

The Devonport Flagstaff

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August 28, 2020

devonportflagstaff.co.nz

**Michael Pritchard
obituary... p3**

**Library opening hours saved,
green projects cut... p5**

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builder Peter Wolfkamp... p18**

More intensive development planned on Lake Rd

A multimillion-dollar development could see 48 apartments built on two sites opposite Takapuna Grammar School.

Resource consent has been sought for the project across 209 and 211 Lake Rd, a combined area of 4903sqm.

The site is zoned Mixed Housing Suburban, which allows terraced housing and low-rise developments up to three storeys high.

The application has been lodged by planning company DCS on behalf of Michael Su and Dana Guo.

“Overall, the proposed residential development, land-forming works and associated development are considered to be acceptable development of the subject site, and will generate less than minor adverse effects,” the application says.

To page 9

Lockdown's silver lining for spud lovers



Cheap as chips... Dave Aukuso (right) of Vauxhall was happy to pick up a free serving of hand-cut fries from Alastair Bryan at Fish Kitchen, which was offloading supplies due to lockdown. Story, page 6.



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Devonport Publishing Ltd First Floor, 9 Wynyard St

Telephone: 09 445 0060

Email: sales@devonportflagstaff.co.nz

news@devonportflagstaff.co.nz

Website: www.devonportflagstaff.co.nz

MANAGING EDITOR: Rob Drent
PUBLISHER: Peter Wilson
CHIEF REPORTER: Janetta Mackay
REPORTER: Anneka Brown
DESIGN: Brendon De Souza
SALES: Liz Cannon
COPY EDITOR: Jo Hammer

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ADVERTISING DEADLINE: September 4

Flotilla to light up America's Cup party

A waterfront festival, opening with an illuminated flotilla, will be held as part of America's Cup celebrations in Devonport.

The free festival, centred on Windsor Reserve, will begin on Friday 5 March. Navy vessels, launches and yachts will get an evening party going with Glow Your Boat, a sunset event that will see craft round Maungauika, pass by Torpedo Bay and Devonport and head towards Stanley Point, providing a spectacle that can be seen from both sides of the Waitemata Harbour.

A specially created peninsula haka will be performed, and the Navy Band will play, along with a headline Maori artist or band.

The Devonport Waterfront Festival will be run by a private event organiser, overseen by council-controlled organisation Auckland Tourism, Events and Economic Development (ATEED). The Devonport-Takapuna Local Board, as landowner, is being asked to sign off on plans. An application for the flotilla will be made to the Auckland Harbourmaster.

The Devonport Business Association is being brought on board as well, but is understood to want more details from ATEED.

The festival, running until 21 March, will include a big-screen broadcast on race days and a stage set up for live performances. Cinema, jazz, recitals and storytelling are among activities likely to be scheduled, including daytime sessions aimed at families. Food stalls are likely, although picnicking will be encouraged. BYO alcohol will be allowed, while conforming to the area's liquor ban hours of 9pm to 7am.

For four days (March 5, 6, 12 and 13), organisers have indicated they may seek a liquor licence for a fenced-off area of the reserve from 4pm to 9pm. Road closures from noon to 10pm are proposed on those four dates for King Edward Pde between Victoria Rd and Buchanan St, with some parking restrictions along Victoria Rd by the reserve.

Crafty trail plan

Decorative information booths in the form of dinghies are to be set up along the Devonport waterfront.

The Dinghy Art & Heritage Trail should be in place from mid-December, with upright boats decorated with local artwork and carrying signage of written and visual history of the area.

The dinghies, between Maungauika and Takarunga, will remain in place until late March, when the Devonport Waterfront Festival and America's Cup racing end.

3 Victoria Rd: empty for 781 days

The old Devonport Borough Council building at 3 Victoria Rd became vacant on 9 July 2018.

It has now been unoccupied for 781 days. Auckland Council development arm Panuku is working through the future options for the building.



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Michael Pritchard: an immense contribution

Long-time Devonport community figure Michael Pritchard died on 18 August, aged 82.

As a leading heritage and environmental activist and former local-body politician, Pritchard and his passion – as well as his trademark beard – were to the fore in a series of landmark peninsula campaigns.

Among these were Save Ngataringa Bay, Nuclear Free Devonport and Independent Devonport.

He was a Devonport Borough Councillor from 1971 to 1983, and Deputy Mayor of Devonport from 1977 to 1980.

Later, as chairman of the Takapuna Reserve Protection Trust, he was involved in the conservation of the Fort Takapuna reserve and the restoration of the Officers Mess and barracks on that site.

Two years ago, the Devonport-Takapuna Local Board recognised his contribution with a Heritage Champion Award for almost five decades of environmental and heritage conservation and preservation.

Born in Southampton, England, Pritchard's earliest memory was watching wartime bombers overhead from his father's shoulders.

He moved to New Zealand in his early 30s to take up a job in the Town and Country Planning Department of the Ministry of Works, and after postgraduate study took up a post at the University of Auckland, where he was eventually an associate professor.

Arriving in Devonport in the early 1970s, it was straight in to the midst of local unrest over a project to reclaim and develop Ngataringa Bay into a marina and subdivision.

As a new borough councillor, he helped overturn approval of the development, saving the bay.

He went on to lead a programme that established a waste-recycling centre, one of the first in New Zealand, and encouraged community gardening projects.

He also led projects to preserve and make accessible Devonport's built heritage related to



Community stalwart... over 50 years, Michael Pritchard was an influential activist and politician. He is pictured above with family members, after winning a North Shore City Civic Award in 2010.

its naval history.

He initiated and organised the reinstallation of previously blocked-off sewerage drains from the Officers Mess and barracks and, with Chris Mullane, led the restoration and refit of the barrack buildings.

Pritchard involved students from Takapuna Grammar in recreating and restoring the fort itself, through the building of replica fittings and objects.

He was also the driver behind getting a Passchendaele remembrance and exhibition at Takapuna Point, when it was turned down by the Auckland Museum.

His research on the reserve – covering everything from the location of the original owner's house and stables, to the design of 19th-century military uniforms – was used in

work programmes on the fort.

When Pritchard received his Heritage Champion Award in 2018, long-standing local-body politician Mike Cohen described his contribution as immense.

Pritchard's name was associated with valuing and conserving our heritage, environmental sustainability and saving public space for future generations, Cohen said. "He is a man who is highly respected and held in high esteem; a man of integrity."

Pritchard is survived by his partner Jill Henton, seven children, 13 grandchildren and four great-grandchildren.

Due to Covid-19 restrictions, his family's arrangements for a celebration of his life have not been finalised.

See family notice, page 25

Seniors Finance

We see plenty of enquiry from [older] homeowners who find it difficult to borrow, often because of reduced incomes. So we thought we would give a quick rundown on Seniors Finance (also known as Reverse Mortgage or Home Equity Release) and how it works, as it is a sensible option for the asset-rich, who may want to borrow for some reason or enjoy a more comfortable lifestyle.

The product is available for property owners aged over 60 years old. They can borrow their age, less 45, as a percentage of the registered value of the property (be it owner-occupied or an investment property). For example, a 70-year-old old can borrow 25% of the value of their property. The borrowing can be a lump sum payment or an annuity paid monthly.

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Major tennis and squash upgrade at Belmont Park



Expansion... a concept plan of the new Belmont Park Racquets Club layout

A \$659,000 upgrade at Belmont Park Racquets Club will create two new tennis courts and one new squash court.

With the expansion, the club will have nine tennis courts and four squash courts.

In the plan, a new squash court, viewing area and extended lounge, will be built over the club's number-one tennis court. The club will take over an unused green from Belmont Park Bowling club to construct three new tennis courts.

The plan was to be put to the club's AGM this month, but the meeting was put on hold due to Covid-19 lockdown restrictions.

Club president Graeme Norman said funding for the project, which would be implemented over the next three years, would come from foundation and charity grants and club fundraising.

Pressure on the tennis courts was high, particularly on weekends, to a degree that "if you are a social player you can't get a hit," Norman said.

The construction of a fourth squash court would allow Belmont to host more regional and national tournaments and better integrate the squash facilities into the club, he said.

"It's a family club with a very positive and

engaged membership, and the challenge is to retain that culture, which is the reason for this strategic plan," he said.

Lake Rd was not going to improve in the next decades and it was important to have well-developed facilities locally, Norman said.

The bowling club was happy to relinquish its unused green to Auckland Council, with Belmont Park Racquets taking over the lease.

As part of the plan, SeniorNet, which occupied the former women's bowling clubrooms on the disused green, would meet in the new lounge.

Junior tennis marathon

The Belmont Park Racquets Club junior tennis champs started in April but were delayed during lockdown, eventually taking nine weeks and 110 matches to complete. The results are: U18 Boys Singles champion, Benny Welte; runner-up, Jakob Dahlberg. U18 Girls Singles champion, Mayzie Mortimer; runner-up, Emma Mason. U18 Boys Doubles champions, Benny Welte and Jamie Killick; runners-up, Harry Beale and Olly Travers. U18 Girls Doubles champions, Rosa Gonzles and Susie Maclean; runners-up, Mayzie Mortimer and Emma Mason. U15 Boys Singles champion, Max Tuttle; runner-up, Finn Holbrook. U15 Girls Singles champion, Louise O'Rourke; runner-up, Lucy Mason. U15 Boys Doubles champions, Finn Holbrook and Brook Thomas; runners-up, Max Tuttle and Hugo Sweetman. U15 Girls Doubles

champions, Louise O'Rourke and Sami Cate; runners-up, Lucy Mason and Imogen O'Rourke. U12 Boys Singles champion, Jack Jones; runner-up, Daniel Wang. U12 Girls Singles champion, Isobel Tuttle; runner-up, Charlotte Crotty. U12 Boys Doubles champions, Daniel Wang and Sam Bradley; runners-up, Jack Jones and JJ Blake. U12 Girls Doubles champions, Charlotte Crotty and Stevie Hall; runners-up, Isobel Tuttle and Reese Thomas. U10 Boys Singles champion, Neve Upston; runner-up, Hirresh Mauran. U10 Girls Singles champion, Amy Sluiter; runner-up, Stella Bradley. U10 Boys Doubles champions, Neve Upston and Hirresh Mauran; runners-up, Munich Thanee and Jamie Wells. U10 Girls Doubles champions, Amy Sluiter and Stella Bradley; runners-up, Lucia Sweetman and Nicole Rossi.



Top players... (Right) Benny Welte (U18 Boys Singles champion) with runner-up Jakob Dahlberg

Library hours saved by cutting environmental projects

Opening hours at Devonport and Takapuna libraries will be maintained after four local-body politicians overrode advice from officials and defeated a budget moved by the local-board chair.

