3.30pm

Venue: Devonport-Takapuna Local Board Office, Ground Floor, 1-7 The Strand, Takapuna and MS Teams

Apologies: **Peter Allen**

Time	Workshop Item	Presenter	Governance role	Proposed Outcome(s)
9.30 – 10.30	<b>1. Service &amp; Asset Planning</b> <ul style="list-style-type: none"> <li>- Leasing opportunities at Takapuna Community Services Building</li> </ul> <b>Attachments:</b> <p><b>1.1</b> Proposed options for vacant area in Takapuna Service Centre</p>	<b>Phillipa Carrol</b> Principal Community Lease Advisor  <b>Sophie Bell</b> Service and Asset Planning Specialist	Local initiative / preparing for specific decisions	Define opportunities / potential approach
10.30 – 11.00	<b>2. Active Communities</b> <ul style="list-style-type: none"> <li>- Activation of Parks, Places and Open Spaces</li> </ul> <b>Attachments:</b> <p><b>2.1</b> Devonport-Takapuna Local Board Activations FY24 delivery summary and draft FY25 program Memo</p>	<b>Mote Tangi</b> Activation Advisor  <b>Geraldine Wilson</b> Activation Advisor	Keeping informed	Receive update on progress / review programme/project proposals
11.00 – 12.00	<b>3. Resilience &amp; Infrastructure</b> <ul style="list-style-type: none"> <li>- Naughty Wasters</li> </ul> <b>Attachments:</b> <p><b>3.1</b> Naughty Wasters Direction setting 2024</p>	<b>Bret Dragt</b> Senior Waste Specialist  <b>Yasmin Hall</b> Relationship Advisor	Keeping informed	Review programme/project proposals
1 hour break				

1.00 – 2.30	<b>4. Healthy Waters</b> - Devonport Stormwater Improvements <b>Attachments:</b> <b>4.1</b> DTLB Presentation Devonport Stormwater Improvements	<b>Blair Delaney</b> Healthy Waters Specialist <b>Julie Lam</b> WSP <b>Joy Wang</b> WSP <b>Yasmin Hall</b> Relationship Advisor	Keeping informed	Receive update on progress
2.30 – 3.30	<b>5. Parks &amp; Community Facilities</b> - 27 Lake Road Tatiko report <b>Attachments:</b> <b>5.1</b> 27 Lake Road, Devonport Draft Service Assessment Memo <b>5.2</b> Draft 27 Lake Road Service Assessment	<b>John McKellar</b> Parks and Places Specialist	Keeping informed	Receive update on progress

#### Next workshop:

6 August 2024

- Connected Communities Monthly Update
- Play Advocacy Play Plan FY25 project allocation
- Wairau Catchment Water Quality Improvements
- Takapuna Community Hub update
- Traffic Bylaw Review

#### Role of Workshop:

- (a) Workshops do not have decision-making authority.
- (b) Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
- (c) Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
- (d) Workshops for groups of local boards can be held giving local boards the chance to work together on common interests or topics.

# Devonport-Takapuna Local Board Workshop Record

Date of Workshop: Tuesday 30 July 2024  
Time: 9.30am – 2.51pm  
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:** Gavin Busch  
Melissa Powell

**Staff:** Trina Thompson – Local Area Manager  
Maureen Buchanan – Senior Local Board Advisor  
Rhiannon Guinness – Local Board Advisor  
Henare King – Democracy Advisor

## Apologies

**Members:** Peter Allen  
George Wood, CNZM

Workshop item	Presenters	Governance role	Summary of discussion and Action points
<b>1. Service &amp; Asset Planning</b> - Leasing opportunities at Takapuna Community Services Building	<b>Phillipa Carrol</b> Principal Community Lease Advisor <b>Sophie Bell</b> Service & Asset Planning Specialist	Local initiative / preparing for specific decisions	<p>The local board was provided with an update on the Takapuna Community Services Building leases.</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 North Shore Budget Service are requesting almost double the square meterage of their existing lease. Agreed that staff would write to NSBS clarifying that there would not be a space available in the new community hub of this size and that the spaces being created were looking at opportunities for shared use of space which may not meet the group's requirements. The group could take the opportunity over the next 2-3 years to consider its future direction and seek alternative accommodation if necessary. Staff to include info on current space in the Mary Thomas Centre and what is on offer in the report.</li> <li>• Suggested the space may need to be utilised for temporary library services while the new library is being built.</li> <li>• Questioned how the space would work for private conversation, given the nature of the leaseholder's business. Staff noted they had raised these concerns, but North Shore Budget Service were comfortable with using partitions to create sections.</li> <li>• Noted this would need to be a month-by-month lease.</li> <li>• Expressed concern for doubling the existing space for North Shore Budget Services, noting that other groups in the community are desperate for spaces.</li> <li>• Questioned carparking allocations to all groups as the car park underneath the community services building will not be available. Staff noted carparking would be reviewed as part of the Library and Community Hub Project and would be left status quo until further decisions are made on that project. Staff to clarify how many carparks each group currently has allocated including those available for use by library staff as these could be relocated to the area underneath the community services building, freeing up spaces for library users.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• A report will come to a business meeting for a decision.</li> </ul>

<p><b>2. Community Wellbeing</b></p> <ul style="list-style-type: none"> <li>- Activation of Parks, Places and Open Spaces</li> </ul>	<p><b>Geraldine Wilson</b> Activation Advisor <b>Sanjeev Karan</b> Activation Team Manager</p>	<p>Keeping informed</p>	<p>The local board was provided with a recap of the activation programme for the 23/24 financial year.</p> <ul style="list-style-type: none"> <li>• Staff seeking feedback for the 24/25 programme.</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>• Concerned that \$15 per head is expensive, questioned the cost/benefit ratio compared to other local boards. Staff noted it is dependent on the themes and directives of the local boards, as generic activations will attract more participants than specialised activations.</li> <li>• Suggested to advertise in school notices.</li> <li>• Suggested a preference for a focus on generic activations to maximise attendance numbers.</li> <li>• Suggested that staff look to take advantage of neighbourhood playgrounds etc, places people naturally gather.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Finalise dates of activations for FY 24/25 programme.</li> </ul>
<p><b>3. Resilience &amp; Infrastructure</b></p> <ul style="list-style-type: none"> <li>- Noughty Wasters</li> </ul>	<p><b>Bret Dragt</b> Senior Waste Specialist <b>Yasmin Hall</b> Relationship Advisor</p>	<p>Keeping informed</p>	<p>The local board was provided with an introduction to the Noughty Wasters programme for FY 24/25.</p> <p>The local board raised the following points and questions in response to the presentation:</p> <ul style="list-style-type: none"> <li>• Suggested that education for children on recycling is valuable and should be a focus of the programme.</li> <li>• Clarified the programme delivery elements, noting that this was good value for money.</li> <li>• Suggested to involve the Community Workshop at the Claystore with the programme and that contact should be made with the Ngataringa Community Garden to look for opportunities to collaborate. Staff noted they are aware of planned development at the Claystore so had not engaged yet but were open to the suggestion.</li> <li>• Suggested utilising council marketing tools such as OurAuckland.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Staff to finalise programme</li> </ul>

<p><b>4. Healthy Waters</b></p> <ul style="list-style-type: none"> <li>- Devonport Stormwater Improvements</li> </ul>	<p><b>Blair Delaney</b> Healthy Waters Specialist <b>Julie Lam</b> WSP <b>Joy Wang</b> WSP <b>Yasmin Hall</b> Relationship Advisor</p>	<p>Keeping informed</p>	<p>The local board was provided with an update on stormwater improvements in Devonport Town Centre.</p> <p>The local board raised the following points and questions in response to the presentation:</p> <p><u>Victoria Rd stormwater renewals</u></p> <ul style="list-style-type: none"> <li>• Questioned if it was possible to raise the curbs to keep water within the road corridor and away from shopfronts. Staff noted that this would need to be a discussion with Auckland Transport. Request that staff also look to ensure that there are slots in each of the grates or catchpits so that debris doesn't accumulate and also that this will help water drain off road corridor and footpaths.</li> <li>• Clarified disruptions for option two would be in stages over that period, and not continuous disruption. Concern that this was not explained in the survey – staff noted they wanted to highlight the reality of the period of disruption or perceived disruptions.</li> <li>• Claified that the stormwater network connection was failing and nearing the end of its lifespan. Staff noted lining would add upwards of 50 years to the existing lifespan, comparable to a replacement pipe.</li> <li>• Questioned how often lined pipes were monitored. Staff did not have an answer on hand and would come back to the board.</li> <li>• Seemingly a consensus for option 1 following the discussion.</li> </ul> <p><u>Devonport Town Centre Flooding Mitigation</u></p> <ul style="list-style-type: none"> <li>• Clarified the investigation of Requests for Service that were logged for flooding in this area found very little, letter drops and door-knocking were also undertaken to obtain feedback on flooding impacts. Staff noted a 100% hit rate taking into account letters sent out to residents, feedback received, follow up visits and phone calls.</li> <li>• Clarified only two residents have come forward to report floor flooding.</li> <li>• Concern for lack of engagement in survey. Staff noted the phrasing of the survey (floor flooding, as opposed to nuisance flooding) may have been the cause for low engagement</li> <li>• Suggested holding a drop-in session for residents of Anne Street specifically. Staff noted they had received email responses from all Anne Street residents.</li> <li>• Chair to correspond with Anne Street residents and provide an update on proposed stormwater improvement project.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Survey to ensure catchpits on Anne Street are in appropriate location</li> <li>• Prepare business case with project options to secure budget</li> </ul>
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<p><b>5. Parks &amp; Community Facilities</b></p> <ul style="list-style-type: none"> <li>- 27 Lake Road Tatiko Report</li> </ul>	<p><b>John McKellar</b> Plans and Places Specialist</p>	<p>Keeping informed</p>	<p>The local board was provided with an update on the 27 Lake Road Service Assessment.</p> <p>The local board raised the following points and questions in response to the presentation:</p> <ul style="list-style-type: none"> <li>• Noted a typo on page 8 of the report – should be Scotty Brewer, not Scotty Brewster.</li> <li>• Concern as to why an individual holds the lease over such a large space. Staff noted Eke Panuku granted him the lease over the non-service property.</li> <li>• Questioned when the vacant building on the site are to be demolished. Staff noted they believe Eke Panuku already have consent for the demolition but haven't taken any action yet.</li> <li>• Requested an update on Frisbee Golf investigation at Ngataringa park.</li> <li>• Concern that there does not seem to be a long-term vision for this site.</li> <li>• Clarified it is a fee simple site divided into zones.</li> <li>• Requested optioneering for parts of the site the Local Board have control over.</li> <li>• Clarified that the Resource Recycling Centre, the Community Garden and Parks &amp; Community Facilities all have expressed interest in occupying the green shed.</li> </ul> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• A report will come to a Local Board business meeting.</li> </ul>
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The workshop concluded at 2.51pm.

# Takapuna Community Services Building

- future use of vacant space



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WHAKAMAUA KIA TINA!



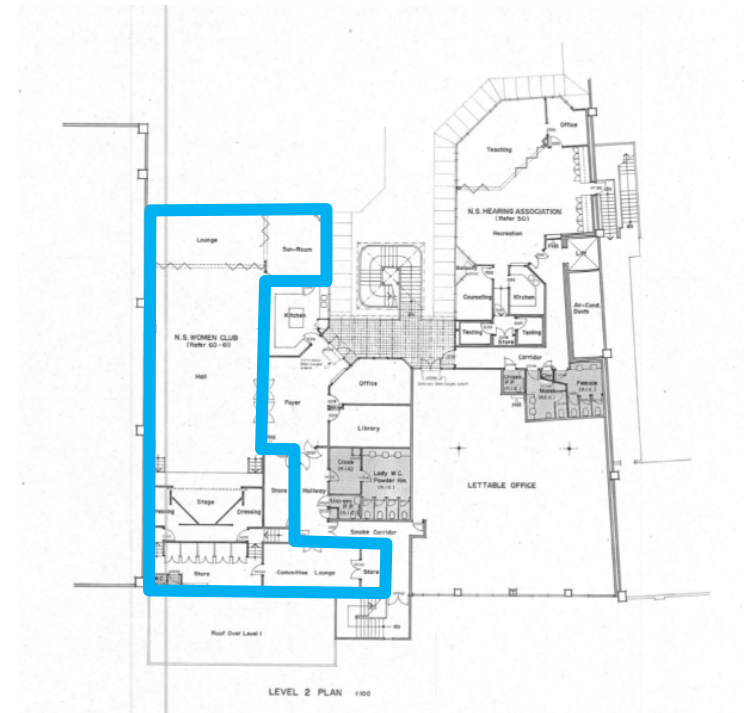
# Purpose of this workshop

To seek the local boards direction  
on the future use of vacant space  
within the Takapuna Community  
Services Building

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WHAKAMAUA KIA TINA!

