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April 9, 2021

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Handley Court sells for  
more than \$2.8m... p2

Battle of the Schools  
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Mark Siggelkow... p20

## More housing and commercial planned for Lake Rd

A four-storey development with 16 residential units and commercial space on the ground floor is planned on the site of North Shore Dental Repairs and the former Mitchell Keeling valuers buildings at Belmont shops.

The resource consent application for the project at 153 Lake Rd was lodged in February with Auckland Council by Lake Road Development Ltd, a company registered in July 2020 with Yuen Kwan Chow, Song Aha

and Qijun Zhu listed as directors.

A commercial entity associated with the Chow brothers has also bought the neighbouring building at 155 Lake Rd.

**Development reaction, page 2**

## Golden girls the pride of TGS



Top of the Lake...TGS under-16 Quadruple-sculls gold medallists at the recent Maadi Cup. From left, Imogen Butcher, Skye Lang, Sydelle Langis (coxswain), Annabelle Knowles and Daisy Butcher. Full story, page 5.



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# Bayswater marina plan 'will worsen congestion'

The 110 dwellings proposed at the new Bayswater Maritime Precinct would increase the population of Bayswater by around 10 per cent, adding to congestion and infrastructure pressure, with no corresponding improvements in public transport, says Bayswater Community Committee chair Gay Richards.

"It would be a significant increase in the Bayswater population – currently around 1000 households," said Richards.

The committee would meet soon to discuss the implications of the most recent "incarnation" of proposed development for the land, Richards said.

Resident concerns remained constant: the size and bulk of the development, and access to public spaces and amenities, the boat ramp

and car parking.

Additional worries this time included the proposed boardwalk cantilevered over the rock walkway around the edge of the land, rather than on the Bayswater Marina plot itself. Others had raised the issue of what happens in the future to the land with climate change and rising sea levels, she said.

Marina Berth Holders Association member Brian Stafford-Bush said the development company, Bayswater Marina Ltd (BML), had not provided berth holders with any specific information on how the proposal would affect them.

Berth holders have 10 years left on their leases and BML had said they would not extend them, Stafford-Bush said. It was un-

clear what would happen to the marina when the leases expired. A key concern for berth holders was the fate of car parks guaranteed under their leases.

It was unclear from initial plans how secure berth holders car parks were, he said.

The devil would be in the detail and Auckland Council's interpretations of the plans, which would no doubt be revealed further prior to a public hearing of the proposal, he said.

The plans also gave no indication on whether the residential buildings would be freehold or part of a body corporate, Stafford-Bush said.

A scale model of what the development would look like would be helpful, he said.

• Call on Lake Rd congestion, page 19

# Handley Court land sells for more than valuation

The Handley Court retirement village has sold for more than \$2.8 million but Panuku is refusing to reveal the exact amount.

"The site has been sold to an Auckland developer who plans to build high-quality housing on the site," a spokesman for the Auckland Council development arm said.

"They have requested the final sale price remains confidential for now. However, I can confirm it was above both the rateable and market valuation.

"It is a great outcome for Haumaru as proceeds will go back into the Haumaru programme, as we've previously stated."

But Panuku has refused to say if the money will be spent on the Devonport peninsula.

The retirement-village site, at 16-18 Handley Ave, Narrow Neck, was originally part of reclaimed Crown land.

According to Panuku, it came into council ownership around 130 years ago; it was transferred to the Devonport Borough Council pursuant to Section 2 of the Borough of Devonport Empowering and Endowment Act 1890 "as an endowment for the benefit of the said Borough of Devonport".

The reclaimed land, owned by the Auckland Harbour Board, was handed over in 1890.

Panuku says the Handley Ave site comprises only a tiny portion of the land.

Over the course of 130 years, the reclaimed

lands were surveyed, amalgamated and subdivided and the remainder, the subject property, is currently held under one title, Panuku said.

Endowment property can be sold, but the proceeds have to be used for the purpose the land was set aside for.

A key point of conjecture is whether the proceeds of the sale have to be spent in the former Devonport Borough Council area (roughly from the ferry building to Takapuna Grammar).