Devonport-Takapuna Local Board members Ruth Jackson, Jan O'Connor, Trish Deans and George Wood supported the retention of 56-hours-a-week library opening times.

The quartet also combined to divert money to Civil Defence emergency preparedness, rather than see it spent on scoping out and trialling new environmental projects.

The moves overturn budgets for the Community Services Works Programme and the Environmental Works Programme put to the board's monthly meeting last week, after workshops between board members and Auckland Council officials.

Board chair Aidan Bennett and member Toni van Tonder were frustrated at the shuffled priorities. They abstained from voting for the new spending schedule put forward by Jackson, with van Tonder saying she did not want to vote against it, lest she come across as anti-library.

But she said the board had pledged more effort on environment initiatives at the start of its term, so "should put its money where its mouth is".

Total council spending has been cut to meet

a Covid-19 revenue shortfall of more than \$500 million. Planned work across the board area has been deferred, including Lake Rd works and parks upgrades, with some assets up for sale.

The board retains its \$1 million-plus discretionary funding for locally driven initiatives.

Locally, plans to spend \$10,000 to study setting up a Bike Hub, and \$30,000 for an Eco Neighbourhoods trial, plus the staging of movies in the parks, set to cost \$15,000, have now all been ditched.

That money is being used instead to maintain the status quo at Takapuna and Devonport libraries and to boost Civil Defence funding from a token \$4000 to \$30,000.

"It's an issue of affordability rather than a reflection of merits," said Jackson. The Bike Hub was still at a feasibility stage and with Eco Neighbourhoods, there was no certainty it could be funded again the year after, she said.

At the tele-conferenced board meeting held during lockdown, van Tonder said the community had made clear its wish for more environmental work. But Jackson said the library had been identified as a top public priority.

Bennett decried members not heeding officials' advice, saying: "My understanding with the libraries is it's not cuts, it's efficiencies." Some members were delving from a governance role into operational matters by "pushing aside very good advice," he said.

Wood said Civil Defence work locally had been left in abeyance since 2015 and action was needed to get the board up to scratch in

its obligations to public safety, readiness and resilience for disasters.

Deans agreed, saying the library and Civil Defence were priorities for the community. This meant delaying the environmental projects – "until we can afford them and they can be sustainable".

O'Connor said the board would look like it was betraying the public if it cut local library hours, because Auckland Council had already announced that hours across the city would not be cut. The public did not necessarily realise that the board had long topped up local library spending from its discretionary funds, allowing longer hours than is standard across the city, including a late night on Thursdays.

Officials had reported that evening hours attracted far fewer visitors than daytime ones, leading to the recommendation to reduce these, which would have most affected Takapuna Library.

The libraries top-up of \$71,500 was retained, rather than accepting the lower figure of \$44,500 that emerged from workshops.

Jackson said she wasn't opposed to looking at the library hours down the track, based on more information.

Environmental projects that survived the budget revision include keeping pest-free coordinators in Devonport and Takapuna (funded at \$50,000), Wairau Estuary enhancement planting (\$20,000) and shorebirds workshops (\$5000).

• **More local-board spending decisions, page 31.**

Emergency action

Getting serious about emergency readiness is vital, says Devonport-Takapuna Local Board deputy chair, George Wood, with backing for Civil Defence and disaster-recovery planning having slid badly in recent years.

"Residents and ratepayers groups are in the dark as to why this stopped in 2015... we need plans in place," he told the board's August meeting, spearheaded a successful move to increase community-resilience plan funding from \$4000 to \$30,000. This will be contingent on the Auckland North Community and Development (ANCAD) organisation agreeing to take a coordinating role for the project.

Board member Ruth Jackson said ANCAD was a proven group that could help tie together community efforts. "We came to realise how ill-prepared we are and what little information the board has access to."

Wood said the "abysmal record" of Auckland Council with its plan needed correcting. Boards also had a statutory role in the area of recovery. Other boards, such as Hibiscus Coast (also in a tsunami zone), had invested in being prepared for disaster, as should happen locally.

"It isn't reinventing the wheel, but getting back to it," Wood said.

Board member Toni van Tonder said the \$4000 in the initially proposed budget was a first step for a report, and she was unsure what ANCAD would do with \$30,000. "It's a bad way to use our position to spend ratepayers dollars," she said, before voting against the move, along with board chairman Aidan Bennett. It was carried 4-2.



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A queue of up to 50 people formed when word got out that bags of hand-cut hot chips were being dispensed.

“We weren’t expecting so many people to come out,” said Fish Kitchen manager Michelle Wu.

Locals were happy to wait in a spaced line inside the ferry building for their treats, served from 4pm, ahead of the prime minister’s announcement on Friday, 14 August that lockdown in Auckland was being extended.

Inside, staff prepared the chips and kept the vats sizzling to ensure the potatoes weren’t wasted. “We don’t use frozen, so they had to be used,” said Wu.



Double order... Takapuna Grammar student Edward Ellis-Pegler (left) and Benjamin Fletcher, who goes to Westlake Boys High School, are Devonport friends who were quick to take up Fish Kitchen’s pre-lockdown offer



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Punters bag their share as lockdown bites



One potato, two potato... Fish Kitchen's (from left) Aaron Allen, Robbie Walmsley, Andre Burghaus, Olivia Douglas and co-owner Ian Shields keep the chips coming. Below: Got 'em... Peggy, younger sister Dulcie and their mother Madeleine Richard were among the happy customers who swooped on Fish Kitchen for some free fries



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Thank you to the Devonport community for the support and being kind to our crew throughout this most recent alert level 3. And thank you to everyone for playing their part, following the essential travel guidelines and staying home.

This year has been like no other with many changes. Above all, and at every alert level, our focus is to provide a regular and resilient service for Devonport that gets you where you need to be.

We understand a second lockdown may have been unsettling. Rest assured, our crew have done a thorough job following guidelines and providing safe transportation and will continue to do so as we keep responding.

Please remember at the lower alert level 2 we will operate with reduced passenger capacity to make sure there is enough space for physical distancing onboard. Consider travelling off-peak where possible.

As with the last lockdown, our recovery approach is to rebuild responsibly and provide frequency to support the needs of the community. Keep an eye on the Fullers360 website and MyFerry app for the latest timetables and travel advice.

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from page 1

48 apartments planned for Lake Rd site

Any application of this size would raise concerns about the impact of more traffic on an already clogged Lake Rd, and residents' cars getting in and out of the site.

But a transport assessment included in the application stated: "Based on a total of 48 dwellings of a mix of one and two bedrooms, we estimate the proposal will generate up to 24 vehicle trips both during both the morning and evening peak periods.

"This averages at one vehicle movement every 2.5 minutes, which is expected to have a negligible effect on the operation of Lake Rd and nearby intersections," said Flow Transportation Specialists Ltd, in a report for the applicant.

The vehicle access way at the boundary of the property is 6 metres wide and more than 10 metres from any intersection, the report said.

Intensification...

an artist's impression of the proposed development (top), and an aerial view of the sites as they currently are (right)



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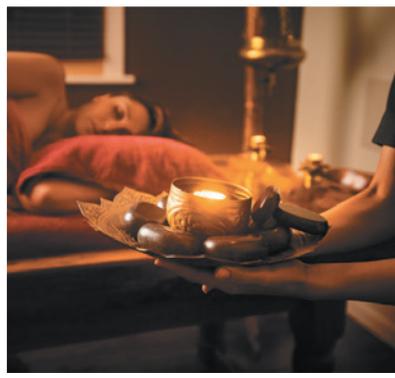


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Rush for Covid tests subsides

Hauraki's Medplus, a designated Covid-19 testing centre, completed 120 tests in just one day early on in the renewed lockdown. The practice topped 100 on Wednesday 12 August, the day lockdown began, and did so again on the Thursday, before hitting 120 on the Friday.

By Thursday 20 August, demand had dwindled, with only three tests booked.

Medplus Director Heidi MacRae said she was disappointed to hear they had an incident of one angry member of the public, who had come to be tested, spitting on a nurse.

"We have had a lot of visits from the local community who have been grateful for the availability of testing in their area. However, there seems to be some angst in the community as well," she said.

Test results are available within 24 hours, as swabs are being processed at an Auckland lab. Some other testing centres are sending swabs to Christchurch, delaying results, MacRae said.

Medplus patients are required to wait in the car park for a nurse to come out. The procedure is much faster than at larger Auckland testing facilities, which have been reported as chaotic, with extreme wait times and queue-jumping.

Medplus is offering free tests to people with symptoms or who may have had exposure to the virus. MacRae said it was important for people tested, and their families to stay at home while they waited for test results.

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By Rob Drent

It's been a tough few weeks psychologically. Just as we were taking the freedoms of Covid level 1 for granted, four new community cases came to light and the next day we were back in level-3 lockdown, which was extended to two weeks.

For me, the biggest loss has been sports – gyms are closed, and tennis and squash are gone, although I did squeeze in a final game in the last hour before lockdown.

During level 3, I've found myself staring with little joy at an old pair of running shoes in the cupboard.

In level 4, I walked regularly, particularly enjoying a stroll across the golf course. We were lucky to have good weather. I naively assumed (contrary to all the scientific evi-

dence) we had beaten the virus, and cases around the world would gradually reduce as well.

As we have seen, the hope that Covid-19 would disappear quickly was delusional.

Under the renewed level 3, there seems a grim acceptance that the virus is here to stay, and we are left in a mental no-man's land: is it the new normal – in and out of lockdowns for various reasons until we get a vaccine?

Planning is difficult, both personally and for business. Having things to look forward to gives life a traction that is hard to replace. Now there's no certainty.

Walks around Devonport in the last couple of weeks seemed to have less appeal than in level 4: maybe sidestepping people wearing masks just illustrates the situation to a greater degree.

Still, Devonport restaurants and retailers battle on. Free chips offered by Fish Kitchen were a rare bit of good news; the pies from Baked sell out every day. And there is a feeling that spring and summer are around the corner with events still being planned: Glow and the America's Cup.

And we can be thankful that we still have our health.

For Devonport, Mike Pritchard was a gift that kept on giving. It's hard to put into a few words the contribution he made to the suburb over the past 50 years.

Ngataranga Bay would have been filled in and populated with houses in the 1970s, if Pritchard and a few other like-minded residents hadn't stood for the Devonport Borough Council and overturned an earlier decision to provide a businessman with development rights.