# Takapuna Community Services building – vacant space

- Aged Concern have given notice that they will vacate their leased space by 31 July 2024
- The space is 276 square metres located on the second floor of the Takapuna Community Services Building
- Aged Concern have been sharing a portion of their leased space with The North Shore Embroiders Guild
- The Embroiders Guild have found alternative accommodation
- The site is proposed to be sold to support the development of a community hub in Takapuna



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# North Shore Budgeting Service (NSBS)

- NSBS has expressed an interest in leasing approx. 225 sq metres of the vacant space in the Takapuna Community Services Building
- They are currently located on the ground floor of the Mary Thomas Centre
- NSBS has been providing financial mentoring and money management services to clients across the North Shore and beyond, for over 32 years
- In the past year they delivered over 1800 one-on-one budget mentoring sessions
- They also provide a secondary service, Total Money Management, which accounts for approximately 10 % of their work
- NSBS mentors and volunteers from the offices in the Mary Thomas Centre and conducts outreach clinics throughout the North Shore and beyond, through Work and Income, CABs, De Paul House, Clendon Centre, Te Puna Hauora, and other Community Houses
- They employ six staff and have eight fully trained volunteers
- NSBS was approved for funding in this years funding rounds via external sources

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# Mary Thomas Centre

- The Mary Thomas Centre located at 3 Gibbons Road, is currently not fit-for-purpose
- For health and safety reasons the local board resolved to terminate the first floor tenancies and grant them new interim month by month occupancies in the Takapuna Community Services Building (DT/2023/62)
- In addition to the NSBS, one venue for hire is still operating on the ground floor - the Crosslands Lounge
- The local board resolved to divest the Mary Thomas Centre in June 2023 (DT/2023/115)
- Eke Panuku are progressing the sale which is anticipated to be in early 2025

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# Options

- Do nothing – lease space in the Takapuna Service Centre remains vacant
- EOI process –this item would need to be added to a future work programme. The process can be quite long
- Award direct via a formal report to a group preferred by the local board
- Award direct via a formal report to NSBS a new lease as their current leased space is becoming unsuitable, the Mary Thomas Centre is being sold and staff helped relocate the other 5 community tenants

# Recommendation – new lease to NSBS for 225sqm

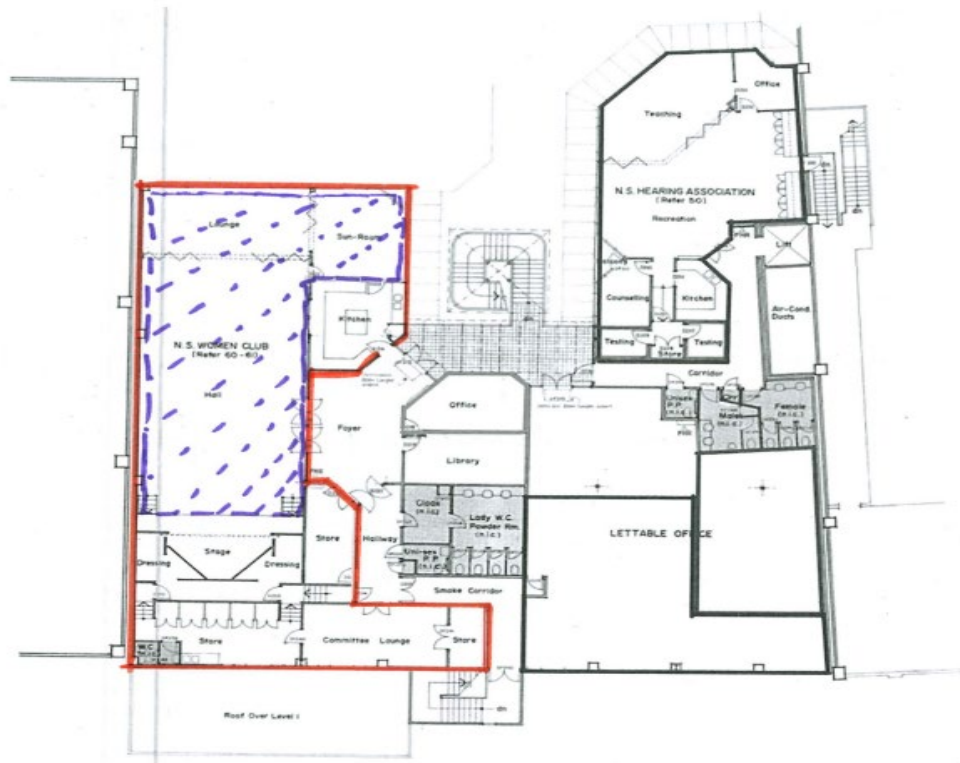
- Propose that the lease be on a month-by-month basis (aligns with other lessees and reflects potential sale of the TCSB)
- Under the new community occupancy guidelines set by the Governing Body, rent would be \$1,300 p,a and as the space is shared it would attract an OPEX fee of \$45 per sqm metres
- The local board has the delegated authority to deviate from the guidelines. For example;

previous guideline rent	\$1	new rent	\$1,300
Previous OPEX rate \$25	\$5,625	new rate \$45	\$10,125
- NSBS have indicated their acceptance of the rates and term
- If the local board supports leasing space to NSBS, a space of approx 32 sqm metres which includes a kitchenette and toilet, will still be available
- Staff could look to run an EOI for this space or alternatively reach out to a local board preferred group

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# Proposed new lease area



| Current lease space - Aged Concern

| Proposed lease area. NSBS + kitchen to be shared.

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## Memorandum

30 July 2024

**To:** Devonport-Takapuna Local Board

**Subject:** Summary of the 2023/2024 Activation of Parks, Places and Open Spaces Programme and proposed 2024/2025 Out and About Activation Programme

**From:** Mote Tangi – Activation Advisor

**Contact information:** [mote.tangi@aucklandcouncil.govt.nz](mailto:mote.tangi@aucklandcouncil.govt.nz) or  
[sanjeev.karan@aucklandcouncil.govt.nz](mailto:sanjeev.karan@aucklandcouncil.govt.nz) or  
[geraldine.wilson@aucklandcouncil.govt.nz](mailto:geraldine.wilson@aucklandcouncil.govt.nz) or

## Purpose

1. To provide a summary of the programme for the activation of parks, places and open spaces delivered in the 2023/2024 financial year.
2. To seek feedback on the proposed programme for the activation of parks, places and open spaces in the 2024/2025 financial year.

## Summary

3. The Devonport-Takapuna Local Board approved the activation of parks, places, and open spaces programme as part of their 2023/2024 Customer and Community Services Work Programme (project ID 1008).
4. The local board allocated \$15,000 from their Locally Driven Initiative (LDI) operational budget for the project. The intention of the programme is to deliver and coordinate a range of 'free to attend' activities and events that support the local community to be physically active. This is done through the activation programme or other locally focused community or partner organisations and initiatives.
5. A total of 17 activation activities were delivered across 11 locations within the local board area. The delivery of the 52 hours of physical activity took place through a combination of specialised and generic activation events (Attachment A).
6. The activation programme was attended by a total of 964 participants.
7. Participant feedback was collected through a survey conducted across a range of activations and locations.
8. Ninety-seven per cent of surveyed participants indicated that they are either satisfied or very satisfied with the activation programme events being delivered in the local board area. Seventy-one per cent of surveyed participants were first time attendees.
9. The Devonport-Takapuna Local Board was one of the 12 local boards that provided an activation programme across Tāmaki Makaurau in 2023/2024 financial year.
10. Overall, 757 activations were delivered across Tāmaki Makaurau, which were attended by over 33,028 participants in 171 locations.



11. The local board is allocating \$20,000 from their Locally Driven Initiative (LDI) operational budget for an activation programme as part of their 2024/2025 Customer and Community Services Work Programme (Project ID 1008).
12. To build on the last financial year's success of the activation programme, it is recommended that the local board continues to deliver the 2024/2025 financial year's Out and About Activation programme, through a combination of both generic and specialised activations events (Attachment B).
13. The local board is requested to provide feedback and direction to guide the development of the draft activation programme for the 2024/2025 financial year's activation of parks, places and open spaces programme.
14. Feedback is sought from the local board on the preferred activation theme option, either at this workshop or via email by 16 August 2024 at the latest.
15. A draft activation programme for the 2024/2025 financial year will be developed and presented to the local board at a workshop in September/October 2024 for discussion.

## Context

16. As a part of the Devonport-Takapuna Local Board's 2023/2024 Customer and Community Services Work Programme, the local board approved a project to activate parks, places and open spaces (project ID 1008).
17. The local board allocated \$15,000 from their Locally Driven Initiative (LDI) operational budget for the project. The project enables and coordinates a range of 'free to attend' activities and events that support the local community to be physically active. This is done through either the Out and About programme or other locally focused community or partner organisations and initiatives.
18. The allocated budget for the project has been fully spent and the activation programme was delivered in full by a range of delivery partners.
19. An outline of activations events delivered for the local board in the 2023/2024 financial year are in Attachment A of the memo.
20. The activation programme delivered on the following outcomes of the Devonport-Takapuna Local Board Plan 2020:
  - Outcome two: Parks, facilities, and open spaces.
  - Outcome three: Community participation and wellbeing.
21. The activation programme also delivered on activity benefits outlined in the local board's work programme for the project:
  - more Aucklanders living healthy, active lives through play, active recreation and sport
  - more Aucklanders connecting to nature
  - more Aucklanders connecting to our unique Māori identity.

## Activation programme analysis - participant survey data for 2023/2024 financial year

22. As a result of weather events or programming issues experienced during the year, some activation programme events were rescheduled or occasionally cancelled. Affected activations were able to be delivered later in the year.

23. The activations programme included delivery of a combination of generic and specialised events. There were 17 activation programme events delivered across 11 locations within the local board area with a total of 964 attendees.
24. Staff conducted a participant survey across various activation events and locations to gather data. Figures one to six below provide details on some of the key data that the Activation team have collected from attendees via this survey.