Prior to its recent sale, the capital value of the property was \$2.8 million, with a land value of \$1.95 million and improvements valued at \$850,000.



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**NEXT ISSUE:** April 23  
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# Fashion show returns to Devonport Wharf

Devonport's popular Fashion on the Wharf event is returning next month, after being postponed, then cancelled, last year due to Covid-19.

The Devonport Business Association is

working with local businesses to drum up interest and gain sponsors for the event on Thursday 20 May.

Television presenter Pippa Wetzell is returning as show MC.



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# Decision looming on old council building

Decisions on the proposed sale of 3 Victoria Road, the former Devonport Borough Council building, will be made in June.

Disposal of the property was recommended in Auckland Council's 2021-2031 10-year plan, which closed for public submissions on 22 March.

Council is currently reviewing feedback and its Governing Body will adopt the final budget in June 2021.

# 3 Victoria Rd: empty for 1047 days

The old Devonport Borough Council building at 3 Victoria Rd became vacant on 9 July 2018. It has now been unoccupied for 1047 days. Auckland Council development arm Panuku is deciding the building's fate.

# Large crowd at Procession of Witness



**Easter remembrance... Mike Burns supports the cross while Dominic Holt completes a reading. The cross was carried up Takarunga (right).**

A 200-plus crowd joined local ministers in a Good Friday Procession of Witness from the Windsor Reserve Band Rotunda to the summit of Takarunga.

Six stops were made up the mountain for readings and song, with parishioners taking turns carrying a cross.

Anglican Minister Rev Charmaine

Braatvedt said it was the largest turnout for the event in some years. The 2020 procession was cancelled due to the Covid lockdown.

Other participating ministers included: Father Neil Darragh, Rev Jim Pearson, Pastor Steve Gwyn, Rev David Allan and Rev Nicole Teague Grundy.



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### Ayris retains national pole-vault title

Takapuna Grammar 2018 Sports-woman of the Year Imogen Ayris retained her pole-vault title at the national athletics championships last month.

Ayris, who jumps in Takapuna Athletics Club colours, cleared 4.15m, well under her personal best of 4.5m.

Former Takapuna Grammar students and Devonport locals, Olympic vaulter Eliza McCartney and shot-putter Jacko Gill, did not compete.

Gill had a strong season against his main rival Tom Walsh, the reigning national champion.

## Rider tops at tournament week

Takapuna Grammar mountain biker Joe Millington won the under-16 cross-country race at the North Island championships. He also came second in the Enduro event.

In other recent sporting successes during national secondary schools Summer Tournament Week, Takapuna came fourth in Ultimate Frisbee, continuing a strong team tradition in an event it has previously won.

The school sent 120 students from basketball (3x3), cricket, rowing, volleyball and Ultimate Frisbee to participate in the pinnacle season-ending team competitions last month. Premier girls and boys water polo teams will attend their nationals during the school term break.

In 3x3 basketball, the senior boys finished third from 35 teams, with senior girls and junior teams all within the top 10 of their divisions.

Meanwhile, students have also performed well in athletics, swimming and yachting.

Ruben Vogel was third in the under-20 pole vault at the New Zealand athletics championships in Hastings.

At the Auckland athletics championships, Kate Hallie won both the junior girls shot put and discus events. In the shotput she broke an 11-year-old record. Ruben Vogel was second in the open pole vault. Third places went to Samantha Korck in the senior 400m and to Jodie Nash in the intermediate 1500m.

Liam Vogel hauled in the medals at the Auckland swimming championships, winning the 50m backstroke and coming second in



### Mountain man... Joe Millington

100m and 200m butterfly. He finished second, but was awarded gold, in the 100m backstroke because the winner was from out of Auckland. He also collected several silvers for the same reason.

Sailors Carrington Brady and her partner Amelia Angus (Epsom Girls) were first in the girls 29er North Island sailing champs and second overall. They also won at the PredictWind national girls regatta at Kohimarama. TGS girls Rye Brady and Niamh Shanahan were second in the Feva class at the same regatta.



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# Golden days on the water for TGS rowing stars

Sydelle Langis enjoyed a fairy-tale ending to her final rowing outing for Takapuna Grammar, as coxswain for the under-16 girls quadruple-sculls crew, winners of national-championship gold medals at the Maadi Cup.