His name is also synonymous with two firsts Devonport is most famous for: the first borough in New Zealand to go nuclear free and the first in the country to introduce a recycling scheme. In later years he became involved with protecting Fort Takapuna and its associated buildings at Narrow Neck.

From a journalist's perspective he was straight shooter, always happy to help and put things into a historical context, with no other agenda than making Devonport a better place.

It's a bitter irony that Pritchard, and fellow Devonport guardian Roger Giles (with their trademark beards and ready smiles), have died this year and Covid-19 restrictions on gatherings have disrupted fitting public send-offs.

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Fabulous 1980's Townhouse
This block, brick and tile townhouse offers a winning combination for families, downsizers or someone looking for a low maintenance investment. With approximately 150sqm of accommodation over two levels, the options are many. This street is a very sought-after address because it is so convenient to Takapuna, beaches & schools.
Auction location TBC.

Auction
13th September at 11.00am (USP)
View By appointment
www.harcourts.co.nz/DP23258

Gary Potter
M 021 953 021
Glencie Taylor
M 021 943 021
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NEW LISTING

Northcote 4 Park Avenue

3 1 1 1

Plenty Of Scope Here!
• The location is excellent!
• 610sqm site
• Develop or landbank
• Or, enjoy this cute cottage and expand when money allows
• Call to make a viewing time

For Sale
By Negotiation
View by appointment
www.harcourts.co.nz/DP22995

Maria Stevens
M 021 978 084
maria.stevens@harcourts.co.nz
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Devonport 44 William Bond Street

Devonport Sections For Sale
A unique opportunity of a blank canvas to build your dream home! All the hard work has been done with Resource Consent Lodged and underway. Secure both sections to take advantage of building on a large 1052m² freehold site or simply buy one section for your first home, next home, investment or development - the choice is yours.

Tender
Closes 3rd September at 4.00pm (USP)
View By Appointment
www.harcourts.co.nz/DP23253

Catharina Andersson
M 021 812 621
Matt Hunt
M 027 490 2555
Cooper & Co Real Estate Ltd
Licensed Agent REAA 2008



Devonport 3/20 Macky Avenue

3 2 1 2

A Rare Opportunity
A remarkable opportunity presents itself here of the whole top floor of this character apartment block on Cheltenham's beach front. Substantial living, in need of renovation, the views are sweeping, the outdoor flow fantastic, and double garaging to boot!

Tender
Closes 8th September at 4.00pm (USP)
View by appointment
www.harcourts.co.nz/DP23249

Jackie Mark
M 021 458 797
Jane Hastings
M 021 735 263
Cooper & Co Real Estate Ltd
Licensed Agent REAA 2008



Devonport 79a Stanley Point Road

4 2 2 1 2

Sensational City, Sail & Sunset Views
Experience the epitome of executive Stanley Point living, showcasing the most outstanding intimate 180-degree inner harbour & CBD views, rivalled only by the cliff-top masterpiece home itself, which has recently enjoyed an extensive "no expense spared" renovation, that has yet to be lived in! The question to ask yourself is when can I move in?

For Sale
By Negotiation
View by appointment
www.harcourts.co.nz/DP23243

Peter Restall
M 021 808 808
peter.restall@harcourts.co.nz
Cooper & Co Real Estate Ltd
Licensed Agent REAA 2008



Devonport 2/55 Aramoana Avenue

3 1 2

Bring Your Own Hammer!
We're not going to sugar coat this - but you might be the right person to. It's not for everyone - only those who dare to dream and have the smarts will be seeing opportunities just radiating from this property. This house has seen better days but refurbished will be a gem nestled amongst lovely homes.

For Sale \$1,050,000
View by appointment
www.harcourts.co.nz/DP23229

Jane Hastings
M 021 735 263
Jackie Mark
M 021 458 797
Cooper & Co Real Estate Ltd
Licensed Agent REAA 2008





Harcourts



Devonport 21 Church St

4 2 2 1 3

Outstanding Original Devonport Villa

For Sale \$2,495,000
View by appointment
www.harcourts.co.nz/DP22983

- Fantastic central location
- Large family home
- Sunny elevated aspect
- Separate office area
- Great entertainers home
- Flexible Living Options

Ian Cunliffe
 M 027 227 9322
Diana Murray
 M 021 911522
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



Devonport 6 Russell St

6 5 3 3 1

Resplendent & Luxurious

A stately grand master of voluminous proportions, deceptively understated from the Double Bay window street frontage, belying the impressive scale and magnificence of the painstaking workmanship that unfolds inside. The site lays beautifully to the all-day sun, soaking up the stunning blend of heritage craftsmanship matched with contemporary architecture.

For Sale
 Price on Application
View by appointment
www.harcourts.co.nz/DP22987

Peter Restall
 M 021 808 808 P 09 446 2114
peter.restall@harcourts.co.nz
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Belmont 4a Bardia St

4 3 1 1 2

Winner Winner Chicken Dinner!

- Brand new GJ Gardener build
- 10 years Master Builders Guarantee
- Security gates and sole use driveway
- Fully fenced, fee simple 366m²
- Facing North, with great outdoor flow
- Serious sellers, this one is a winner!

For Sale \$1,450,000
View by appointment
www.harcourts.co.nz/DP22976

Jackie Mark
 M 021 458 797
Jane Hastings
 M 021 735 263
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



Bayswater 5 Beresford Street

4 2 1 1 4

A True Coastal Classic

Absolute waterfront says it all for this unique coastal paradise with your own stairs to the sparkling waters of the Waitemata Harbour. Recently completed renovations bring this character home to full council code of compliance standards with CCC issued. A hidden 979sqm garden of joy, facing north for all day sun and a well-loved home that has been in the family for three generations.

For Sale
 By Negotiation
View by appointment
www.harcourts.co.nz/DP22666

Rowan Renouf
 M 021 736 683 P 09 446 2105
rowan.renouf@harcourts.co.nz
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



Devonport 75a Stanley Point Road

4 3 3 2 3

Stunning Living - Captivating Luxury
 Exciting, contemporary and exceptional in every way! This original 1920's Bungalow was architecturally transformed in 2008 and over the last few weeks has undergone a significant renovation taking full advantage of the spacious modern open plan living areas, water views and striking sunsets.

For Sale
View www.harcourts.co.nz/DP22736

Peter Restall
 M 021 808 808
peter.restall@harcourts.co.nz
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



Devonport 58 Old Lake Road

4 2 1 1 2

Stop Looking And Start Living!

Enjoy the easy care life style on offer here. Bathed in all day sun this low maintenance four bedroomed family home has been completely upgraded by the current owners and provides a haven from your busy life. With an abundance of storage throughout the house and living areas that flow to the outdoors this home will suit everyone from active families to active retirees!

For Sale
 By Negotiation
View by appointment
www.harcourts.co.nz/DP23225

Diana Murray
 M 021 911522
Ian Cunliffe
 M 027 227 9322
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008





Harcourts



Devonport 5/40 Roslyn Terrace

3 2 1 1

You Can Still View This Beauty
 Fantastic opportunity to enter the Devonport market is right here. Very rarely do we see a very tidy end unit/townhouse with three bedrooms, two bathrooms (one an en-suite) and plenty of land that represents a great opportunity to enter the Devonport market.

For Sale \$1,180,000
View by appointment
www.harcourts.co.nz/DP22772

Maria Stevens
 M 021 979 084
maria.stevens@harcourts.co.nz
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



Devonport 18 Ngataranga Road

3 1 1 3 2

Explore The Options
 18 Ngataranga Road is a unique and opportunity filled corner site in a popular residential area, close to the Waitemata Golf Course and Narrow Neck Beach. This north facing 708 m2 freehold site comprises an original 1920's three bedroom weatherboard bungalow to the front of the section and a substantial 'artists studio' at the back, with a double garage and large garden in between.

Tender
 Closes 2nd September at 4.00pm (USP)
View by appointment
www.harcourts.co.nz/DP22997

Ian Cunliffe
 M 027 227 9322
Diana Murray
 M 021 911522
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



Takapuna 1/45 Francis Street

4 1 1 2

Deceased Estate In Hauraki
 • Tightly held for 65 happy years by the same family
 • Substantial one level family bungalow with great bones
 • Complete with character features
 • A one half share of 1012m2 flat sunny land OR buy both 1 and 2, 45 Francis Street - perfect for extended families, investors or developers wanting to build!

For Sale
 Price By Negotiation
View By appointment
www.harcourts.co.nz/DP23237

Jackie Mark
 M 021 458 797
Jane Hastings
 M 021 735 263
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



Takapuna 2/45 Francis Street

2 1 1 2

A Sweet Deal In Hauraki!
 • Cute timber home built in the 1960s
 • Potential to create a 3rd bedroom
 • Bolster your portfolio or buy your first home
 • This could be a worthy project for renovators
 • A one half share of 1012m2 of sunny flat land
 • Buy one or both! Investor quits!

For Sale
 Price By Negotiation
View by appointment
www.harcourts.co.nz/DP23239

Jane Hastings
 M 021 735 263
Jackie Mark
 M 021 458 797
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



Devonport 1 Wicklow Road

4 2 2 1 2

Narrow Neck Classic Family Home
 After twenty-three years of happy family memories it is time for another family to enjoy this wonderful bungalow situated on a sought-after road in Narrow Neck, Devonport. This home will appeal to families looking for a great street and a great family home near Narrow Neck Beach, great schools including Belmont Primary, Belmont Intermediate and Takapuna Grammar.

For Sale
 By Negotiation
View By appointment
www.harcourts.co.nz/DP22999

Gary Potter
 M 021 953 021
Glennice Taylor
 M 021 943 021
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



Devonport 3 Garden Terrace

3 2 1 3 1

Central Villa Garden Paradise
 This 1920's Villa is set one back from Queens Parade waterfront, in a quiet no exit street, with a beautiful North West facing private sunny garden, home to abundant fruit trees and bonus workshop / garden shed. With heritage character features, including stained glass windows, and polished floors. Fantastic location with a level stroll to the Village and Ferry.

For Sale
 Price By Negotiation
View by appointment
www.harcourts.co.nz/DP22974

Peter Restall
 M 021 808 808
peter.restall@harcourts.co.nz
Cooper & Co Real Estate Ltd
 Licensed Agent REAA 2008



New MP faces yet another property-snatch issue

The ancients of Britain and China regarded the regular reappearance of Halley's Comet every 75 years as an omen, a harbinger of upcoming calamity such as warfare or pestilence.

North Shore has a curious parallel in the regular rotation of our local National MPs, each change marked by a major battle over community land-and-facilities seizure by our governing authorities.