**Figure 1: Reasons for people attending activations**



**Figure 2: Percentage of people who were first time attendees vs have attended before**



**Figure 3: Who attendees attended with**

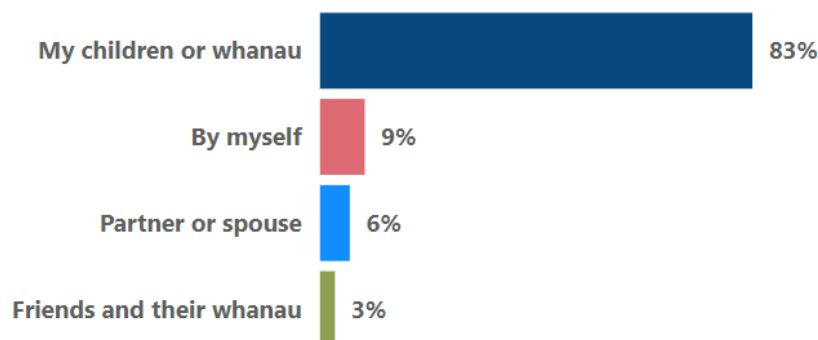


Figure 4: Attendee satisfaction with the activation



Figure 5: Ethnicity of attendees

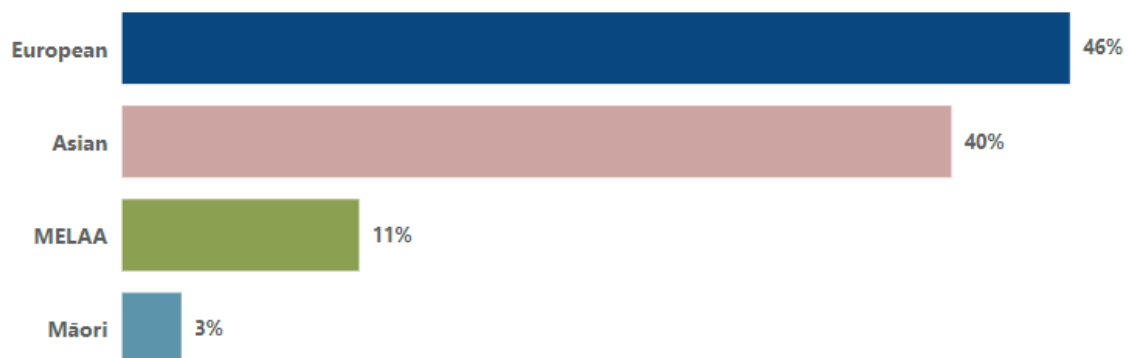
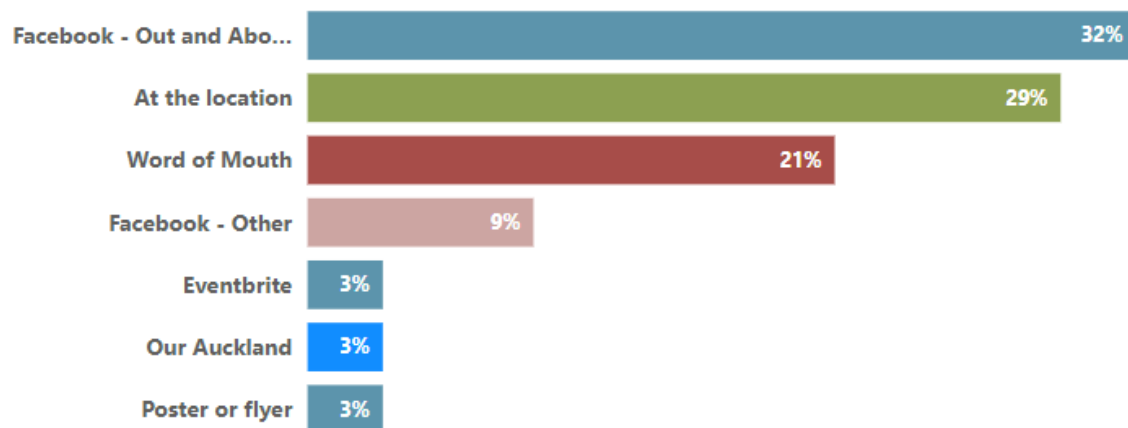


Figure 6: How did attendees hear about the activation



25. Overall, the delivery of the local board's activation programme was successful and well received by the community.
26. Ninety-seven per cent of surveyed participants indicated that they were either satisfied or very satisfied with the activation programme events delivered in the local board area.

## Discussion

27. The local board is allocating \$20,000 from their Locally Driven Initiative (LDI) operational budget for an activation programme as part of their 2024/2025 Customer and Community Services Work Programme (Project ID 1008).

28. Staff are seeking direction from the local board on their expected outcomes from the 2024/2025 financial year activation programme.
29. For planning purposes, the Activation team categorise activations into either generic or specialised groups.
30. There are three activation theme options available for the activation programme as noted in tables one and two.

**Table 1: Activation theme options for the activation programme 2024/2025**

Options for type of activation	Activation theme characteristics
<b>Option A: Generic</b> – for example, Hungerball, Bubble soccer, Circus in the park, Pop up Play stations	<ul style="list-style-type: none"> <li>• No limit to participant numbers, high number of walk-in participants (within health and safety standards)</li> <li>• Higher participant to instructor ratios (within health and safety standards)</li> <li>• Cost effective per participant</li> <li>• Fewer barriers to participate eg, no registration required</li> <li>• Fun for the whole whanau</li> <li>• Regulatory compliance of inflatable equipment</li> </ul>
<b>Option B: Specialised</b> – for example, Learn to skate, Ako Kēmu Māori (Games), Activasian, Craft Lab (connect to nature), bootcamps	<ul style="list-style-type: none"> <li>• Registrations required and limited walk-in participants</li> <li>• Lower participant to instructor ratios for better attendee experience.</li> <li>• Learn new skills eg, skating, kayaking, tree climbing</li> <li>• Sustainable activity and participant may continue to use council assets after activation has finished eg, skatepark, beach, bush areas in parks</li> <li>• Can be targeted at specific populations eg, age group, ethnicity, gender</li> </ul>
<b>Option C: Combination</b> of both options A and B	<p><b>Recommended option</b> – combination of both A and B</p> <ul style="list-style-type: none"> <li>• Both high and moderate participants numbers</li> <li>• Fun for the whole whanau and learning new skills</li> <li>• Registrations and walk-in's</li> <li>• Qualified instructors and regulatory compliance</li> <li>• Ongoing use of council assets</li> <li>• Targeted at specific participants</li> </ul>

**Table 2: Activation theme options comparison**

Activation theme characteristics	Option A Generic	Option B Specialised	Option C Both Generic and Specialised
Participant numbers	High	Lower	Moderate
Walk-in participants	High	Lower	Moderate
Low cost per participant	High	Moderate	High/Moderate
Whole whanau participation	High	Moderate	High/Moderate
Qualified instructors and regulatory compliance	High	High	High
Learn new skills	Moderate	High	High/Moderate
Ongoing use of council assets after the activation eg, skatepark, beach, parks	Lower	High	Moderate
Can be targeted to specific participants eg, age group, ethnicity, gender	Lower	High	Moderate

31. A draft suite of activations proposed for both options A and B are outlined in attachment B for reference.

### Specialised activations to be delivered as part of the chosen activation theme option

32. Staff recommend that specialised activations that target specific population groups, celebrate Māori cultural identity, and remove barriers to women and girls are retained. These activations can be delivered as part of any of the three activation theme options.
33. The number of specialised activations can be reviewed if supported by the local board and can be complemented within other generic activations.

### Activations that celebrate Māori cultural identity

34. The delivery of Māori outcomes is a priority for Auckland Council. Local board funded work programmes which include the activations programme, present an opportunity to bring this priority to life.
35. Staff have actively sought to engage with delivery partners who can support delivery of Māori outcomes. This includes the delivery of the Ako Hoe Waka, and Ako Kēmu Māori programmes.
36. These activations provide tangible and accessible opportunities for whānau and the community. It allows the community to engage with te reo, tikanga, and mātauranga Māori in our local parks, spaces, and places.
37. Staff are proposing to continue to engage with delivery partners who can support the ongoing delivery of Māori outcomes. Staff welcome any feedback from the local board at the workshop when the draft activation programme options are presented.

### Activations that remove barriers for women and girls

38. Research shows that women and girls are typically less active than their male counterparts but want to participate more. The Activation team has sought to address this by finding new delivery partners who can deliver female friendly activities.

39. For the last financial year this included the delivery of skateboarding, gymnastics and BMX activities led by female instructors in a female-only environment to encourage participation.
40. It is recommended that some activities specific to women and young girls are delivered through the next year's activation programme for the local board.

### Staff recommendation

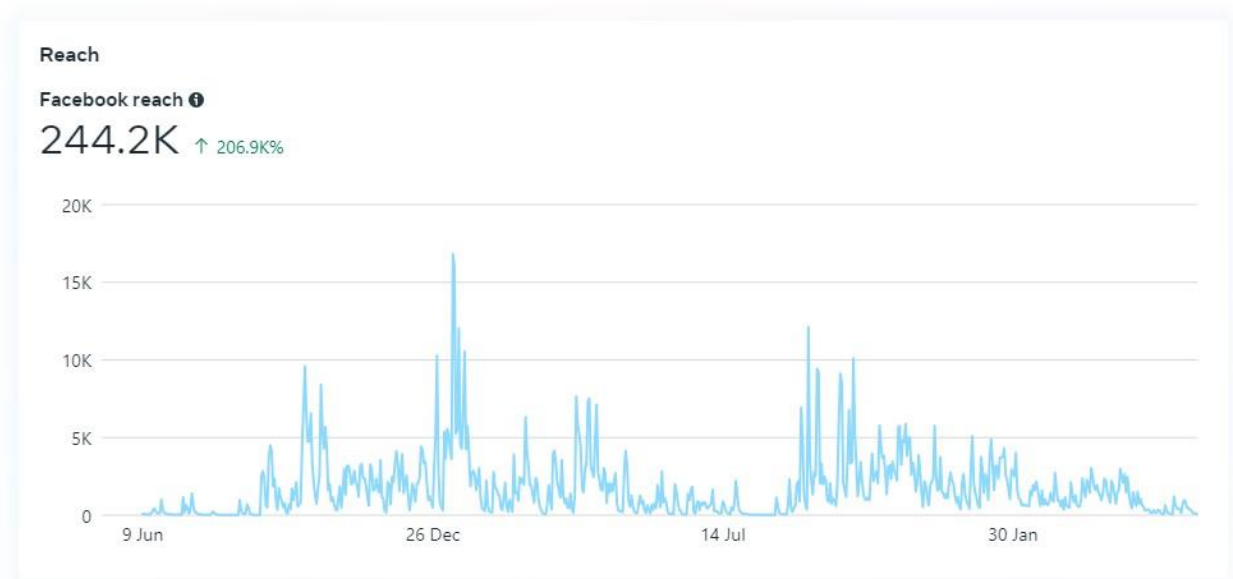
41. To build on last financial year's success of the activation programme, staff are recommending delivering the 2024/2025 financial year's activation programme through activation theme option C (delivery of combination of both generic and specialised activations events including specialised activations).

## Marketing and Promotion

### Facebook and Eventbrite

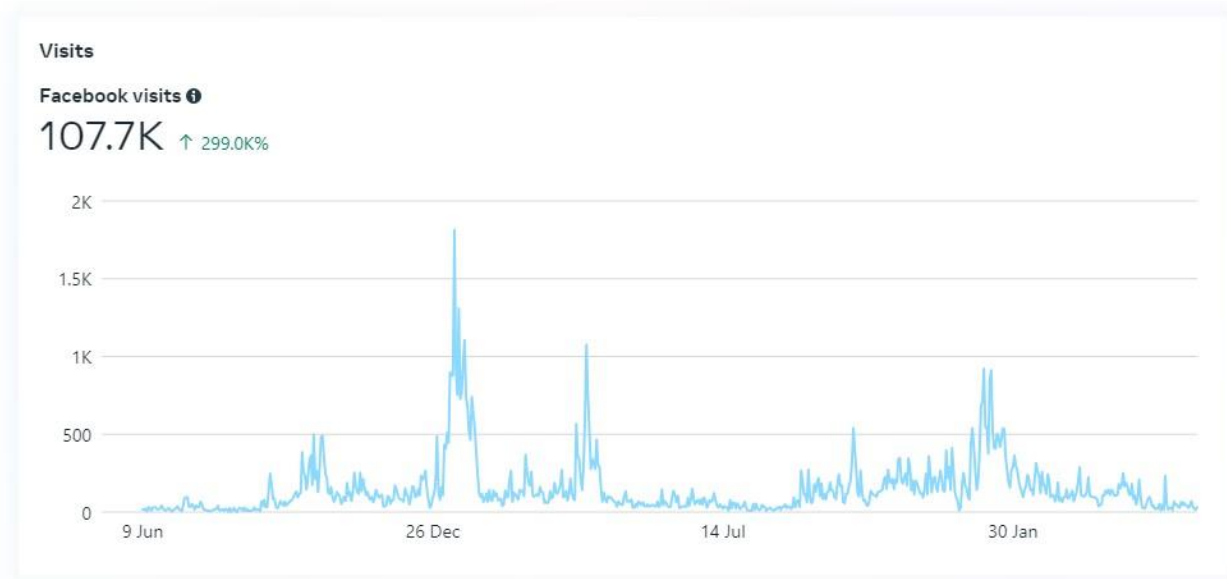
42. Participant survey data indicates that online advertising such as Facebook and Eventbrite continue to be the main source of information for attendees.
43. Table three shows the Out and About Facebook page's reach to almost 245,000 people over the past two years.