Two of the crew, Annabelle Knowles and Skye Lang, went one better, collecting more gold in the under-16 doubles at the top rowing meeting for New Zealand secondary schools, held at Lake Karapiro on 22-27 March. They won their national final by more than three seconds.

For Sydelle, who is leaving school this year, the win was an especially sweet way to wrap up her time as cox for the four of Annabelle, Skye, and twins Imogen and Daisy Butcher.

The quadruple crew headed to Maadi with a slew of victories to their name. They featured in the Flagstaff in February after winning at the Head of the Harbour regatta on Lake Pupuke.

Achieving their goal of winning the national title helped Takapuna Grammar (TGS) into sixth place overall of the country's rowing schools.

Other highlights of the week were silver medals in the boys under-15 double sculls to Nicholas Mansell and Sam Mohns, and to the girls under-15 octuplet crew, comprising Kira Sharrock, Lauren Dwyer, Nia Shipkov, Rea Kearns, Neave McConnachie, Lizzie Jeffrey, Isla Waterworth, Teagan Lang and cox Hannah Williamson.

Rowing club president Paula Halliday said achievement was across the board from a team of 42 students over six days of competition. "Every one of our crew members achieved a personal best – I can't ask for any more from any of them," she said. Many promising rowers finished just out of the medals, making next year look "incredibly exciting".

"It's an outstanding result for the club," said Halliday. The best results in recent times, if not ever, were made more special coming off the challenges of disrupted competition last year and the loss of coaching legend and Olympian Eric Verdonk, who died last year. Students had spent part of 2020 being coached on their home machines over Zoom.

TGS Rowing Club members appeared in 11 A finals, five B finals and two C finals.

For two years now, TGS has been the top co-ed rowing school in the North Island and now ranks as second among co-eds in the country, behind tiny Dunstan High School in Central Otago, which was a surprise package of success at the Maadi Cup. TGS rose to third place nationally in sculling.

Traditionally single-sex schools dominate rowing, with Rangitapu Girls' School from Christchurch named overall champion this year, winning eight gold medals and a clean sweep of all age groups in the eights finals.

Halliday said that with the strength of its girls line-up, Takapuna hoped to be able to field an eight at Maadi next year, something it had struggled to do numbers wise in the past.

"We're chasing that elusive eight. It's not out of reach now. We will push hard for it when



**Top of their game...  
Cox Sydelle Langis (above);  
Boys under-15 double-sculls silver  
medallists Sam Mohns (left)  
and Nicholas Mansell.  
Instant stars... (below) Girls  
under-16 double-sculls gold  
medallists Annabelle Knowles (left)  
and Skye Lang being interviewed  
by Sky TV after their win.**



Photos: Emma Grant



competition resumes in October."

The Maadi Cup this year was the biggest yet, attracting 2623 competitors from 123 schools.

Along with their success on the water, TGS had a striking base camp in a picket-fenced enclosure supplied by one of its sponsors, Devonport Decks and Fences.

"There was a buzz about TGS," said Halliday. She said she was thrilled Sydelle, the team's co-captain, and in Year 13, was going out with a gold medal as a fitting end to her service with TGS rowing. (Fellow co-captain Connor Bachus is also moving on, after achieving consistently good results).

"She's been magnificent at coxing," Halliday said of Sydelle. Coxes can work with different age groups and sexes and Sydelle brought her strategic reading of the lake to a number of crews at Maadi.

"Coxing U16 girls is very different than U15 boys – they have different drivers." She hopes Sydelle – "a good talker" – will be picked up for further development by Auckland Rowing.

Halliday's daughter Katie, a former TGS student now at university, coached the under-16 girls quadruple and double-sculls champions with Jessica Hamlin. Epermay Norman coached the octi girls and Anton Andres and Tom Ferguson the under-15 boys winners. The calibre of volunteer coaches across the programme, backed by supportive parents, was a strength of the club, Halliday said.

While some schools ran "elitist" rowing programmes, where prospects were weighed, the philosophy at TGS was that "anyone who wants to row can row," said Halliday. Over winter, it would be recruiting. The club includes development members from Belmont Intermediate.