Wayne Mapp's election as North Shore MP in 1996 was immediately followed by the National government's Nick Smith's proposal to sell the land of the redundant Fort Cautley Army Camp at Narrow Neck for upmarket residential housing.

This was challenged through the courts by the local Tamaki Reserve Protection Society, on the grounds that an underlying reserve status precluded any sale. The locals won, and the land became the current Fort Takapuna park, transferred to North Shore City Council, with the 1880 heritage military-fort site being managed by the Department of Conservation. The Navy retained the Officers Training School facility, on the basis that if they ever left, the land would revert to recreation-reserve status and become part of the Maritime Park.

Mapp, as the new National MP, got landed with this, and commented later that the issue cost him a 3000-drop in his majority.

Maggie Barry's election as the National MP in September 2014 was followed a few weeks later with the announcement by National Minister Chris Finlayson that the Navy-occupied land destined ultimately for the Maritime Park was to be included in the Ngati Whatua Treaty settlement transfer of the Navy housing stock of approximately 200 properties.

It is understood this was to make up for an unanticipated shortfall in value of the agreed settlement amount.

This led to a strong community reaction, with accusations of the government not being open and candid with the settlement process, mixed with other internal Maori Treaty settlement and mana whenua issues, a vexed special Select Committee hearing at the Ngati Whatua marae at Bastion Point, and ultimately community concerns being overridden and no change in the settlement transaction.

Another difficult time for a new MP sand-bagged by her own government, and leaving an unhappy resentment in the electorate, to be followed by the later sale under Barry's watch of the Bayswater marina.

And now in 2020, with the election of Simon Watts a few weeks away, we have Auckland Council announcing the Emergency Budget seizure for sale of a number of Shore council community facility properties, one being the heritage Devonport Borough Council building at 3 Victoria Rd, unrented since community and council support facilities were evicted for commercial rental in July 2018.

Another is the heritage Takapuna Library building in the Strand, provided through a private bequest many years ago, also left vacant since March 2018 for "earthquake strengthening".

These follow on from the Takapuna car park grab, and the successful Takapuna camping ground battle.

It is back to the trenches for a war-weary community, who along with most of Auckland are extremely concerned and tired of council and Panuku intransigence and rigidity (under

council riding instructions) towards community sensitivity and needs.

Both Shore councillors Chris Darby and Richard Hills voted against the sale of 3 Victoria Rd, so Simon Watts' first role as our local MP will be to take up the cudgels as well and come up to speed and take a lead on this critical issue.

A safe seat is too often a soft target for Government action – our new MP must not be dazzled by hobnobbing with admirals and ambassadors, and the privilege of being an MP.

He must recognise that his primary, indeed sole, purpose is to act for his community. Gumboots before glamour.

Key North Shore issues now are the unsatisfactory structure and function of the Rodney Hide Super City and the need for change, and the current consequential local issues of dealing with the council and its council-controlled organisations (CCOs), and the retention of its community properties and character.

Simon, the job starts on 17 October – we wish you well.

**Bill Rayner
Grey Power**

Covid Swabbing

Is it viable for our soon-to-be opened medical centre to offer Covid swabbing for the asymptomatic in the car park behind their premises? Pedestrians-only and on a controlled basis.

Many would appreciate this service at a community health centre.

Wayne Lees

Harcourts Devonport Tides

Harcourts
Cooper & Co

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Fri Aug 28			Sat Aug 29			Sun Aug 30			Mon Aug 31			Tue Sep 1			Wed Sep 2			Thu Sep 3					
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Ron's back on the Hell Rd

Decades have passed and the same old issues remain on our peninsula.

Nothing of any consequence has changed for the better, except for the fact that there's a defib machine at Ngataranga Tennis Club, in case you have a seizure.

The reality is: serious degradation of our town is occurring. I studied statistics in my youth and the stats in Devonport are appalling.

For a start, our local small businesses have a 50 per cent chance of failure imposed by the statistics falsely made. It's this simple: 5 million divided by 22 (deaths from Covid-19) equals one chance in 227,272. That's the year-to-date count that can be reviewed next January. So we trash most of our town's vibrancy and income earners. People have become so PC they allow the powers that be to spoon-feed us,

We are running out of water in this town and few, or none of us, are putting in water tanks. Indeed, Watercare has discouraged such installs. Watercare is hanging us out to dry. They added 300,000 new connections onto the same resource and they call the issue a drought.

In reality, the brains of these people in council are clearly bone dry. So rates are up to pay for traffic safety cones and mindless stop-go set-ups in Devonport and all around town. There's more so-called workers doing cones and signs than workers doing the actual work. The contractors are peeling out the ratepayers and they are so slow and useless. It's a joke. The stats on this road-safety issue are also questionable. Before we had these people stopping and going us every few yards, there was about a one in 300,000 chance of an accident at a roadworks site per million car trips. Lotto is a better bet.

When I drive from Devonport to Taka, on

the hell road, I get stopped at least twice a week by the stop-go-stop mob, then six sets of traffic lights and four lots of pedestrian fiascos, several three-abreast cyclist mobs, or sole cyclists in the middle of the road thinking they are cars, with foul mouths or hand actions pointed at car drivers.

And then you can also expect at least three unexplained car stoppages, whereby the drivers ahead are so nice and polite, they have reinvented the road rules as they please and stop at will to allow people in to the main road flow, rather than these people having to wait their turn. This PC lot are mad in the head and don't seem to realise that they are the authors of chaos on our road, coupled with Auckland Transport (AT), who will never sort out a truly intelligent transport solution for Lake Rd, or anywhere.

It is possible to redo Lake Rd with no stopping from Devonport to Takapuna: just four roundabouts and seven pedestrian under- or overpasses, three car lanes, and flag the bikes – I have had enough of their antics.

I don't like to be negative and not propose a decent solution to a problem, so I invite all the AT design team and the management of Watercare to meet me at Ngataranga Tennis Club for a game. Whereby I will use the defib machine standing by to save lives; I'll hold the defib paddles on their temples to induce a few jolts that may ultimately improve our town's management. I'll invite the mayor too for the same treatment.

We are living in a stop-go outfit ruled by total disregard for common sense. No one really cares, but I call on our smartest minds to join politics. AT, Watercare, the mayoral race, we clearly need a different approach.

Ron Dykman

Reasonable to take time on Lake Rd

While the Lake Road project is deferred, it is reasonable for members of the Devonport-Takapuna Local Board to request more time to consider the project and work to retain the budget for the project.

It was council's Emergency Budget that removed the funds and postponed the project.

I have asked for greater consideration for the expansion of the public-transport routes and, within these deliberations, account for future population growth. The point at which we need an additional and regular bus service along the Lake Rd corridor is impending and evident.

Both the previous and current local boards have advocated for improved public transport, the aim being to move significantly more people along Lake Rd. As a board member, I could not simply comply with the Auckland Transport (AT) design without further exploring these points.

It is already known that there are a substantial number of development proposals, and these will further impact on the con-

gestion that currently impacts on Lake Rd. Hillary Cres will have 340 dwellings, Plymouth Cres will have 470 dwellings, Bardia St will add 48 dwellings, with another 100 houses to be demolished by Kāinga Ora. Ryman adds 300 dwellings and Bayswater Marina will add 120 dwellings. Other private developments are also adding to this growth of population. These developments won't happen overnight – some will occur in three years and some in 10 years.

The board is yet to review the Greenway-cycle plan, and through this network will provide improved connections for cycle and walking options. The Greenway strategy is important to achieve, but again the outcomes of these plans have been delayed.

AT is accountable and must work to align with the concerns of the local board to achieve solid communication. It is reasonable for the board to request more time to consider and evaluate the project.

Trish Deans

Devonport Takapuna Local Board Member



OUT & ABOUT

Maria Teape Community Coordinator

445 9533 | maria@devonportpeninsulatrust.nz

WINTER FUN PRESCHOOL PLAY

RESUMING AT ALERT LEVEL 2

**Fridays, until 30 October, 9:30am start
The Rose Centre, School Rd, Belmont**

The free, casual attendance sessions are the perfect way to keep little ones active and socialised during the colder, wetter months. Caregiver supervision is required. At alert level 2, we'll be taking further health & safety precautions – **details will be at: www.devonportpeninsulatrust.nz.**

DEVONPORT COMMUNITY NETWORK MEETING RESCHEDULED

We hope to reschedule the Devonport Community Network meeting (postponed from 13 August) to early September – date to be advised. This quarterly meeting is about promoting networking among residents and local community groups, plus hear from guest speakers on topical local matters. **For more information contact Maria ph: 445 9533 or email: maria@devonportpeninsulatrust.nz**

DEVONPORT SELF-ISOLATION SUPPORT

The Devonport Self-Isolation Support group has reactivated its Facebook page and support network. If you need help with shopping pick-up, running errands or you'd like a friendly phone call, please contact Jacki: **jackifortune@yahoo.com or 021 515532** or find 'Devonport Self Isolation Support' on Facebook.

Devonport Peninsula Community eNEWS
To receive the Devonport Peninsula eNEWS, a monthly email listing of community events, and other community notices, please email us at maria@devonportpeninsulatrust.nz

**With special thanks to the
Devonport-Takapuna Local Board
for funding the Devonport Peninsula Trust.**

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The life that Peter built: on the tools and the airwaves

As a young man, Peter Wolfkamp fell into a building career, and then a sideline stint as a broadcaster. He's still combining the two, and tells Helen Vause he loves it all – even if it means sometimes nodding off on the sofa.



Hammering it home... Builder and broadcaster Peter Wolfkamp and his family love their renovated Devonport house, though he says regular maintenance is essential

With his strong European heritage from generations of craftsmen and tradespeople, it might have been an easy guess that young Peter Wolfkamp would grow up to be a builder with a love for making stuff. But his broadcasting career would have been a less likely pick.

Wolfkamp came to New Zealand as a child, with his Dutch immigrant parents, who made their family home in Papatoetoe.

Peter was one of the younger of five children in the family, and therefore fast to settle into Kiwi ways at his new primary

school.

Today, there's not a hint of an accent, but Wolfkamp often looks back on his life in New Zealand and considers how different his story might have been.

"I love the Netherlands, and whenever I visit family there, I think, 'This could have been me living here in this place.' I used to wonder about questions of who I was and where I came from. Was I Dutch or a New Zealander? But Mum and Dad made their choice to emigrate, and that was it for us kids. A new direction."

Wolfkamp's parents had skills they could take anywhere, and built a good life for their family in South Auckland. His father set up a metalworking business, and his mother found work as a seamstress. She built her own client base for dressmaking, too.