**Table 3: Out and About Facebook reach**



44. Table four shows there were almost 110,000 visits to the Out and About Facebook page over a two-year period.

**Table 4: Out and About Facebook visits**



45. Both tables three and four show that when the Out and About team promote and post activations during the summer periods, the reach and the number of visits to the page increases.

#### Other promotion

46. Schools in the local board area were approached through regional sports trusts in the 2023/2024 financial year. Staff will endeavor to contact local schools again to support marketing and promotion of next year's activation programme.
47. Printed material such as flyers and posters are not recommended as they become outdated if there are changes to the programme.
48. Individual local board schedules appear on the Auckland Leisure Network website (<https://aucklandleisure.co.nz/out-about-auckland/>)
49. The community can download the whole activation programme for their own local board from the Auckland Leisure Network website. The website is updated regularly to account for any cancelled or rescheduled activations.

#### 50. Next steps

51. The local board provides direction on their preferred activation theme option. This will guide the development of the draft programme for the 2024/2025 financial year.
52. A draft activation programme for the 2024/2025 financial year will be developed and presented to the local board at a workshop in September/October 2024 for discussion.
53. Staff will use any feedback received from the local board to refine the draft activation programme. A finalised activation programme schedule will be provided to the local board via a memo before delivery commences in the 2024/2025 financial year.
54. Progress updates on the delivery of the activation of parks, places, and open spaces programme will be provided to the local board as part of the quarterly reports. An annual summary of the entire programme for the 2024/2025 financial year will be provided as part of the quarter one update in 2025.

## Attachments

Attachment A: DTLB Activations delivered 2023/2024

Attachment B: DTLB Activation themes options

Attachment C: DTLB Activations slideshow 2023/2024



**Attachment A: Devonport-Takapuna Local Board Activations delivered 2023/2024**

<b>Date</b>	<b>Activation</b>	<b>Location</b>	<b>Delivered By</b>
<b>Sunday, 29 October 2023</b>	Wild Families	Sylvan Park	Craft Lab
<b>Saturday, 25 November 2023</b>	Pop Up Play	Milford Beach	Pop up Play
<b>Sunday, 26 November 2023</b>	Wild Families	Sylvan Park	Craft Lab
<b>Thursday, 30 November 2023</b>	Flying Fun Kite Day	Sylvan Park	Community Leisure Management
<b>Saturday, 2 December 2023</b>	Pop Up Play	Milford Beach	Pop up Play
<b>Sunday, 10 December 2023</b>	Circus in the Park	Woodall Park	Circability
<b>Tuesday, 9 January 2024</b>	Flying Fun_Kite Day	Devonport Domain	Community Leisure Management
<b>Friday, 12 January 2024</b>	Junk Play	Windsor Reserve	Conscious Kids
<b>Friday, 12 January 2024</b>	Hungerball	Sunnynook Reserve	Hungerball
<b>Wednesday, 17 January 2024</b>	Kayak Activation	Castor Bay	Outdoor Experience
<b>Sunday, 21 January 2024</b>	Hungerball	Woodall Park	Hungerball
<b>Sunday, 21 January 2024</b>	Kiwi Bubble Soccer	Woodall Park	Kiwi Bubble Soccer
<b>Wednesday, 24 January 2024</b>	Pop Up Obstacle	Sunnynook Reserve	Community Leisure Management
<b>Saturday, 10 February 2024</b>	Silent Disco Sea Odyssey	Takapuna Beach	Papaya Stories
<b>Saturday, 17 February 2024</b>	Ako Hoe Waka	Narrowneck Beach	Mātātoa
<b>Tuesday, 12 March 2024</b>	Tamariki Play	Montgomery Park	Community Leisure Management
<b>Saturday, 23 March 2024</b>	On Ya Wheels	Northboro Reserve	Community Leisure Management

## Attachment B: Devonport-Takapuna Local Board Activation themes options

The Activation Team are open to work with any local delivery partner(s) the Local Board identifies. We will meet with them to deem them suitable as a delivery partner with the appropriate onboarding for all delivery, reporting and monitoring requirements if all criteria can be satisfied.

Activation themes options	Activation name	Description	Location examples	Delivered partner examples
<b>Nature Play</b> <b>(Specialised Activation)</b>	Wild Families	Develop new skills to connect your family with nature and foster a sense of kaitiakitanga.	Sylvan Park Windsor Reserve	Craft Lab NZ
	Nurture in Nature	Enhance your local community's engagement with their local park- through play, exploration, and education. Attendees will learn about native flora and fauna, how to care for their natural surroundings, develop a sense of kaitiakitanga, and discover the beautiful park on their doorsteps- building your community's capability and capacity to utilise and engage with their local park.		Barefooted NZ
	Adventurous Nature Play	Play is an everywhere activity! Join us for a Nature Play for Adventurers session. We can't wait to explore with whanau & find ways to play using the bush, trees, and grassy spaces at our local parks and reserves. Hey parents....remember how much you loved going outside to play in nature when you were growing up! This session is designed for adventurous families who want to have fun that they can create and control. The session is facilitated by nature play experts Om and Harry, and will support whānau to enjoy local parks while learning about how to care for Papatūānuku & the concepts of Kaitiakitanga .		Craft Lab NZ and Barefooted NZ together
<b>Te Ao Māori</b>	Ako Kēmu Māori (Games)	The Team from Mātātoa - Time 2 Train engage all ages when activating tākarō Māori (Māori	Narrowneck Beach	Mātātoa Time 2 Train.

## Attachment B: Devonport-Takapuna Local Board Activation themes options

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Activation themes options	Activation name	Description	Location examples	Delivered partner examples
(Specialised Activation)		Play). participants will be lead you through a number of kēmu (games) where they will learn some basic reo (Māori language) and whakapapa (genealogy) and tikanga (customs), all delivered in Te Taiao (nature).	Woodall Park	
Marine Based (Specialised Activation)	Ako Hoe Waka	Learn some basic reo, tikanga and paddling drills before hitting the moana on waka and working as a team.	Narrowneck Beach	Mātātoa Time to Train
	Kayaking	Community Kayaking		Sir Peter Blake Marine Education Trust/Outdoor Experience
	Kayaking, Stand-up paddle boarding, waka and sea education	Explore and learn about the coast and marine life		Sir Peter Blake Marine Education Trust/Outdoor Experience
Community Group Fitness (Generic Activations)	Yoga	Beach/Standard Yoga		
	Bootcamps	Boxing, fitness		
Loose Parts/Messy Play (Specialised Activation)	Junk Play	Utilising a wide range of 'large loose parts' otherwise destined for landfill, we will design and construct our own play spaces, limited only by our imaginations.	Sylvan Park	Conscious Kids Limited
	Giant Mud Pie Kitchen/Clay in the Park	Create with clay and playdough using natural resources.	Milford Beach	Creative Kids Collective

## Attachment B: Devonport-Takapuna Local Board Activation themes options

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Activation themes options	Activation name	Description	Location examples	Delivered partner examples
		Twigs for legs on your creature, leaves for candles on your cake, natural prints with leaves.  *COLLECTED RAINWATER IS USED FOR THIS ACTIVATION*	Woodall Park Devonport Domain Windsor Reserve Sunnynook Reserve	
	Cardboard Pop-up Playground	The kids are taking the lead as they discover and create, build, or deconstruct and watch their creations take shape using the resources any way they like. We will bring large cardboard boxes, cable reels, fabric, small loose parts, everyday household recycling and large junk items; all getting a new lease of life as the kids experience first-hand at rethinking rubbish.	Castor Bay Takapuna Beach Montgomery Park Northboro Reserve	Creative Kids Collective
<b>Free Play</b>  (Generic Activations)	Pop up Play Stations	Find your passion for PLAY and have a go at multisports, dodgeball, tag and many more PLAY Stations for you to explore.		Pop Up Play
	Circus in the Park	Join the amazing Circus In The Parks team to play and learn circus skills like juggling, hula hoop, acrobatics, ribbons, and spinning plates. There will be something for everybody, all ages, all abilities!		Circability
	Wild Streets Festival of Play	Outdoor play, modified games, and problem solving/puzzles for all ages.		Open Fort NZ
	Hungerball	Hungerball can be played across multiple sports with battles of singles, doubles and triples played within a unique six-sided inflatable court. Hungerball games adaptations were developed for engaging groups of varying		Hungerball NZ

## Attachment B: Devonport-Takapuna Local Board Activation themes options

The Activation Team are open to work with any local delivery partner(s) the Local Board identifies. We will meet with them to deem them suitable as a delivery partner with the appropriate onboarding for all delivery, reporting and monitoring requirements if all criteria can be satisfied.

Activation themes options	Activation name	Description	Location examples	Delivered partner examples
		sizes and configurations, small or large, young, or mature, skilled, or unskilled.		
<b>Girls Only/Female Friendly.</b> <b>(Specialised Activation)</b>	Wellness Riders Skate Clinic – Learn to ride, balance with a female wellness element to session.	During this introductory session for mums and daughters you will learn the basics of skateboarding i.e., how to push, skate and cruise along on your board, alongside some new friends. You will also discuss the physical and mental wellness benefits of skateboarding.		Wellness Riders
	Girls Skate NZ - Skateboarding session at Skate Park	Learn to drop, ollie, develop confidence on skate parks/bowls.		Girls Skate NZ
	Gymnastics in the Park	Have a go and develop confidence using gymnastics equipment		Gym Kids
<b>Mixed Skate/Bike Class</b> <b>(Boys and Girls)</b> <b>(Specialised Activation)</b>	Young Guns Skate Class	For first time skaters and experienced skaters aged 5 and up. Classes are complemented by kids sized ramps and obstacles that are ideal for learning to skate on. Students will learn the correct techniques required for standing, pushing, turning and manoeuvring a skateboard. From there students learn the basic first tricks and begin to learn how to use a skatepark with proper etiquette and safety,		Young Guns Skate School
	Wheels Activation	Wheels and wellbeing crew coach riders. - Live Demonstrations throughout the Activation. - Fundamentals of Bike Safety and Riding - Bike Checks, Brakes, Chain, Tyres for pre-existing bikes with public - Life Lessons with Riding, Skills and a Growth Mindset		Wheels and Wellness

## Attachment B: Devonport-Takapuna Local Board Activation themes options

*The Activation Team are open to work with any local delivery partner(s) the Local Board identifies. We will meet with them to deem them suitable as a delivery partner with the appropriate onboarding for all delivery, reporting and monitoring requirements if all criteria can be satisfied.*

Activation themes options	Activation name	Description	Location examples	Delivered partner examples
<b>Silent Disco</b>  <b>(Specialised Activation)</b>  <b>(Generic Activations)</b>	Silent Disco	Gear up with a pair of headphones and follow an interactive story. Get ready to play themed games, dance to a themed playlist and more importantly spot and play with one of the adventure characters. During the play session you will get immersed into the world of story that would unfold in front of your eyes. Different themes include, Christmas Special, Amazon Jungle, Minecraft Edition, Sea Odyssey plus more!	Sylvan Park	Papaya Stories
	On Ya Wheels Treasure Hunt	Bring your scooter, bike, tricycle, pram, roller blade, wheelchair or unicycle and give our On Ya Wheels Treasure Hunt a go as a family. Follow the treasure map along the pathways, complete challenges and collect your treasure at the end.	Milford Beach	Community Leisure Management (CLM)
	Flying Fun in the Park	Make your own kite to fly and take home.	Woodall Park	
	Wacky Wheels	Try out a whole range of different 2, 3, and 4 wheels great for all ages and abilities, or bring your own and join in the fun! Mini courses, head along the pathways and enjoy all the Wacky Wheels on offer	Devonport Domain	Community Leisure Management (CLM)
	Pop Up Obstacle Course	Are you the next Ninja Warrior?  Jump, balance, crawl and throw your way through the Out and About obstacle course!!  Perfect for young and old our course is the perfect way to burn off some energy these	Windsor Reserve	
			Sunnynook Reserve	Community Leisure Management (CLM)
			Castor Bay	Community Leisure Management (CLM)
			Takapuna Beach	Community Leisure Management (CLM)
			Montgomery Park	Community Leisure Management (CLM)
			Northboro Reserve	Community Leisure Management (CLM)