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# Top Commonwealth award for four Calliope Sea Scouts

Making mates and enjoying outdoor activities was the starting point for a group of young Devonport peninsula residents who went on to receive a Queen's Scout Award from the Governor-General, Dame Patsy Reddy.

John Cheney, Alex Blair, Michaela Bremner and Thomas Burford Lee, all from Calliope Sea Scouts, travelled to Wellington last month for a ceremony at Government House. The award, the highest attainable in Scouting in Commonwealth nations, recognises the top Venturers from around the country. Nationally 37 Queen's Scout Awards were presented.

Cheney said he initially joined Sea Scouts when his family moved to Hauraki aged around 12. It helped him get to know people and be outdoors. Devonport resident Blair said: "It was a great way to make friends and I always loved boating."

Both finished at Takapuna Grammar School last year. Blair, aged 18, is about to start a marine-engineering apprenticeship. Cheney, 19, who now lives in Narrow Neck, is off to the University of Auckland to study commerce in Semester 2 this year.

The two men continue to help out at Calliope with Scouts and the older Venturers. The value of being part of the movement was that "it certainly helps you build confidence in a lot of areas that school doesn't focus on," Cheney said.

Blair was trying "to give the same experience back to the youth."



**Sea Scout John Cheney with Governor-General Dame Patsy Reddy**

For their award project, Cheney and Blair collaborated on developing training modules on bushcraft and life skills for other Venturers. They also organised guest speakers. "The pinnacle was we got David Seymour," said Blair, who described his scouting journey as having a "monumental impact" on his self-development.

Burford Lee said: "Scouting has been a big part of my life for almost as long as I can remember. Completing my Queen's Scout Award has helped me develop and grow as a person. Highlights will always be the banter on long tramps with sore feet, and the gourmet mix of two-minute noodles and boil-in-the-bag curry at the top of Te Aroha."

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# Vauxhall triumphs in Belmont's



**Slip-slidin' away... Cash Gibson of Belmont Intermediate enjoyed the giant slide**



**Home advantage... Belmont Primary's team is all concentration in the inter-school competition**



**Horsing around... Sebastian (3), Angus and Zac (7) Everest meet one of the fair's four-legged attractions**

# annual tussle of peninsula schools



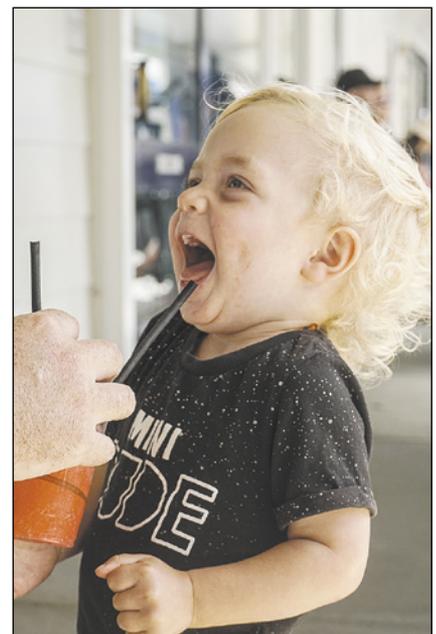
The Belmont Primary School (BPS) Fair in late March was attended by thousands of people from across the Devonport peninsula.

It included the Battle of the Schools competition, won this year by the Vauxhall Vikings.

An Emirates Team New Zealand shirt auctioned at the fair fetched \$3700 for the BPS coffers.

The total amount of money raised would be calculated later this month, Belmont principal Bruce Cunningham said.

**All the fun of the fair... Clockwise from top: Evie Porath (6), Maddison Brierley (4), Fletcher Gore (5), Jacob Lusty (1), and Lily McLean (10) carrying the bucket for Stanley Bay School in the Battle of the Schools event**





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**By Rob Drent**



A deafening silence seemed to greet news that the Handley Court retirement-units site at Narrow Neck was to be sold, but pressure is now mounting on Auckland Council to spend the sale proceeds on more retirement units in Devonport.

So where could new land be obtained?