"I remember her making my sisters' wedding dresses," says Wolfkamp

And when his mother was done with the family dinner, on many evenings she was laying out patterns on the dining-room table. Quite often, recalls Wolfkamp, his father would go back to his workshop after the family meal because there was more work to be finished.

"They were hard workers. In the early evenings, Dad would nod off on the sofa with his teacup in his hand. I used to wonder why

he was so sleepy and how come he didn't drop his cup. Now it's me nodding off on the sofa," grins the 54-year-old.

By anyone's standards, Wolfkamp is a busy man. Depending what's on the broadcasting schedule – alongside the building agenda – the affable 'Resident Builder' can be spread very thin. "But I love it all," he says.

Since 2012, he has been site foreman for *The Block NZ*. But the TV-personality part of his life is on hold, for now, as the filming of season nine of the show is paused due to Covid-19 restrictions.

These days, he has more time to strap on the tool belt, pull on the boots and be hands-on with his own projects.

One of the most recent was a major renovation of a little local villa in desperate need of repair.

Wolfkamp's driven, he says, by a passion for buildings, for making things, for broadcasting – and for interacting with people.

Working with his hands was a big part of his childhood. He pulled together a little workshop as a boy, and often worked – for the love of it – in his father's factory. One of his father's iconic 70s metal-and-cane chairs sits proudly under his kitchen bench.

"In my background, there was a huge respect in the community for tradespeople. As a kid, I

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was alongside my father and mixing with other skilled men in the trades. I don't think I ever really planned to be a builder, I just fell into it."

When he left school, his path first led into communicating and working with people. Wolfkamp joined the youth ministry of the Catholic Diocese and worked with families

about all things building on his ZB show.

The Block is still scheduled to return next year and with it foreman Wolfkamp. He's been with the show since its launch, and with full responsibility for compliance issues there've been plenty of tricky challenges for the seemingly unflappable Wolfkamp.

"Sometimes, I'd hop in the truck and head from the studio to the building site, where I could catch a few hours' sleep before I started work."

in South Auckland. He lived together with the other members of the church team (including his wife to be, Debbie) and learned plenty about life – and himself.

"I loved it, but it was a contract just for two years. And after it ended I wasn't sure what my next steps would be."

He says he got lucky when he was offered a job, helping a builder build a house.

"I just fell into it, learning along the way. I was incredibly lucky to be working with people like that builder and to have worked alongside my father. They were skilled and dedicated with a passion for doing the best work."

That was back in the 80s. He realised he'd landed in the right job for him but, as luck would have it, he'd also had a bit of exposure to Christian broadcasting during his youth-ministry years. And someone, who knew someone else in radio, reckoned Wolfkamp could at least fill in on some graveyard shifts on commercial radio.

So, with the gift of the gab, and due to that connection, Wolfkamp gave it a go doing some midnight-to-dawn shifts on ZB. And, he loved that too.

While his possible new career path in radio could arguably have been more glamorous, Wolfkamp says his pragmatic Dutch streak told him to have a buck both ways, and try doing both.

He took to his new life, yarning to and consoling the regular callers to his show through the darkest hours, honing his broadcasting talents as the shifts rolled round. But it was an exhausting schedule, with the day job looming soon after the dawn broke.

"You can do these things when you are young. And I really wanted to make it all work together. Sometimes, I'd hop in the truck and head from the studio to the building site, where I could catch a few hours' sleep before I started work."

In a culture of DIY and renovation enthusiasts, it was inevitable that the dots would be joined between the builder persona and the broadcaster, and that getting the most out of Wolfkamp on the airwaves would mean having him talk about what he knows best.

Every Sunday these days, he's off before daybreak to talk with early birds who call in

Surely some of the stressed-out hammering hopefuls battling through the show would try the patience of several saints?

"I love working with people," he says with a grin. "But, yeah, there are of course some moments."

He recalls colourfully losing his cool when the cameras weren't rolling.

"I'm big on sorting waste with different materials into different bins. So yeah, I lost it a bit when someone dumped a whole lot of mixed stuff without thinking."

The Wolfkamp family love the renovated Devonport villa that's been home for a couple of decades, although he could obviously build the modern home of many a man's dreams.

"I just love villas for their history and for

the lovely old houses that they are. I know there is an argument over whether to renovate or detonate with some of the old houses in terrible disrepair – but there aren't many of those around here any more"

"Villas can absolutely serve us as well for living as modern homes if you can get things like insulation, ventilation and energy efficiency right."

And there's no reason, he says why our villas can't still be serving future generations well too. But, says Wolfkamp, they call for a big commitment to regular maintenance.

And if you own a villa, you need to be able to access about \$10,000 for maintenance at any time, he reckons, in order to keep things shipshape.

"Even I've been known to lie in bed and wonder what will happen to our house if all our nails rusted out at once," he laughs.

He loves to tell the cautionary tale of the wife, the window and the errant husband. "One day I got a call from a woman to come and put a new window in. She said she'd been warning her husband the window had been hanging on by one screw in a hinge for ages and finally the day she'd warned him about had come. The whole thing fell out. It was quite a mess!"

Wolfkamp loves the neighbourhood and when he's out walking the local streets he's always running his eye over those lovely old villas.

"I can't help checking for downpipe troubles and sympathetic renovations."

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BELMONT 2/205 LAKE ROAD

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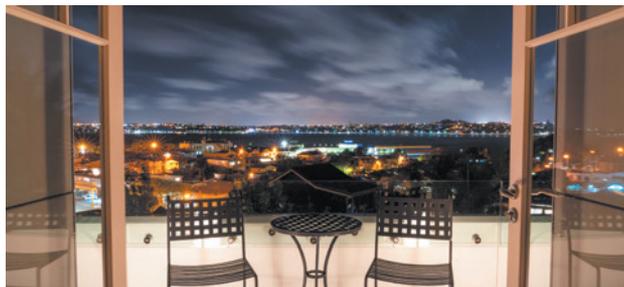
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Toni Gregory
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Devonport 09 445 2010

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Sheila and Bob are bowled over

Having lived in Devonport for 36 years, Bob and Sheila were thrilled to hear that Ryman Healthcare was building a retirement village on Ngataranga Bay.

“We love that we can stay in Devonport,” says Sheila, who is President of Stanley Bowling and Petanque Club.

While their three-bedroomed apartment at William Sanders Retirement Village with views of Mt Victoria is due to be completed in March 2021, they have been delighted at the great feedback they’ve heard from friends and fellow bowlers who are already residents.

“People say they felt looked after by Ryman, particularly during the lockdown,” says Bob. “A lot of them said it’s even better than they’d hoped.”

Until move-in, the couple are focused on promoting the bowls club which not only boasts stunning views across the water - including of their future home - but is the sole social hub in that part of Devonport.

They have appreciated the



Sheila and Bob look forward to their move to the village

support Ryman has given bowls events and Sales Advisor Janet Coutts is now a regular face at club quiz night, held on the third Friday of every month.

“Janet supports the club whenever she can,” says Sheila, who has been active on the committee and as a player for 10 years.

“Now we’re gearing up for a membership drive on our annual visitor day on 7 November. It’s a big

year as we’re celebrating 100 years since the club was founded.”

With bowls at the club being summer only, Bob and Sheila can’t wait to enjoy the best of both worlds.

“We’re really going to enjoy practicing on the rink at William Sanders during the winter and we will remain active down here in the summer,” says Sheila.

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TGS goes greener in site improvements

Moving soil that was excavated for a building project has allowed Takapuna Grammar School (TGS) to fill in the ditch beside its main drive. The area will be restored to grass, enhancing the approach to the restored main block.

The soil was repurposed from the school's back playing fields, where an indoor cricket facility is being built.

Principal Mary Nixon says she is keen to implement more such sustainability measures around the school. Water use will be a focus, with water tanks being considered to capture rain. One opportunity for this will come with the reroofing of the old sports hall.

As well as planting in front of the archway of the steps to the main building, a garden has already been created to the rear of the building, between it and the school hall. Planting will also enhance the recently renovated special-education block, Nixon says. "We want to keep developing the whole of the site."

Sport upgrades on the wishlist include a hockey turf, following on from having resurfaced the netball courts and setting up stand-alone basketball courts.

Plans to cover the pool, in partnership with a private company, have been disrupted by Covid-related issues, Nixon says.

• TGS was forced to postpone the official opening of its refurbished main building on 14 August, due to Covid-19 level-3 restrictions.



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Council downgrades heritage building



Status downgrade... the block at 33 and 37-39 Victoria Rd has had its A-category heritage rating downgraded to a B listing

A row of shops on Devonport's main street has had its heritage status downgraded.

Auckland Council has resolved that the block at 33 and 37-39 Victoria Rd, dating from 1888, is now a B-category, rather than an A-category building.

The two-storey masonry block is home to Devonport Pharmacy and (on the other side of an arched central lane) Barfoot and Thompson, and an empty office that pre-lockdown was let to a travel agent.

Heritage advocate and Devonport-Takapuna Local Board (DTLB) member Trish Deans says city-wide changes approved by the council's planning committee this month underline why Devonport should be considered a historic heritage zone rather than one of "special character", as it is now categorised.

The "overlay" of a heritage zone – as applies in more modified historic main streets in Onehunga and Otahuhu – would give added protection to important buildings, says Deans, who is president of Devonport Heritage. The group intends to keep pressing for a status upgrade.

Deans says it is a slippery slope when buildings go from an A to a B rating. They may still have exteriors worthy of consideration, but because they have often had extensive interior alterations they become more vulnerable. "It's a disaster for heritage," she says.

Allowing valuable heritage buildings, including residential properties, to be heavily altered was a pathway to further downgrading their status. This ultimately puts them at risk of demolition, she says.

The council decisions follow reviews by its heritage team, partly designed to standardise listings across the city, with A grades having been allocated differently by former councils.

A-grade protection is considered best left for buildings of national or regional significance. B-category buildings can be demolished, but only with consent.

The heritage reclassifications made to the council's Unitary Plan, known as Plan Change 27, also better dovetail with Resource Management Act (RMA) building definitions.

A number of heavily modified buildings throughout Auckland have been downgraded or removed from the register.

In the DTLB area, this includes Earnoch House at 194-6 Hurstmere Rd, Takapuna, which dates to 1875. It has been lowered to B category.

Two historic Milford homes, have been removed from the heritage register altogether.

B-graded Porthcurnow East at 14 Muritai Rd was taken off the register at the request of its owners. It was built in the late 1880s and had been moved from its original site with a section of the building relocated elsewhere and the remaining interior much altered. The former Halling homestead at 68 Kitchener Rd was also removed from the register and lost its B-grade rating.