## Attachment B: Devonport-Takapuna Local Board Activation themes options

*The Activation Team are open to work with any local delivery partner(s) the Local Board identifies. We will meet with them to deem them suitable as a delivery partner with the appropriate onboarding for all delivery, reporting and monitoring requirements if all criteria can be satisfied.*

Activation themes options	Activation name	Description	Location examples	Delivered partner examples
		school holidays! One timeslot dedicated only for under 5's.		
	Bubble Soccer	Soccer and modified games while wearing a giant zorb-like bubble		Kiwi Bubble Soccer



# DEVONPORT-TAKAPUNA LOCAL BOARD ACTIVATIONS 2023/2024

ATTACHMENT C - ACTIVATION TEAM















# Noughty Wasters – Direction setting 2024/2025

July 2024 – Bret Dragt



# Programme components as suggested

## School and ECE visits

Makerspace visit for 50% of state primary schools (7) and 50% of community-based preschools (8) in the Devonport-Takapuna region.

Children have the opportunity to create with junk items otherwise destined for landfill, learn appropriate use of tools construct with large loose parts, take tangible steps towards zero waste through hands-on challenges, and feel inspired about environmental sustainability through interactive storytelling.



# Programme components as suggested

## Community Events

Families gather twice per term for play, community building and zero waste education.



# Programme components as suggested

## Community Workshops

2 workshops per term run by skilled artists and craftspeople, local whenever possible, offering the opportunity to upcycle/repair materials that would otherwise go to landfill.



# Programme components as suggested

## Youth Leadership

Youth aged 12-15 participate in a zero waste training session, and serve as volunteer assistants at our school holiday programme.





# Programme components as suggested

## **Loose Parts for schools and ECE**

Educator sessions for schools and ECE with access to junk loose parts diverted from landfill and Professional Development in zero waste education.



# Noughty Wasters contributes to local board plan objectives

Devonport-Takapuna Local Board Plan Objective	Key initiatives
Communities live more sustainably	Support initiatives which provide whānau and communities with education on reducing their carbon footprint and living more sustainably e.g., <ul style="list-style-type: none"><li>• bike hubs and micro-mobility education</li><li>• community gardens</li><li>• composting workshops</li><li>• <b><u>regeneration and sustainability workshops</u></b></li><li>• mode shift programmes for short journeys</li></ul>
	Support zero waste initiatives that promote a circular economy.
Our local businesses and industry are resilient and sustainable	Support environmentally sustainable social enterprise, by funding initiatives that promote a circular economy (particularly waste and pollution reduction).



## Comments/suggestions from LB

- Focus on recycling
- No 'playing with junk'
- Noughty Wasters has included 1 -2 workshops focused on teaching the community to be more sustainable through sustainable tiling courses, as requested by the local board.



# Inspiring Zero waste practices through the power of play

## Emotional Connection to Nature

- Childhood experiences in nature
- Role models showing care for the environment

## Behavioural Change

- Ineffectiveness of negative reinforcement (the stick)
- Effectiveness of positive reinforcement (the carrot)
- Importance of community in recovery



# Inspiring Zero waste practices through the power of play

## Play as a Learning Tool

- Neurological evidence supporting play
- Creative play fosters lasting, impactful learning

## Focus on Positive Outcomes

- Shift from "You should recycle" to "Let's be creative"
- Emotional impact of joy in creation



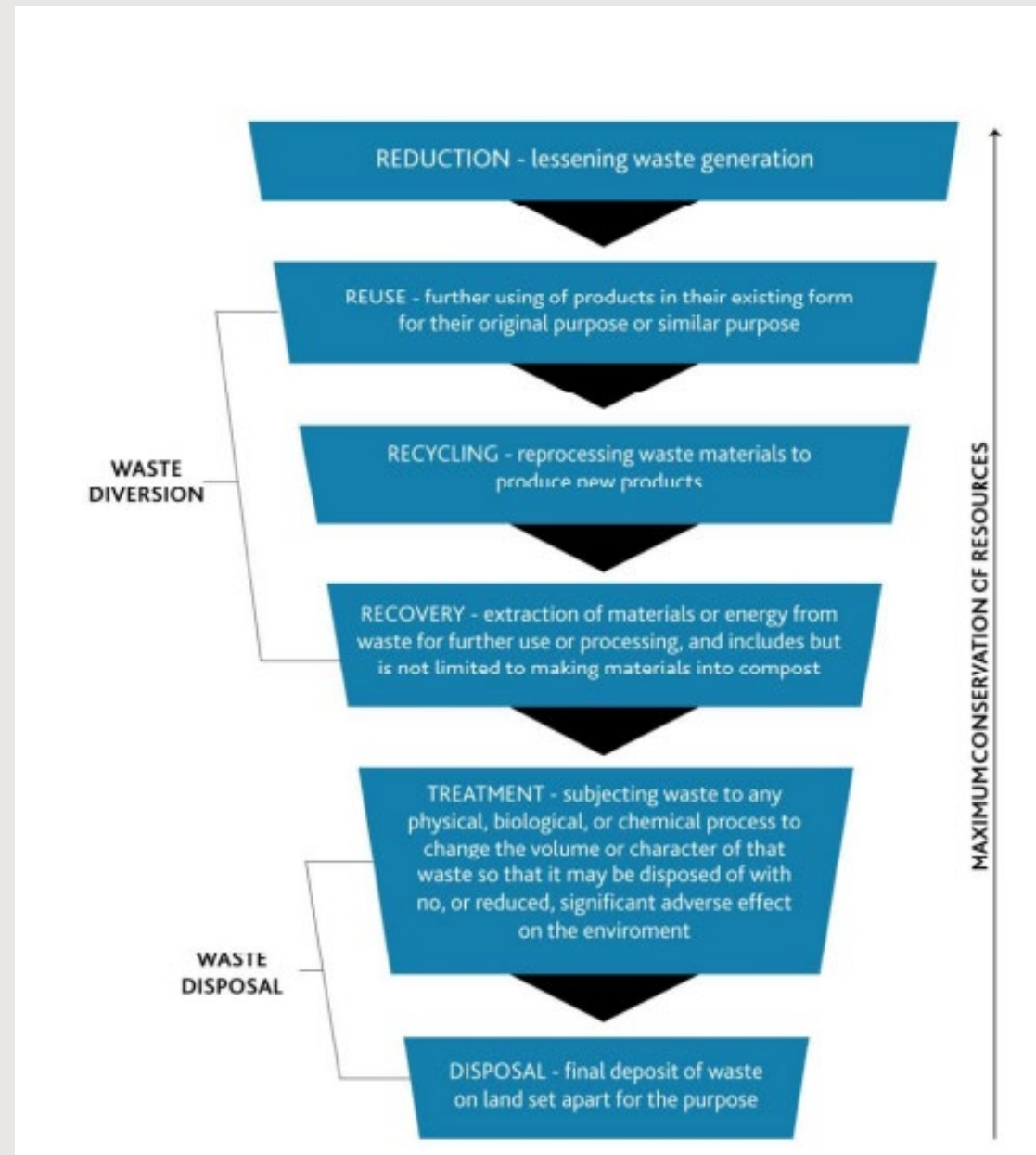
# Inspiring Zero waste practices through the power of play

## Educational Insights

- Play-based learning leads to inquisitiveness
- Better retention of knowledge compared to structured activities



# Waste hierarchy



# A sample of our programme activities and learning outcomes (LO):

Sorting of waste items by natural resource e.g. oil, trees, metal.

**Learning Objective:** understanding of what natural resources are and what our most common items are made of.  
Understanding of renewable vs. non-renewable resources





## A sample of our programme activities and learning outcomes (LO):

Utilise waste items to create something as a team e.g. a track for a toy car to travel on. Consider ways to create that are in line with zero waste e.g. using blue tak/string instead of glue guns/tape.

**Learning Objective:** build understanding of the properties of natural materials and recognition of sustainable vs. non-sustainable resources for creation.



## A sample of our programme activities and learning outcomes (LO):

Take apart old electronics and sort the components into 'landfill' 'low value metal' 'high value metal' 'ewaste'.

**Learning Objective:** Deconstruction skills (which are the first step needed in order to learn how to repair) using simple tools safely. Understanding of materials and potential for recycling/reuse.



## A sample of our programme activities and learning outcomes (LO):

Utilise waste items (loose parts) to create/upcycle anything your heart desires, considering sustainable vs. non-sustainable resources for creation, and access to appropriate tools

**Learning Objective:** understanding of materials and spark possibilities for re-use. Skills with tool use that support reuse/repair/upcycle. Recognition for children and adults that loose parts are the ultimate 'toy', being completely open-ended, and much preferable to purchasing new plastic toys.



## A sample of our programme activities and learning outcomes (LO):

Shared reading of picture books espousing zero waste principles and celebrating ecological champions

**Learning Objective:** zero waste inspiration and cultural narrative





All the above activities also have the Learning Objectives of exposure for the participants and their caregivers/teachers to the activities at the Devonport Community Recycling Centre.

Through this awareness-raising + site promotion, additional opportunities arise. E.g.: future workshops, creative/innovative ideas for waste problems, additional opportunities for activations/junk play, increased awareness of the site and associated waste reduction activities

Place for likeminded people to gather - sense of community



# Feedback

Recent visit from Hauraki Primary School, with large numbers of parent helpers remarking that they had never visited the site before and asking numerous questions about what could be recycled or purchased there.

*“Very hands on, students were engaged. Creativity was great for the kids”*

*“The different range of activities were great. They were aimed at the right level and were engaging for the children. My class particularly loved the loose part play and getting to be creative in play!”*

*“The sorting of materials to begin with was really thought provoking and the children have transferred this learning over to work we've done with classifying at school. It was great to watch the teamwork and the cooperation between children in the makerspace and in the loose parts activity. It was fascinating to see who interacted with others, who used which materials, who swapped activities, etc. The children loved it!”*







# Devonport Stormwater Improvements

Stakeholder Feedback

July 2024





# Workshop objectives

1. Overview of issues we are trying to solve
2. Presentation of analysis we have done so far
3. Investigated options and recommendations
4. Feedback from Local Board on identified issues and options for consideration as part of next steps

# Projects for discussion



# Victoria Road Stormwater Renewals



## 1. What issues are we trying to solve?

- Ageing stormwater network is in poor condition.
- Phase 1 replaced and upsized collapsed pipe across Queens Parade intersection (completed).
- As part of Phase 2, there is an opportunity to upsized the upstream pipework to increase network capacity and reduce flooding (if any).