The Devonport Flagstaff real-estate matchmaking service has found just such a plot: the former St Luke’s Catholic Church site in Bayswater Ave. It is up for sale, with tenders closing on 28 April. It should go for less than the Narrow Neck site, and is flatter and larger (3142sqm vs 2259sqm), so more housing for the elderly can be provided. It is also on a bus route and within walking distance of Belmont shops, which has medical facilities, dentists and a regular bus to Takapuna or Devonport. As Bill Rayner of Grey Power North Shore says, not all elderly people in Devonport can afford to move to Ryman’s William Sanders village and alternatives are needed to allow them to stay living locally.

The comments from Devonport-Takapuna Local Board chair Aidan Bennett supporting Bayswater Marina Limited’s application to build more than 110 dwellings at a new Bayswater Maritime Precinct were inappropriate.

“A great asset” for the community is how Bennett described the proposal in his chair’s report to the board last month.

It is his opinion, but his views will rub many up the wrong way. While the sentiment is true to Bennett’s pre-election mantra of moving projects ahead and getting things done, most residents don’t want development and progress at any cost.

Indeed, as far as Bayswater point goes, most of the community focus over the years has been on protecting public access to the sea and keeping any residential building down to a reasonable scale – ideals locals would be keen for Bennett and other local-board members to advocate for on their behalf.

Bennett’s days as board chair are numbered in any case, with Ruth Jackson taking over this month, as agreed at the start of the current term.

One of Bennett’s more controversial moves during his tenure was to spearhead the closure of workshops to the public and the media. Jackson has vowed to open them up again, and the tide appears to be turning against the closed-workshop practice nationwide.

A recent *NZ Herald* story revealed the amount of secrecy maintained by councils across the country through the use of closed workshops – with discussions held, opinions expressed, direction given on programmes and policy and council officers held to account for their work. Academics quoted in the story were highly critical of the closed workshops as undemocratic and potentially illegal.

Summer has turned into autumn, and with winter around the corner it will be a tough time for local businesses.

It took a couple of years for the economic impacts of the GFC in 2008 to be truly felt and economists are predicting the same for the Covid pandemic.

We are already starting to lose a few shops, and tenancies at Devonport Wharf are being advertised. Others are taking the bold step of opening new businesses.

Again, we need to be proactive in supporting them, and all the Devonport retailers, if we want a viable town centre to exist when summer rolls around again.

Working at The Cambridge Evening News in England in the early 1990s, I would visit friends in London and was always amazed how quickly conversation turned to the ho-hum topics of congestion and property prices. Fastforward to Auckland now – it’s back to the future.

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# North Shore cricket premiers claim third place

North Shore premier cricketers finished third in the Hedley Howarth two-day competition – after a strong bid to take out the title only two years after promotion to the top Auckland division.

Shore finished fourth in the previous season and have proved one of the teams to beat in Auckland cricket, rather than one of those battling to keep out of the relegation zone.

Coach Chris Reid is planning to stay on in the 2021-22 season, aiming to continue the progress made over the last two seasons.

‘It’s a great club and I enjoy coming here... there’s still a long way to go. But we’ve already recruited well for next season,’ he said.

Shore went into the last round against



**Top season... Ronnie Hira**

bottom-placed Grafton with the possibility of taking out the title with an outright win and

maximum bonus points.

However, top Shore player Ronnie Hira badly twisted his ankle an hour into the match, which effectively put paid to their hopes. Without Hira’s controlled spin bowling and regular wicket-taking, Grafton amassed 314/9 before declaring. Shore were 15/3 at the end of the first day’s play. On the second day, Shore came back, almost doing enough to win.

‘We gave it a good shake – I was very proud of the team,’ said Reid.

An injured Hira even went into bat ‘‘on one leg’’ at number 10, scoring 17 off 15 balls, before his partner at the other end went out. Shore were 291 all out.

Suburbs New Lynn won the competition.

## North Shore junior cricket prizewinners for 2020/21

### Hardball junior cricket team awards.

**Girls U13:** Devonport Chocolates, MVP Annabel Priddy; MIP Charlotte Thomas. Triple One Consulting, MVP Isabella Watson; MIP Jessica Toft. Move Studio, MVP Summer Lear; MIP Audrey Melhuis.