"It's a big loss to Milford and Takapuna because there's so little of their heritage left," says Deans.

New date for Devonport candidates meeting

A meet-the-candidates event for the upcoming general election will be held at Holy Trinity Church Hall, on Thursday 1 October, 7pm-9pm.

Michael Pritchard family notice

It is with sadness that our family wishes to let Flagstaff readers know that on 18 August long-time Devonport resident and local advocate Michael Pritchard passed away peacefully. The family will be holding a celebration of his life at a later date, due to the current Covid situation. For messages of condolence or information, please contact mhp180820@gmail.com.

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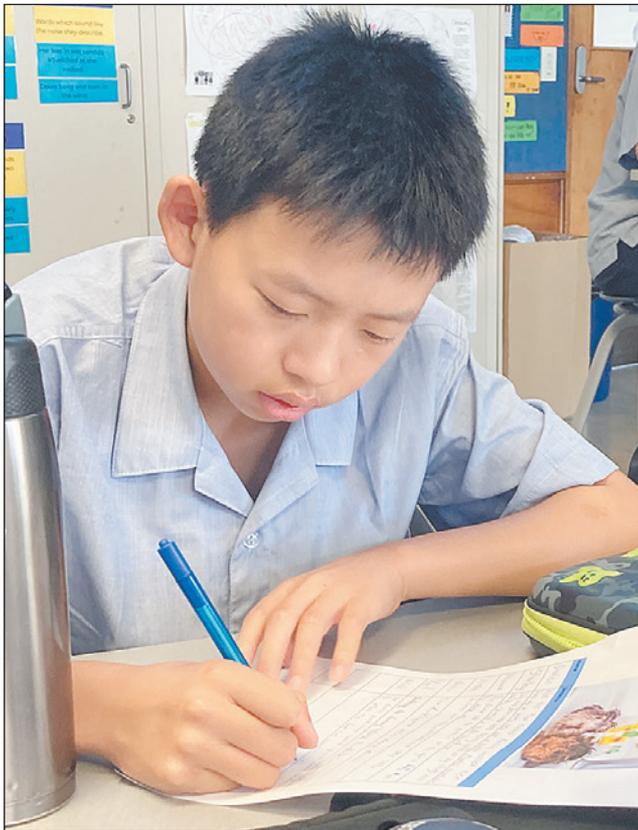
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Students learn the write stuff at Belmont Intermediate



Hard at work... Patrick Li and Amelia Glenn

Writing skills are improving among students at Belmont Intermediate thanks to an online programme the school has adopted to support classroom teaching.

Similar in concept to the widely used Mathletics programme, the online writing programme, Write that Essay, guides students through exercises and allows them to self-correct their work.

Results are impressive, says the school's deputy principal and director of teaching and learning, Claire Janes.

Students have enjoyed the challenge and variety of activities and their results have improved markedly.

Using artificial intelligence, the programme is able to give immediate feedback on sentence, paragraph and story structure, helping reinforce and extend ideas being taught in the classroom.

Janes says the programme is part of efforts to enhance literacy at the school and ready students for the step up to secondary-school studies. "Writing has always been a struggle for children coming through [from primary]," she says.

Around half the students who arrived at Belmont were performing below the expected level. Last year, a target to move up 15 per cent of that group was exceeded, with 20 per cent advancing. More markedly, 67 per cent of all students on the programme showed a lift of two sub-levels in their writing achievement, compared with rises of 49 per cent in reading and 57 per cent in maths.

Belmont had always performed well in reading, says Janes, but around three years ago had looked for ways to lift writing achievement, so the latest results were satisfying.

"Writing has been less measurable than reading and maths," she says.

The school has switched from teaching writing in a genre-based manner to skill-based methods, offering more freedom and flexibility.

"If you hate writing speeches or hate writing narrative, it was pretty boring for them doing

it for the whole term," says Janes. Now, they can try poetry, for example, to mix things up and make their learning more enjoyable and purposeful, while still being measurable.

Teachers still mark and set assignments, but find the programme extends how easily and quickly new concepts can be grasped.

Students can be self-competitive, due to the instant feedback on their online essays.

Students might typically come from primary school having been exposed to three sentence-writing styles: a simple sentence, a compound sentence and a complex sentence, Deans says. Through the programme, they can be guided through a dozen sentence styles, working at their own pace in an engaged way. Trying the likes of quizzes and fun activities also reinforces curriculum content.

Deans says different portals of the programme will move students from working on different types of sentences to paragraphs and whole stories.

Teachers were initially guided by facilitators from the New Zealand company behind the programme. But this year is a milestone, with teachers becoming self-sufficient in running it.

Write that Essay was developed by a University of Auckland business-school academic, Dr Ian Hunter. It is now in use across Australasia.

Belmont students have won a number of prizes in fun competitions pitting them against other children in Australia and New Zealand. The programme is partly funded through the school's activity fee.



MEMBERS OF THE DEVONPORT BUSINESS IMPROVEMENT DISTRICT (BID) & ASSOCIATE MEMBERS OF THE DEVONPORT BUSINESS ASSOCIATION (DBA) ARE INVITED TO ATTEND THE

DEVONPORT BUSINESS ASSOCIATION

**Annual General Meeting
on Monday 28th September, 2020
at Vic Road Kitchen**

(59 Victoria Road, Devonport)

Doors open at 5.30pm
for a 6.00pm meeting start

AGM information, Agenda and Nomination Form available by emailing Shauly van Baaren: manager@devonport.co.nz



What's in a sentence?

Room 9 at Belmont Intermediate School is happily engaged in its writing programme when the Flagstaff visits. Students in the Year 7 Enrichment class say the programme has helped them think more creatively.

A big screen gives examples and prompts that they try out both on paper and on their laptops, working independently at shared tables.

Teacher Angela Winslade then sets them off on group exercises, with each student adding a sentence of a specified type to a story. A picture of a squirrel holding a nut, morphs from a simple description into an imaginative murder yarn. The pace and variety keeps everyone entertained.

Another exercise asks the students to write a review of a book they have read. This lets them put the case for who they think is at fault in a story (by Kiwi author David Hill) of a car accident involving a teenage driver and friends. Class discussion of the varied conclusions follows, with gentle critique of how each individual's writing helped express a point of view. Use of the "lawyer sentence" is introduced to the Flagstaff, and it seems a number of the students would easily make the grade for persuasive argument.

Winslade says she likes how using the programme ensures all classes work through the same content. Results are collated and graphs show students and teachers how often they use



Word up... Karl Letica (top, left) and Theo Wilkins, and Ivy Dustin (above) were among Room 9 students using the Write that Essay programme

different sentences. "The programme provides everyone with equal opportunity," she says. Its most recent model has been improved, after feedback from teachers, including Winslade.

And the school's involvement in the project has even had a positive spin-off for her, she says. "I found when I was writing reports, I was using different sentence types."

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WHEN: Thursday 10 September 2020, 6.30-8.30pm

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VENUE: The Dove Theatre, Kristin School, 360 Albany Highway

Little Library a big hit



Spreading the word... Lilah, 10 (left) and Madeleine McDonald, 12

A neighbourhood library stand set up last week by Hauraki's McDonald family, in response to the Covid-19 level-3 lockdown, has proved popular with locals.

With libraries and bookstores closed during Auckland's second lockdown, the family saw a need.

Eldest daughter Madeleine McDonald (12) loves reading and has built up a large collection of novels purchased from various op shops.

Madeleine and her mother, Kate O'Leary, decided it was time to share the books.

Madeleine's father Phil McDonald spent the last few months building a library stand

for the front of their property on Hauraki Rd. The stand was painted and decorated by Madeleine and her younger sister Lilah (10).

"Last lockdown we were disappointed all of the libraries closed and we were worried we wouldn't have enough books to read," says O'Leary.

However, the new library stand has sparked a great response from the community, with people taking books and putting them in as well, she says.

On the wall and pavement in front of their home, they have also written positive messages with chalk, including riddles and quotes.

Devonport
Rotary
Club



Now welcoming new members!

This month we profile a long-standing member of the club Paddy Stafford-Bush.

What year did you join Rotary?
2002



What positions have you held in the club?

President, various directorships, Rotary Foundation rep.

Why did you join Rotary?

I had been working within the community in governance roles and rubbed shoulders with Rotary projects and liked what they did. I was looking for something to fill the void after stepping down from local government.

What has been your biggest achievement in Rotary?

Involvement in the Rotary Youth Exchange students led to getting the club involved in hands-on village projects in the Pacific Islands. This mostly involved rebuilding remote schools, preschools, and water systems. Being in a village meant total immersion and understanding of another culture. Devonport Rotary undertook eight of these. What an enrichment to one's life!

What else do you do outside of Rotary?

Today I'm involved in governance and philanthropic roles. But I love adventure cycling, skiing, the Rose Singers, Kai4Communities and, of course, the extended family and friends.

What would you say to someone looking to help the community?

Joining Rotary or another service club is the best introduction to see how a community works and finding "new best friends."

This month's column was sponsored by

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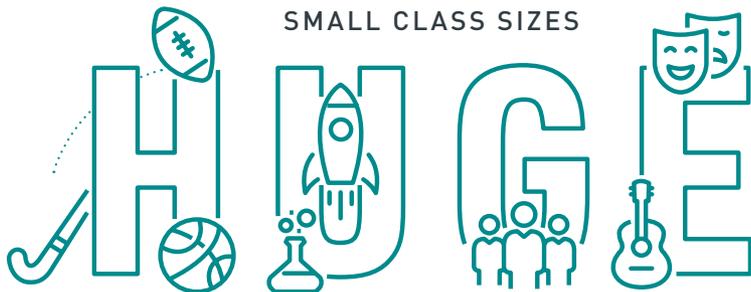
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FUTURE READY

Dunny a done deal on parks work roster

The children's playground at Lake Town Green in Hauraki will get a much-requested toilet. The Devonport-Takapuna Local Board has set aside \$235,000 for a "permaloo" to be built in the coming year.

Since it opened, users of the popular pocket playground on the corner of Jutland Rd and Walter St have been holding out for facilities.

Other approvals for parks work under the 2020-21 budget (with design work subject to board approval) include:

- Devonport Domain on Cambridge Tce and Melrose Reserve on Shoal Bay Rd, \$319,980, for playground space renewal, including likely installation of sunshades.
- Lansdowne Reserve, Bayswater, \$20,000, to plan park play-spaces upgrade, with work estimated at about \$130,000 to follow the next year.
- Montgomery Reserve, Belmont, \$70,000, to design park play spaces, with building estimated to cost \$200,000 to follow over next two years.