# Victoria Road Stormwater Renewals

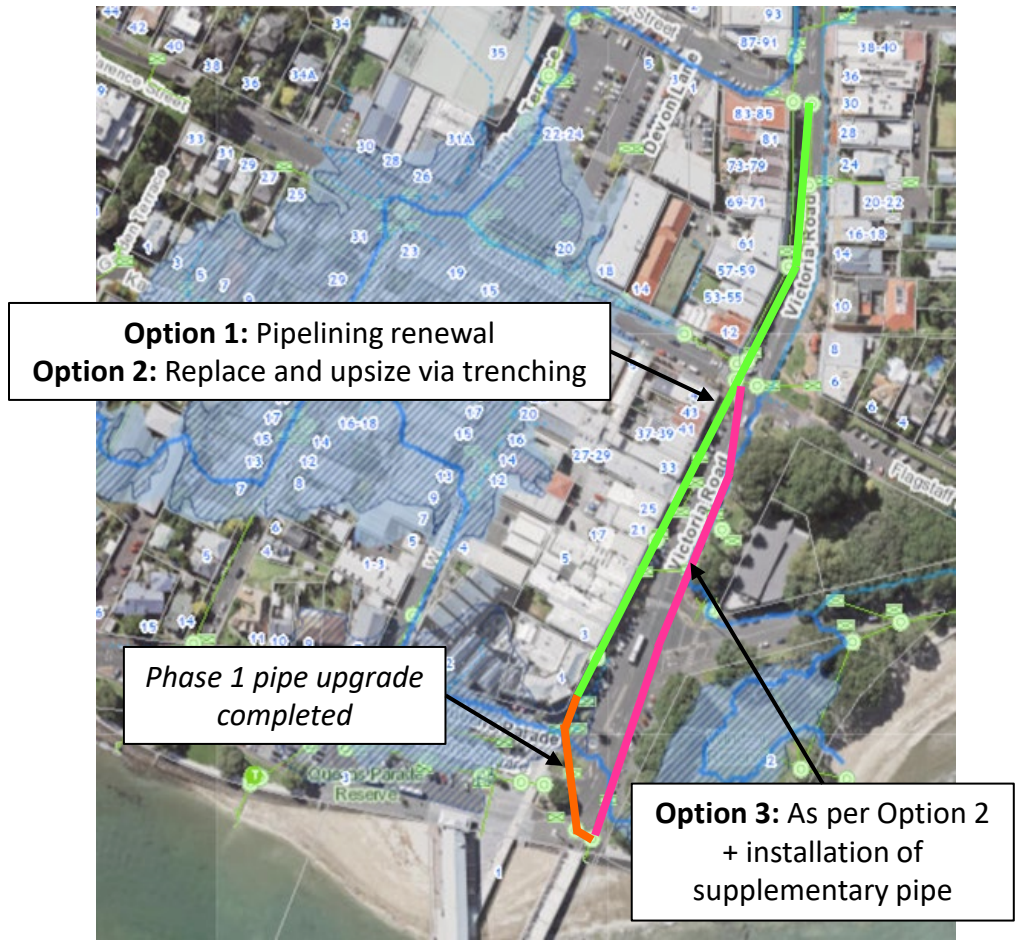


Existing 10-yr ARI scenario

## 2. What analysis have we done so far?

- Hydraulic modelling shows some overflowing of the network and nuisance flooding in a 10-yr ARI event (assuming co-occurrence with MHWS).
- Requests for Service mainly relate to blocked catchpits and ponding on the road.
- Some properties may have experienced flooding in the past; Council has completed a letter drop to businesses requesting any information related to flooding.

# Victoria Road Stormwater Renewals

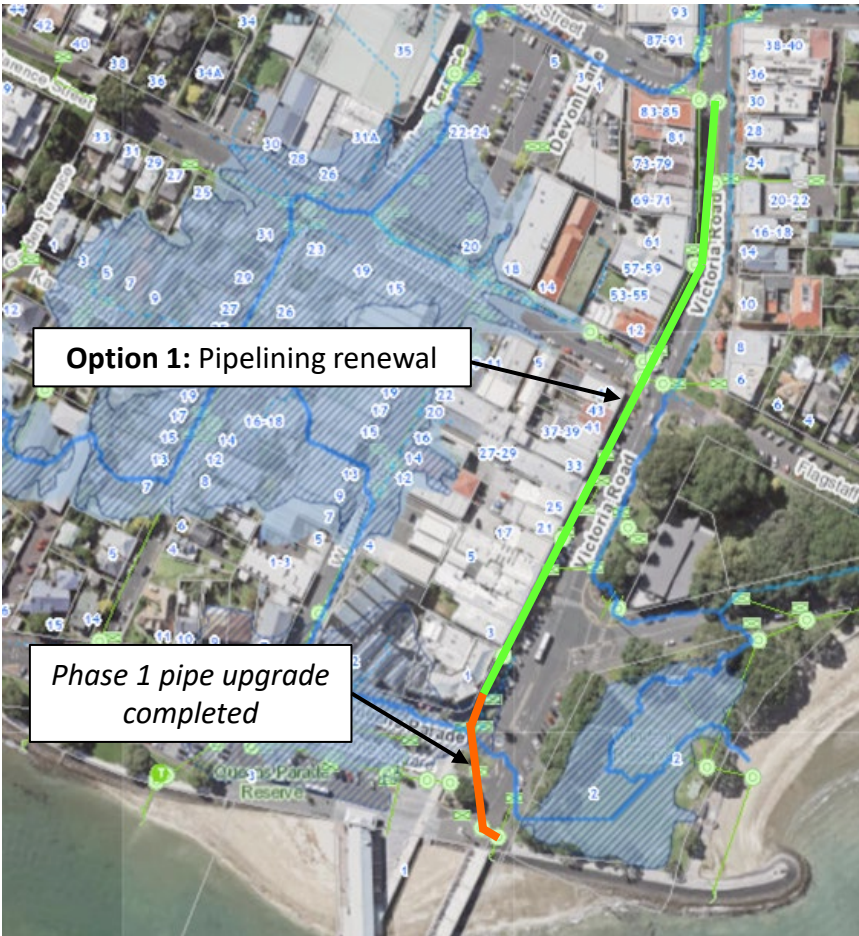


### 3. What options have we considered?

Option	Description	Cost	Estimated duration
1	Line the existing pipe to extend its life. This costs less and takes less time, so it minimises disruption to local businesses.	\$610k	2 months
2	Increase the size of the pipe to increase capacity. This is carried out by an excavated trench, so it is more disruptive, expensive and takes more time to construct.	\$1.3m	10 months
3	As per Option 2 + supplementary pipe to further improve network capacity. Most expensive and disruptive option.	\$2.5m	1 year



# Victoria Road Stormwater Renewals



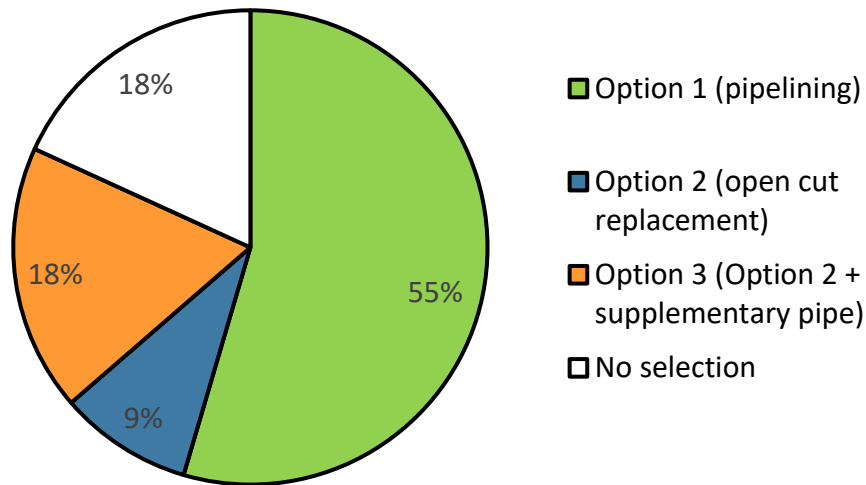
### 3. What is the current recommended option?

Pipelining is recommended to achieve the main project objective (renewal), due to the current lack of evidence relating to existing flooding issues which would support pipe upsizing.

Expected benefits	Considerations
<ul style="list-style-type: none"><li>• Avoid unexpected failure; extended asset life.</li><li>• Lowest cost.</li><li>• Lowest carbon emissions.</li><li>• No resource consent required.</li><li>• Less disruption to busy commercial area, with option for nightworks.</li><li>• Shorter duration.</li></ul>	<ul style="list-style-type: none"><li>• Similar level of service to existing.</li><li>• Slight reduction in pipe diameter due to liner thickness however this can be offset by reduced roughness.</li><li>• Flooding issues (if any) may continue to occur.</li><li>• Liner will take the form of the host, so dips and displacements will remain.</li></ul>

# Victoria Road Stormwater Renewals

Design option preferences from  
stakeholders



## 4. Feedback/discussion

- There was no mention of floor flooding history.
- Two properties reported road flooding due to catchpit blockages.
- 6 out of 11 stakeholders who responded preferred Option 1 (pipelining).

# Devonport Town Centre Flooding Mitigation



1. What issues are we trying to solve?
  - Residential and commercial properties located in the flood plain and along overland flow paths are potentially at risk of floor flooding.
  - Project area includes Spring St, Huia St, Garden Tce, Kapai Rd, Anne St, Clarence St, Wynyard St, and Queens Pde.
  - Existing network capacity is constrained by the flat topography and downstream tide levels.



# Devonport Town Centre Flooding Mitigation



Modelled existing 10-yr ARI scenario

## 2. What analysis have we done so far?

No. properties modelled to experience floor flooding:

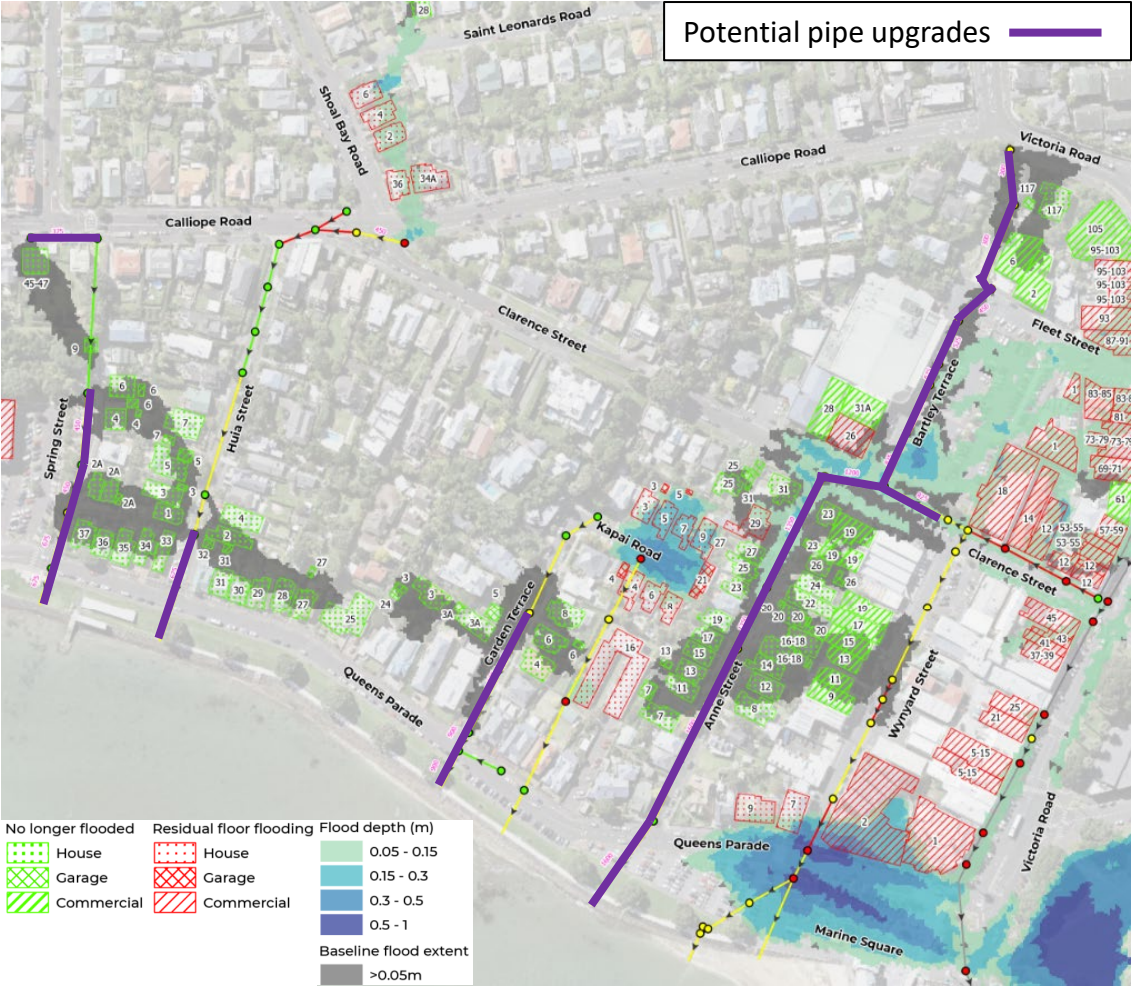
Property type	Existing 10-yr ARI storm	Existing 100-yr ARI storm
Residential	40	65
Commercial	12	30

Property type	Future 10-yr ARI storm	Future 100-yr ARI storm
Residential	65	75
Commercial	23	37

*Note: estimated floor levels have not been verified by survey and may be conservative.*

- Requests for Service mainly relate to blocked catchpits, road flooding and property flooding (unconfirmed whether this is floor flooding).
- Some properties may have experienced flooding in the past; Council has completed a letter drop requesting any information related to flooding.