**Girls U16:** Cricket Express, MVP Izzy Fox; MIP Issy Smith.

**Boys U10:** enable.me Takapuna, MVP Theo Reddy; MIP Freddie Jones. Flying Rickshaw, MVP Daniel Porteous; MIP George Edgar. North Shore Toyota, MVP Paarth Sevak; MIP Soren Cornforth. NZCT, MVP Isacc Roberts; MIP Leo Wilson. Fan Warehouse, MVP Oscar Jones; MIP Joao Diaz Martin.

**Boys U11:** Planning Initiatives MVP Thomas Gaskin; MIP Max Cameron. Mills Lane Chambers, MVP Quinn McAlpine; MIP Ollie Rumball. Vintage Catering, MVP Harrison Barber; MIP Cuinn Borella.

**Mixed U11:** Yarntons, MVP Luke Tibbotts; MIP Dorothea Waldron.

**Boys U12:** Blue Sky Trust, MVP Jack Jones; MIP McKay Austin. Sigdi, MVP Toby Melhuish; MIP George Read. Grassroots Trust, MVP Harsh Patel; MIP Thomas Crawford.

**Boys U13:** Lion Foundation, MVP Darcy Taylor; MIP Daniel McDonald.

**Individual awards:** Nettleton Memorial

Trophy, most promising Y8 Player: Darcy Taylor. Clare Nicholson Trophy, Best Girl: Rishika Jaswal. Fairplay Cup: Natasha Busch. Chairman’s Trophy (Best Junior Player): Ollie Davies. Rennie Cox Y5 Most Promising Player: Joshua Wesley. Antiquarians Trophy – Y6 most promising player: Will Taylor. Franklin Cup – Best all-round player Y7: Jack Jones. Best Emerging Girl – U11 Hardball: Pippa Priddy. Most Promising Girl – U13 Hardball: Orla Langdon. Little League Most Promising Player: Alec Taingahue. Little League Most Promising Girl: Yila van Loggerenberg. Little League Fairplay Cup: Oscar Woodhead.

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# Tonks very much! North Shore initiative wins cricket award



**Tonk team bash... A gathering of North Shore Cricket Club's women social players at their recent prize-giving**

A women's 'Tonk' competition at North Shore Cricket Club has won the Best Female Engagement Initiative Award at New Zealand Cricket's annual community cricket prize-giving.

Women's Tonk started in the summer of 2018/19, with six teams, and has quickly grown to 10 eight-a-side teams, most with big squads to allow flexibility for work and family commitments.

Many of the players were beginners, so

former White Fern Clare Nicholson and club player Alison Hansen ran coaching sessions to teach the women how to play the game – concentrating mainly on bowling.

The matches are a modified form of standard cricket, with the club supplying all the gear so team members can just turn up and play and then enjoy some food, a drink and a laugh afterwards.

North Shore's Women's Tonk is believed to be the biggest female-only social competition

in the country. ["Tonk" is an informal term for hitting something very hard.]

**Team No Balls: (standing, from left) Catherine Etheredge, Natalie Robinson, Jo Pearce, Sarah Harrison-Tubb, Julie Simpkins. Front: Heather Barker Vermeer (left), Heidi Woodhead.**



**Keeping it social... A Tonk organiser, Anna Bray**



# Rediscovered stretchers evoke football hardmen era



**History revealed... North Shore United Club manager Donna Gustafson (left) with football development manager Ryan Ward and the two stretchers**

The tales of football legends being carried off the field with major injuries may be more than myths – judging by the discovery of two old stretchers at North Shore United last week.

Made from hessian fabric on wooden frames, they were found under a pile of wood during a shed tidy-up.

Club manager Donna Gustafson said asking around, among older club members, revealed no knowledge of the stretchers or their history. They could be pre-World War

II or older.

“It would be great if someone in the community knew where they came from – if the club got them from The Bunker in 1902, or something.”

The club will keep one stretcher in its planned museum and might donate the other to Devonport Museum.