- Ngataranga Park, \$43,705, to improve skate park drainage.
- Oliver (Kawerau) Reserve, \$38,260, for a concept design of renewed play space, with building estimated to cost about \$135,000 the following year.
- Woodall Park, Narrow Neck, \$20,000, to implement a BMX concept plan.
- Blair Park, Stanley Bay, \$20,000, for design work to renew paths and retaining walls, with the work itself to take place in two to three years.
- Jutland Rd Reserve walkway, \$20,000, to plan for walkway renewal, with work costing around \$85,000 to commence the next year.
- Northboro Reserve, \$15,000, for pathway renewal.

Money has been tagged for the following year (2021-22) to:

- Renew walkways and lamp posts at Stanley Bay Park.
- Renew the car park and access at Achilles Reserve, Devonport.

Rotunda due for a tune-up

Devonport's band rotunda is in for a face-lift. The renewal project, including lighting, seating and walkways, will begin in the 2020-21 financial year.

A budget of \$200,000 for the work was approved this month by the Devonport-Takapuna Local Board. Design work has already been done, at a cost of \$134,000.

The rotunda is behind the library in Windsor Reserve. A fun fact about it is that the decorative metal musical notes on its exterior represent bars of *God Save the Queen*, but are wrongly sequenced.

Funding wave for waterfront

Seawalls and paths at Narrow Neck beach will be renewed and the wharf by the Devonport Yacht Club on King Edward Pde restored.

Prioritising these coastal renewal works in the current budget year was signed off by the Devonport-Takapuna board, subject to final council funding, as the money comes from the council governing body, rather than being allocated to the board.

The state of the boat ramp on Queen's Pde is also set to be the subject of an investigation.

Claystore building to be restored

The heritage Claystore building in Devonport is in line for a comprehensive renewal. Work will be done over three years, with the completed project estimated to cost nearly \$640,000.

In its 2020-21 community facilities buildings programme, the Devonport-Takapuna Local Board has set aside \$250,000 to get started, with further funding signalled over the following two years.

An assessment and plans have already been drawn up.

The industrial building at 27 Lake Rd, is leased by the Devonport Community Workshop Trust. It is equipped with tools and used six mornings a week for DIY metal and wood workshops.

The Claystore was once part of Auckland Brick & Gasworks. The city-based gas company took on the separate works at Devonport in 1883, at which the Devonport Fire Brick Works was also located. In 1900, it was enlarged with new kilns and drying sheds.

The gasworks closed in the 1960s and the then Devonport Borough Council bought the site in 1984. It has been used for workshops since and has heritage status.

Bean Rock spend continues

The \$1.36 million Bean Rock playground that opened this year in Windsor Reserve has \$33,525 set aside for next year to be spent on maintenance.

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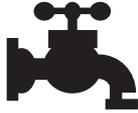
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Takapuna

SCHOOL NEWS



Grammar

AUG 28, 2020

Lockdown learning restarts at Takapuna Grammar

With the recent announcement of Level 3 in Auckland, Takapuna Grammar has gone back into online learning, with students receiving materials through Google Classroom and connecting with their teachers over Google Meet. Even though many senior students are concerned about the upcoming exams and internals, the teachers have been doing their very best to ensure a high quality of learning and lots of preparation for the students.

Each student is encouraged to spend the day as if they are actually at school, attending classes and doing work on the same timetable as usual. Questions or concerns can be directed towards subject teachers, deans, Whanau class teachers or senior leaders.

Unfortunately, necessity has dictated that several events planned for the remainder of the school year have been cancelled, due to there now being insufficient time to plan and prepare. These include the junior parent-teacher evening, Shave for a Cure, Culture Evening and the Junior Social. Additionally, the grand re-opening of the Main Block will be rescheduled to an as-of-yet unannounced date, the school has 'pressed pause' on the School Ball – which will be re-evaluated at a later date – and the TGS Enrolment Evening has been rescheduled to 1 September, depending on the alert level. Although this has been a disappointing time for many, the resilience of the students shown during the year has been astounding. With the continued support of parents and teachers, we look forward to seeing what our community can achieve in the remainder of the year.

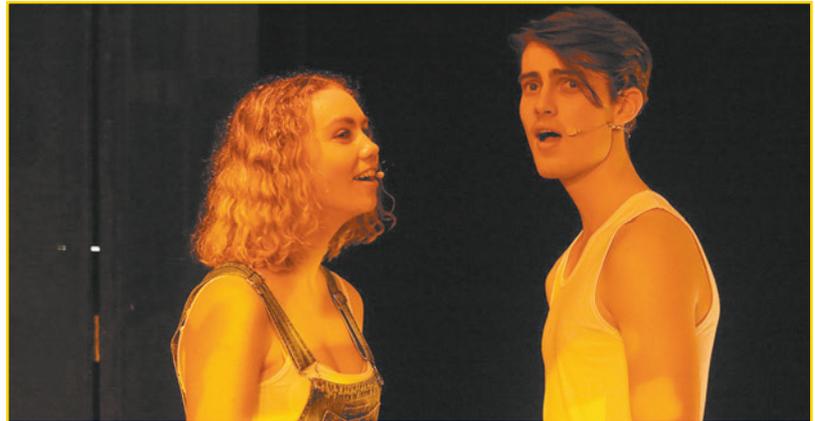
BY AISLIN WELLS

These four walls

A poem by Sofia Drew, Year 10

These four walls are now an extension of my being,
My whole empire, a world not worth fleeing,
I command this landscape of empty teacups and
unfledged ideas,
Collecting broken shards, a product of my despairs,
But sometimes my kingdom is glittering and full of
delight,
Colours, flowers and cascading light,
Yet, as fluctuating as this world can be,
It's also perpetually the same,
Nothing entering or leaving,
Entirely contained

Ghost the Musical dress rehearsal



Level 3 Musical Theatre 2020 presents *Ghost the Musical: School Edition*. A cast of 21, starring Michael Self as Sam, Maddy Byrne as Molly, Aidan Allen as Karl, Kazim Khan as Oda Mae and the class of 2020 – with a live band, dynamic lighting, sound, props and costumes, all bringing to life a story that is sweet,

emotional, touching and exciting – would have taken to the stage on Friday 14th August.

These photos were taken from a dress rehearsal just prior to the announcement of Level 3 lockdown, and the show has been postponed to an unannounced later date.

PHOTOS: FINN MCGREGOR

20 years ago from the Flagstaff files

- The cost of repairing Devonport’s ageing sewerage system has doubled from \$12 million to \$24 million. Extensive investigations reveal the condition of the pipes was worse than expected.
- Four Devonport artists – Ellie Drummond, Lauren Williamson, Nicola Thompson and Allan Gough – made the finals of the Ernest Adams Edible Arts competition. Gough wins first prize for edible Maori kite pastry bags.
- Jackson’s Muzeum on Victoria Rd is set to reopen minus anti-North Shore City Council literature on its exterior, and with new exhibits and a restaurant on the ground floor. Taihape couple Peirs and Jacqui Hunt will take over the lease of the building and the venison restaurant/delicatessen.
- Tight publishing deadlines mean writer Graham Lay is working on two works at the same time. Lay finds himself writing *The Wave Rider* one morning and *Temptation Island* the following. Lay (56) says writing two novels at the same time is “taxing”.
- Fire Chief Ron Henderson is given a slap over the knuckles for publicly criticising Devonport fire station appliances as inadequate. He escaped formal disciplinary action as he made the comments at a Devonport Community Board public meeting and not directly to the media.
- Maude Books recalls the history of an old red Post Office telephone box, which acts a focal point on the lawn of her St Aubyn St home.
- A ground-breaking suicide-awareness project is hosted by the Depot Artspace. It includes moving works by Don Lints and a tribute to TGS student Oliver Danzey, both of whom took their own lives.
- The Devonport Residents and Ratepayers Association folds due to lack of interest. Its remaining \$586 is donated to North Shore Hospice. The association was first formed in the early 1960s, but had not held meetings since 1986.



Flagstaff interview subjects... Doctors Patrick Kelly (left) and Fred Seymour

- Devonport identity Marcus Coverdale celebrates his 79th birthday by giving the Devonport Community Board a “rev up” about scurrilous spending.
- Doctors Patrick Kelly and Fred Seymour are the Flagstaff interview subjects.

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Shows postponed at The Vic

Live theatre is still 'alive' at The Vic, but a third play-reading series planned for September has now rescheduled for November.

Theatre arts have been severely affected by Covid-19, with many productions around the city cancelled or postponed until next year.

The Victoria Theatre Trust (VTT) believes it is even more important to keep theatre going during this time, and has pressed ahead with the third year of its play-reading series.

"It's crucial to get plays out in front of people to show that theatre is relevant and entertaining," says VTT co-chair Margot McRae. "Play readings are a great way of keeping theatre going because they're easy to stage and ticket costs can be kept low."

The Vic is continuing to showcase New Zealand plays. This year, it launches the play readings with a brand-new comedy from experienced theatre and film writer, Kathryn Burnett.

The Campervan is a light-hearted satire about a rich-lister who wants to become a philanthropist, give his money away and live

in a campervan.

"Sir Roger Hall and I chose the plays and we couldn't put this one down," said McRae.

Local theatre stalwart Geoff Allen follows with an engaging comic drama set in 1863, at the start of the Waikato Wars. Cornish settlers are trying to save their prized baby-grand piano, but are thrown into confusion by a mysterious Maori woman.

The last play is a classic drama by one of the country's foremost playwrights Ken Duncum. It is the story of two gay couples and the children they share.

It won the Chapman Tripp award for best play in 2003. Wellington's *Dominion Post* called it "extraordinary and exciting".

"We've got a really varied group of plays this year, with a nice mix of comedy, drama and new and classic," says McRae. "Audiences have enjoyed these readings over the last two years and they'll find this year's series equally stimulating and entertaining."

The timings of the readings will be announced later. Tickets are \$15. Bookings at www.thevic.co.nz

Bland and Ireland on hold

The Kevin Ireland and Peter Bland Devonport Library Associates event planned for Tuesday 25 August was cancelled, because of Covid-19 lockdown restrictions. It is likely to be rescheduled at a later date.

Third time lucky for play at Rose Centre?

Company Theatre's season of *Peninsula* has been put back for the second time due to the level-3 Covid-19 lockdown.

Due to be held at the Rose Centre during the first lockdown, it was postponed. Now it has been delayed again due to the second lockdown.

New performance dates are being worked out.