# Devonport Town Centre Flooding Mitigation



Modelled future 10-yr ARI scenario

### 3. What options have we considered?

Pipe upgrades and catchpit upgrades have the potential to significantly reduce flooding in the future 10-yr ARI storm.

Potential benefits	Considerations
<ul style="list-style-type: none"><li>Improved network capacity.</li><li>Reduced floor and road flooding frequency.</li><li>Reduce likelihood of blockages.</li></ul>	<ul style="list-style-type: none"><li>Hydraulic modelling is only an estimate of flooding risk.</li><li>Floor levels need to be verified through survey.</li><li>Not all flooding can be mitigated by infrastructure upgrades due to site constraints.</li><li>Cost-benefit analysis required.</li></ul>



# Devonport Town Centre Flooding Mitigation



Modelled existing 10-yr ARI scenario

### 3. What is the current recommendation?

To confirm the scale of the issue, survey will be undertaken to verify the no. properties estimated to be at risk of floor flooding.

Updated model results will then be considered alongside stakeholder feedback to determine whether infrastructure upgrades worth undertaking.

# Devonport Town Centre Flooding Mitigation



Modelled existing 10-yr ARI scenario

## 4. Feedback/discussion

- 6 properties responded saying they have never experienced any flooding.
- 9 properties experienced flooding of their yard or carport.
- 2 properties described the maximum water level was close to floor level.
- 2 properties experienced flooding of their basement or bottom floor.



30 July 2024

## Memorandum

**To:** Devonport-Takapuna Local Board

**Subject:** 27 Lake Road Draft Service Assessment

**From:** John McKellar - Parks and Places Specialist

**Contact information:** John.McKellar@aucklandcouncil.govt.nz

## Purpose

1. To present the draft 27 Lake Road Service Assessment to the Devonport-Takapuna Local Board for feedback.

## Summary

2. The Devonport-Takapuna Local Board's approved work programme for the 2023/2024 financial year included the item '27 Lake Road Service Assessment' (SharePoint ID:3997), which has an approved budget of \$10,000.
3. The project was initiated by the Devonport-Takapuna Local Board to better understand the complexities of the site at 27 Lake Road in Devonport and the plans various council teams and agencies have for the site.
4. The attached draft service assessment has incorporated feedback from meetings and subsequent communication with the council teams and agencies with an interest in the site.
5. When the views of the local board have been received, the report will be finalised.

## Context

6. The property at 27 Lake Road in Devonport is a council-owned site situated between Lake Road, Abbotsford Terrace, Ngataranga Park and Dacre Park.
7. Various council facilities are situated on the property, including the historic Claystore Building, which houses a community workshop and the Devonport Resource and Recovery Centre. Several commercial businesses also operate across the site through commercial lease arrangements with Eke Panuku.
8. The Devonport-Takapuna Local Board have recently provided funds for the refurbishment of the Claystore Building and are interested in understanding the surrounding area to identify opportunities to enhance this important community hub.
9. The site provides the only vehicle access to both Ngataranga and Dacre Parks. This includes the North Shore United Association Football Club (NSUAFC) which is situated on Dacre Park. The clubrooms are accessible through a small section of Auckland Transport controlled road and a connecting driveway on Auckland Council land.
10. The site also has a history of contamination from the historic brickworks and gasworks facilities. Any works undertaken anywhere on the site will need to address these issues with the input and support of the Auckland Council Resilience & Infrastructure team.

## Discussion

11. A meeting with relevant council teams with an interest in this site was held on 4 April 2024 to analyse the complexities of the site, including the identification of outcomes each department or agency is seeking from the site, and to discuss plans and opportunities.
12. Representatives from Auckland Council's Parks and Community Facilities, Infrastructure and Environmental Services, and Waste Solutions teams were present, as well as representatives from Eke Panuku and Auckland Transport.
13. The key elements of the discussion related to:
  - sports field access and development goals
  - commercial and community leasing arrangements and potential opportunities
  - site contamination issues and remediation/containment processes
  - heritage values and controls.
14. All parties contributed to the discussion and the local board were updated at a workshop on 7 May 2024.
15. Subsequent communications have since been undertaken with these teams and the details will be discussed with the board at the workshop.

## Next steps

16. When the views of the local board have been received on the attached draft report, and feedback incorporated, the report will be finalised.

## Attachments

17. Attachment A: 27 Lake Road Draft Service Assessment





# 27 Lake Road Devonport Service Assessment

Parks and Community Facilities

July 2024, Draft Version 1.0



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## **Summary**

This assessment provides the Devonport-Takapuna Local Board with an update on the status of the land and activities at 27 Lake Road, Devonport. The site is zoned Business Light Industry and Open Space Conservation and contains multiple council activities and some commercial uses. The land is contaminated and the entire site is included within a historic extent of the former Auckland Gas Company brick works site and buildings.

Existing Auckland Council activities include a resource recovery and recycling facility and community space in the historic Claystore which is currently being refurbished. All commercial leases have expired and operate on a holdover month-by-month basis.

The site forms the only vehicle access to the adjoining Dacre Park and Ngataranga Reserve. The two entrances to the site are in poor condition. Parking is limited when Dacre Park is in use and access is narrow and constrained. Circulation through the site is difficult.

Part of the land is held by Waste Solutions for current and future waste services. The remainder of the land is held by Eke Panuku as non-service land for strategic purposes. This document identifies current issues and opportunities relating to the land in terms of existing activities, future use, access, circulation, and parking.

## **Introduction**

The purpose of this report is to provide the Devonport-Takapuna Local Board with information on the status of land and activities at 27 Lake Road to help inform decisions on the future use of the site and surrounding council reserves.

## **Summary Site Description and Zoning**

The council owned land at 27 Lake Road is located to the west of Lake Road adjoining Ngataranga Park to the north, Dacre Park to the west and pedestrian walkway to Abbotsford Terrace to the south (see Figure 1). The site currently contains a variety of community and commercial activities. Two adjoining properties fronting Lake Road are privately owned. 1/25A Lake Road contains a two-storey Mediterranean styled residential building. The other property at 25 Lake Road contains a former service station and until recently operated as an automotive and tyre business.

Vehicle access to the site is via an existing driveway running along the northern boundary of the site. This also provides the only vehicle access to Ngataranga Park. To the south, vehicle access to Dacre Park is gained via a combination of public road and existing driveway.





Figure 1: Aerial Photo of the Site

The site has a split zoning. The site frontage is zoned Business Light Industry (purple shading in Figure 2), with the remainder of the site zoned Open Space Conservation zone. The entire site is also located within an Historic Heritage Overlay Extent of Place (ID 834), Auckland Gas Company brickwork site R11\_1809 and R11\_1943 (cross hatch in Figure 2). The Former Auckland Gas and Fire Brick Company building (The Claystore) and retaining wall are also scheduled items.

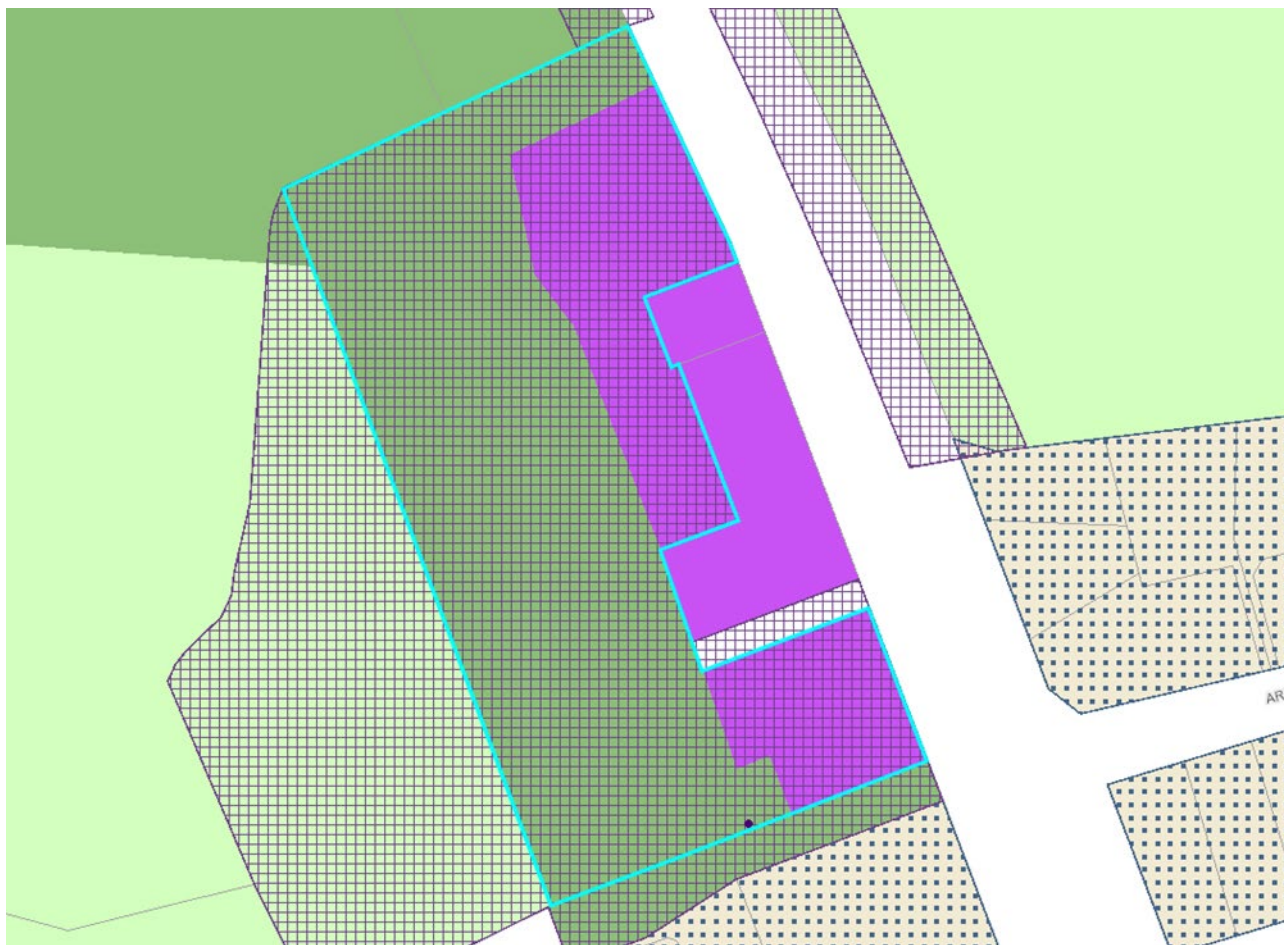


Figure 2: Zoning map

Progressive Enterprises have lodged a resource consent application for a Woolworths 'Click and Collect' store for the former service station site at 25 Lake Road. The application proposes that primary access is via two existing vehicle crossings from Lake Road. Service vehicles will gain access to the site via the portion of public road to the south.



## Existing Activities and Leases

The site includes the following activities (refer to Figure 3 below):



Figure 3: Existing leased areas within 27 Lake Road Boundaries

1. Devonport Timber is a business located to north-east of the site (purple highlight Figure 3). The business offers a wide range of timber products and related supplies and services.
2. Devonport Glass occupies land in the centre of the site (red highlight in Figure 3)
3. Leased to Alistair Caldwell.



4. The Devonport Tour Company occupies land to the east of the Claystore for tour coach storage (pink highlight in Figure 3).
5. Vacant site (green highlight in Figure 3). This part of the site is currently vacant and building consent has been issued to demolish the buildings. There is no lease in place for the area and it will revert to bare land and be made good once the buildings are demolished. There are currently no plans for future use of this part of the site, but this presents opportunities to be used for overflow parking in the short-term. This may require further negotiation between Auckland Council and Eke Panuku.
6. Resource Recovery Devonport (brown highlight to the west of the site in Figure 3). The recovery and recycle centre forms a key facility of Auckland Council's Waste Minimisation Strategy of having 21 centres operating across the region. There has been a recent upgrade of the recycling centre. The site includes a recovery shop and education centre, and bin hire has recently been introduced.
7. Claystore (brown highlight to the south of the site in Figure 3). The renovation of the Claystore building is funded and underway. This includes the renovation of the upper level (with lift) and making the lower level weathertight. Two community rooms and a kitchen are proposed in the upper level for community lease or as rooms for hire. The public toilets adjoining the building are also planned to be upgraded as part of this project.

All commercial leases on the site have expired and are operating on a holdover month-by-month basis. Eke Panuku has expressed a desire to work through the leasing arrangements for the site but want to do this with a better understanding of the future direction of activities across the broader site. Eke Panuku has advised that they are open to considering changes to lease arrangements and lease areas.

The land occupied by the resource recovery operation was transferred from Eke Panuku to Waste Solutions in 2015 for waste services (see Area A in Figure 4 below). Waste Solutions has advised that to maximise the recovery and recycling operations they will require further expansion of the existing footprint of the site for waste recovery, truck manoeuvrability, additional education services and further dry-covered space. They have also advised that any future expansion would not be considered to the south of their existing footprint.

Several community leases are in place for activities both on and surrounding the site:

- a) Devonport Community Workshop located at the Claystore (Ground Floor), 27 Lake Road, Devonport.
- b) Devonport Peninsula Trust (Restoring Takarunga Hauraki Charitable Trust) located at Dacre Park.
- c) North Shore United Association Football Club Incorporated located at Dacre Park.
- d) Ngataranga Organic Garden Society Incorporated located at Ngataranga Park (not within the boundary of 27 Lake Road).

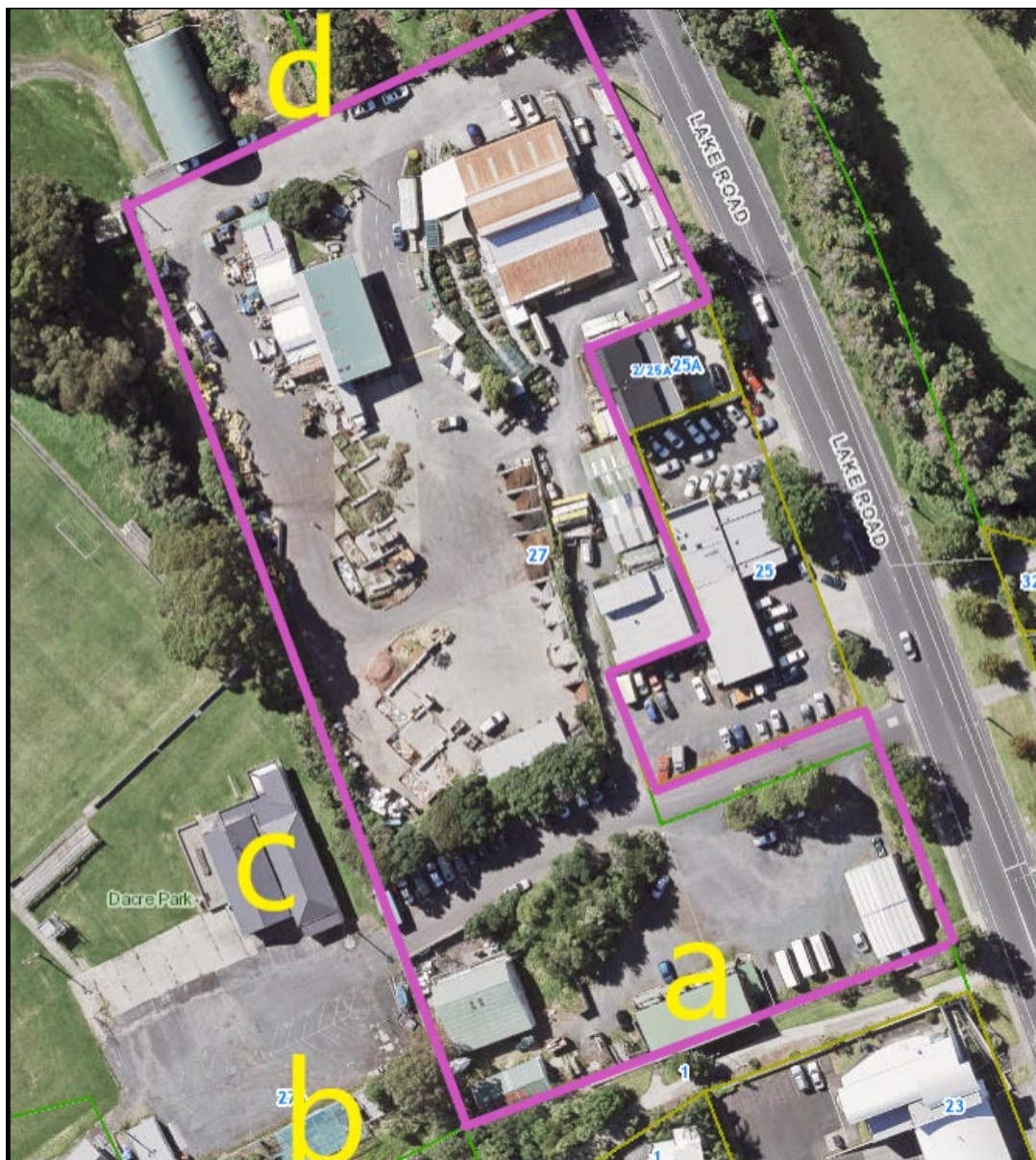


Figure 4: Community lease locations

## Dacre Park

Dacre Park is a small active recreation park and is the home ground of the North Shore United Football Club. Facilities at the park include a full-sized sand-based pitch and a smaller grassed training area, football clubrooms and viewing stands. The lease of the Allen Hill clubrooms building has been renewed and the club has spent money on the building to improve facilities.

The existing entry conflicts with other vehicular access requirements for the commercial sites on Lake Road, consequently there are current parking and access issues to the park. The existing parking area surface is unsealed. The access is narrow and there are faded line-markings. This results in safety issues during high use. Parking overflows into the area around the Claystore. To improve the situation, the facility ideally needs a drop-off zone, turnaround facilities, marked parking spaces and upgraded entrances and exits. Council has previously developed plans for a loop road linking the two accessways

through 27 Lake Road and to improve parking. This is not currently funded. However, the southern accessway to Dacre Park and North United Football Club has been recently renewed.

## **Ngataringa Park**

Ngataringa Park is a large passive open space on the edge of Ngataringa Bay. There are a series of paths which wrap around the site providing connections between Abbotsford Terrace and Lake Road. This pathway also forms part of the Devonport to Takapuna Green Route and the Devonport Ngataringa loop walk. Within the centre of the site is the 'Scotty Brewster' skate bowl facility. Access into and parking within the reserve is limited, with conflicts between recreational users and those accessing the commercial sites on Lake Road.

## **Closed Landfill/Contamination**

Ngataringa Park, Dacre Park and 27 Lake Road are located on closed landfills and/or contaminated sites. There are separate discharge consents required for each site and asset owner approval is required for any works.

As a former gasworks site there is residual gas waste (hydrocarbons/volatile gases). There are monitoring wells located on 27 Lake Road and around the perimeter. New wells have been installed to ensure monitoring meets the requirements of the consent conditions. These are required to be maintained in-situ.

## **Heritage**

Work is currently underway to finalise a site management plan for the Lake Road site. Partial remediation of the site has occurred (removal of liquids and hotspots around the Claystore). However, the site has not been fully remediated and is only partially capped by existing asphalt and gravel.

The entire site (and part of Dacre Park) is included within a Historic Heritage Extent of Place for the Auckland Gas Company brickworks site, former Auckland Gas and Fire Brick Company building (Claystore) and concrete retaining wall.

There are archaeological sites registered within the 27 Lake Road site, due to these historic industrial activities. The heritage scheduling requires resource consent for any works above and below the ground.

## **Current Issues and Opportunities**

The following section outlines current issues and opportunities relating to the site to aid discussion on future use and development.

### **a) Activities and uses**

The site currently contains a collection of disparate commercial activities, council waste minimisation and community activities that have been developed in an ad-hoc manner over time. An integrated plan for the future of the site has not been developed.

Multiple council groups have service, asset and regulatory responsibilities within the site. However, no council group has overall responsibility for the site. Waste Solutions has indicated that they would like to expand the existing resource recovery centre to provide additional services and space to improve waste minimisation facilities for the area. They have indicated that they would not need to expand to the south of their existing footprint.

All existing commercial leases have expired and Eke Panuku is seeking direction on the future use of the site before leases are renewed.

The site has a split-zoning with Light Industry zoned land across the site frontage and open space zoned land to the rear. Development of the former service station at 25 Lake Road onto a Woolworths Click and Collect store will increase activity and traffic to and from the site.

The Claystore is undergoing a refurbishment and the two buildings to the west are scheduled to be demolished. However, future use of this space is yet to be identified.

The only vehicle access to Dacre and Ngataranga Parks is through the site. There are conflicts between sport and recreational users and those accessing community and commercial activities. There is an opportunity to rationalise access and circulation through the site.

b) Future use of the site

Currently the site is divided into service and non-service land parcels. The northern part of the site is identified as service or future service land for waste and recycling activity. The resource recovery operation comprises most of the land to the north-west of the site. The existing portion of public road and accessway to Dacre Park forms a physical delineation between the northern and southern parts of the site.

c) Access, circulation, and parking

The site provides the only vehicle access to Ngataranga and Dacre Parks. Existing access to Dacre Park through the southern entrance is poor and there are conflicts between the different land uses. This access from the portion of public road is narrow and often congested and uncontrolled parking makes access difficult particularly when there are scheduled football matches at Dacre Park.

In the short-term there is an opportunity for rationalisation and clean-up of the entrance to improve access to Dacre Park. Vegetation along the access road and at the entrance to Dacre Park is overgrown and better maintenance would improve visibility and access. In the interim, Parks and Community Facilities have progressed some driveway improvement works.

Demolition of the vacant buildings in the south-west corner provides opportunities to improve the recreational amenity and could provide additional parking to compliment the upgrade of the Claystore as well as providing overflow parking for Dacre Park.

There are also conflicts at the northern entrance to Ngataranga Park between park users and the other commercial and community activities. There is an opportunity to better define the vehicle access through this driveway area.

d) Recreation land

Feasibility studies have previously been undertaken to investigate opportunities to improve the entrances and access to both Ngataranga and Dacre Parks through the 27 Lake Road site and Dacre Park. Currently, pedestrian connections through the site to both parks are poor.

e) Constraints and limitations

The site has constraints due to residual contamination from historic use as a gasworks and brickworks. The site is also subject to historic heritage and archaeological overlays. These constraints will trigger requirements for resource consent.