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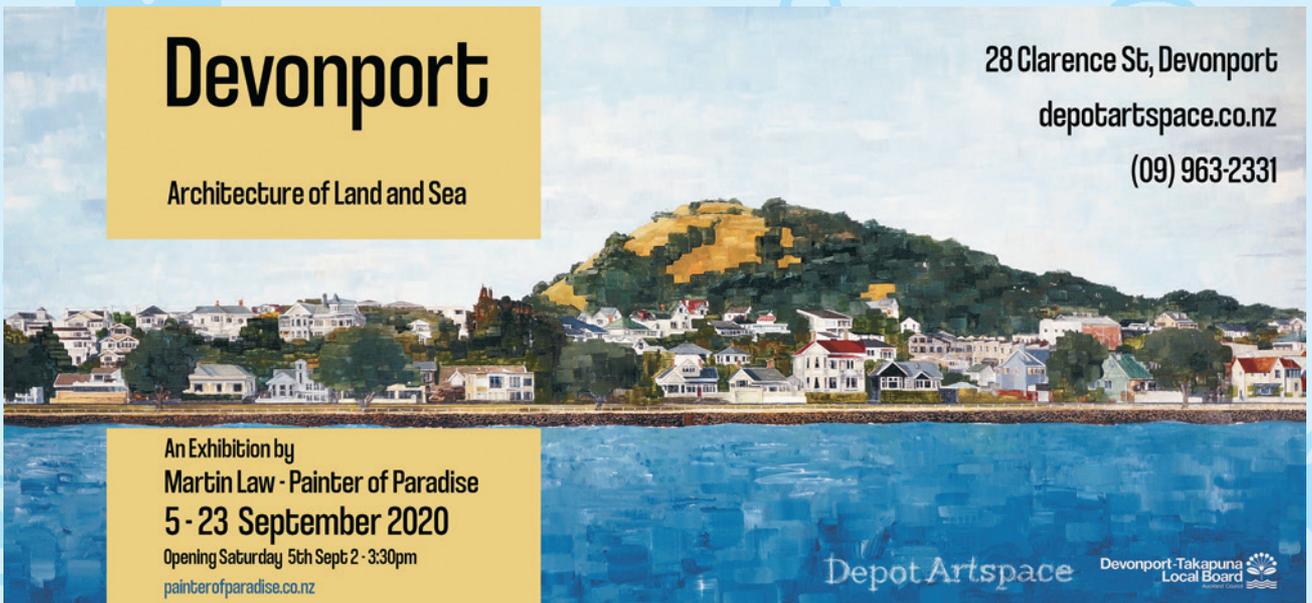
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Depot Artspace





WHAT'S ON @ Devonport Library

Tena koutou katoa, Hello All,

Well, what a time it is! As a colleague said, "Just when we thought it was safe to go outside..."

Unsure if this column meets you still at Level 3 or in Level 1, we just want to say a cheery hello from everyone at Devonport Library and hope you are all safe and well.

Whether at home or in the library, we are still busy working on in the background for our programmes and events and our children's and teens term and holiday programme. We are working on a coordinated programme with Takapuna Library for the holidays, which we hope will give you flexibility with your holiday planning and a wider variety of activities to choose from.

In the meantime, please be reassured that you still have access to our extensive eCollections and online resources. These are available free with your existing libraries membership.

If anyone in your bubble doesn't have a library membership, it's really easy to join and start using our vast online resources straight away, with e-books, e-audiobooks, video streaming, e-magazines and newspapers to choose from. It allows you to connect while you are disconnected and creates a very mobile experience.

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Vistas of Devonport



Artist Martin Law has been drawn back to Devonport to show new work of what is "all in our backyard".

That description, shared with him during a chance conversation he had with a woman while he was taking in the views from Takarunga, resonated with his own feelings that this is an area of visual riches.

"I thought, that's what I'm painting," Law told the Flagstaff later that same day.

It is just over a month before his second show is due to open at the Depot Artspace. *Devonport Architecture of Land and Sea* reflects his love of how built and natural environments come together, gaining a patina of permanence.

"When buildings flake, mould, et cetera, they take on colours of the landscape... This is what I find particularly fascinating."

Eighteen months ago at the Depot, Law exhibited paintings of the baches of Rangitoto and Motutapu alongside some scenes of Devonport. The response was such that he was invited back, and this time he decided to hone in just on Devonport – its views and architecture.

Over recent months, he has become familiar

with the rhythms of the harbour – the craft that routinely ply it, including cargo vessels and America's Cup yachts – and how the sea and suburb connect.

The exhibition of around 20 works will include some large panoramic views of Devonport – including from the ferry – alongside smaller street scenes.

Both his previous show and the upcoming one are part of a long-time undertaking the Englishman has embarked on in his adopted country of 12 years. The *Painter of Paradise* project will become a massive collection of paintings of New Zealand architecture, fitting for a man who has worked as an architectural-perspective artist for decades.

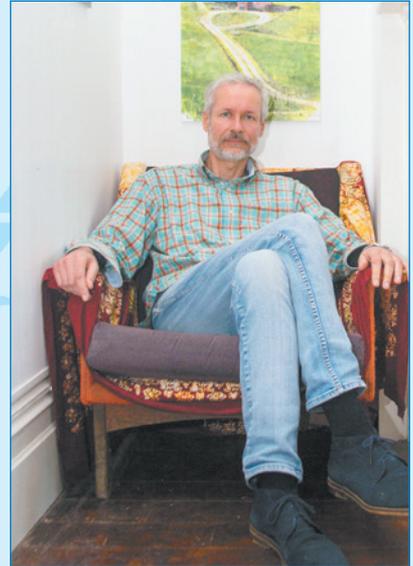
Law's artist's notebook and a pencil are always with him, ready to record what he sees. The evolution of his ideas can easily be tracked, he says. "This is one of the most powerful design tools – drawing." It is also one of the oldest, offering something that computer-generated imagery cannot.

His process is to start by sketching small vignettes, similar in size to those on a 35mm





paint an architectural perspective



film contact sheet. He works quickly, fashioning different versions of a scene. "For concept design that's an absolute advantage. "It's there forever."

Another plus is he can fine-tune his work anywhere, even in a café or on a train, although his painting in acrylics is done mostly in a home studio in Mt Eden.

The show will feature one non-Devonport scene, a vast interior canvas of the St James Theatre on Queen St. He and his trusty notepad were allowed into the closed-down city building for a day's sketching and colour sampling and from there he realised his vision writ large.

This is similar to the skills he brought to bear in his former life based in London. A graduate of Central St Martins art school, he became one of just a few architectural specialists. Commissions in the Middle East followed, where he detailed ornate interiors.

Law sees no real difference between his craft and his art. He mixes commercial work with preparing several exhibitions a year.

"Whether that image sold the building to a client, a customer or the public, I still have to come up with an appealing image," is how he sees it. "But putting it on the wall of the gallery means I get to choose what I put up."

Often the smaller works are on hardboard, with Law drawn to native timber. A maker at heart, his original degree was in industrial and furniture design. "Hand-work was out of fashion, but people are coming back to it a bit now, even at architecture school."

His love of buildings ranges from the classical to simpler structures. New Zealand's relative lack of architectural age is no bar to his interest. Buildings still weather in interesting ways, within striking landscapes, he says.

As well as Devonport's villas and the Victoria Theatre, buildings to have caught his eye locally include David Martin Motors in Wyndham St – before its slick new paint job. He sees much still to paint and will show again at the Heritage

Festival later in the year.

Law has been working on the *Painter of Paradise* collection for four years. "This is my life's work. I believe I'm about halfway through [my career]," says the 53-year-old.

• *Devonport Architecture of Land and Sea*, 5-23 September, Depot Artspace, Covid-19 alert levels permitting.

Village view...

Artist Martin Law (above) is holding a second exhibition at the Depot Artspace, including paintings such as the vista observed from Maungauika (above left)

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48 Victoria Road | (09) 446 0100 | info@thevic.co.nz

PREMIUM[®]

BAYSWATER | 31A NORWOOD ROAD | Capitalise on Amazing Clifftop View and Position



This much cherished residence is finally available after 33 years of happy times. Starting life in the 40's as a cute cottage, extended in the late 80's. Still going strong, clearly in need of TLC and some fresh ideas to unlock its undeniable potential, this property definitely presents an opportunity for the discerning buyer. It is well positioned to take in the most spectacular panoramic views one can acquire.

VIEW | PLEASE CONTACT PETER

PRICE | \$2.495M

[PREMIUM.CO.NZ/60592](https://premium.co.nz/60592)

PETER VOLLEBREGT 0274 515 188 | 445 3414

STANLEY BAY | 42 WATERVIEW ROAD | First Time On The Market In 50 Years



Time to go, priced to sell! This truly special five bedroom residence rests proudly on a north facing 835sqm site and boasts excellent dimensions for the family to grow, work and play. Light, airy and spacious semi open plan living, dining and a well-designed kitchen result in a simple and tranquil atmosphere, with views across Ngataranga Bay and beyond. Don't miss this opportunity to enjoy the privilege of owning this home.

VIEW | PLEASE CONTACT KIM

PRICE | \$1.995M

[PREMIUM.CO.NZ/60591](https://premium.co.nz/60591)

KIM PAUSINA 021 201 7488 | 445 3414

DEVONPORT | 15A ASCOT AVENUE | A Contemporary Concrete Sanctuary



Rarely does a generous two bedroom, two bathroom property of this nature come to the market positioned for sun enjoying a quiet, serene environment. Boasting attention to detail and beautifully considered for easy modern day living, 15A Ascot presents a special opportunity for downsizers, first home buyers and investors. Seriously motivated vendor invites all offers.

VIEW | PLEASE CONTACT KIM

PRICE | BY NEGOTIATION

[PREMIUM.CO.NZ/60588](https://premium.co.nz/60588)

KIM PAUSINA 021 201 7488 | 445 3414

NORTHCOTE | 49 SEAVIEW AVENUE | Grand Haven Above Little Shoal Bay



Few homes make such an impression as this grand and graceful 1910 villa. With 530sqm of floor space: 7 bedrooms, 4 bathrooms, 4 car garaging including a 1 bedroom apartment. Moments from the beaches, cafes and village life of both Birkenhead and Northcote Points, featuring harbour and city views, privacy and space.

VIEW | PLEASE CONTACT TRISH OR PETER

SET DATE OF SALE | 10 SEPT 2020 AT 4 PM

UNLESS SOLD PRIOR

[PREMIUM.CO.NZ/10089](https://premium.co.nz/10089)

TRISH LOVE 021 22 66 099 | 558 4518

PETER FITZGIBBON 027 278 9336 | 558 4517

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