If anyone knows more about the stretchers or has photos of them in operation, please contact the club at [office@nsu.org.nz](mailto:office@nsu.org.nz)

## North Shore United starts well

North Shore United premiers had a solid start to the 2021 Northern Premier League season with a 2-1 away win over Hamilton Wanderers.

Over Easter it beat West Coast Rangers 2-0 last Saturday but then on Easter Monday lost 3-2 to Western Springs.

Shore won't be playing at home until later in April, due to maintenance work on the club's grounds.

The top teams from the Northern competition will play off against their Southern counterparts at the end of the season to find a national champion.

## Grammar Schools do football battle

Takapuna Grammar School (TGS) will host football's inaugural Grammar Cup event for similarly named Auckland secondary schools on 17 April.

The first X1 from 'Grammar' schools across the city have been invited to compete. Mt Roskill, Mt Albert (first and second X1) and TGS will play in the boys section. Mt Roskill, Mt Albert, Epsom Girls and TGS have entered the girls division.

The boys' matches are scheduled for 10am, midday and 2 pm, while the girls play at 11am, 1pm and 3pm.

TGS director of football Ryan Ward said the aim was to improve the quality of the game across the schools.

Unfortunately, Auckland Grammar couldn't enter teams for this year's competition, he said.

## Investors Retreating

What a difference a week makes. Last issue our headline was: Investors Dominating – now it's Investors Retreating, such was the impact of the government announcement last week to try and slow the property market. The three main changes were:

1. Increase the bright-line test from 5 years to 10 years, which imposes a capital gains tax on any profits from the sale of investment properties within a certain time frame. It was introduced in 2015 by National as a 2-year hold, then increased in 2018 by Labour to 5 years and now is out to 10 years. So a disincentive for investors to flick property for a profit.
2. Increase the caps on income and purchase prices for first-home buyer grants by \$10k or so (ineffectual in the current market for most places in NZ).
3. Remove the interest deductibility for investment properties for tax purposes. This is quite a major and will have cash-flow implications for leveraged investors who will now (slowly over the next 4 years) have to pay tax on rental income, which was previously often negated by deducting the interest expense

We have seen an immediate impact with several potential investors deciding to hold off or look to invest in commercial property or new builds, which are exempt from the 10-year bright-line and tax-deduction rules.

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# Former Catholic church site for sale

The former St Luke's Catholic Church on Bayswater Ave and its 3142sqm plot of freehold land is up for sale with tenders closing on 28 April.

The church was built at Bayswater in the 1960s, when the area's population was expanding. But declining church attendances in recent decades saw the church close a couple of years ago.

The site is zoned Residential – Mixed Housing Urban under the Auckland Unitary Plan. This zoning allows for detached stand-alone and terraced units up to three storeys, or 12 metres high.

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## Minister challenged over Lake Rd

North Shore MP Simon Watts has issued a challenge to Transport Minister Michael Wood to check out Lake Rd traffic in person.

"I'll even drive you myself," he offered in Parliament last month.

Congestion locally was an issue that affected all of Auckland, but in particular "our businesses and families here on the Shore," Watts said.

"It's slowing down productivity and residents are spending more and more time in traffic and less time on the things that matter to them."

Growth across the peninsula would only add to the 32,000 vehicles per day using the road, worsening problems, said Watts during a recent local-issues debate in Parliament.

"Lake Rd is also dangerous, and I'd particularly like to highlight the death of a cyclist ... whose tragic passing has spotlighted how dangerous Lake Rd can be."

Auckland Transport (AT) could not properly fund fixing the road's problems. Lake Rd deserved to be treated as a road with significance on a national level, said Watts.

A revised total of \$52 million is set aside in the Auckland Transport Alignment Project (ATAP) long-term transport plan agreed by Auckland Council and the government for Lake Rd. This is up \$5 million on the \$47 million project AT put forward last year, which the majority of the Devonport-Takapuna Local Board wanted more design work done on.

AT told the Flagstaff the increase was due to inflation, with the figures being estimates. Watts said the extra \$5 million could have kept the discontinued Stanley Bay ferry going for years, helping keep commuters out of cars.

He hoped a partnership between central and local governments would provide funding needed for a long-term solution for Lake Rd.

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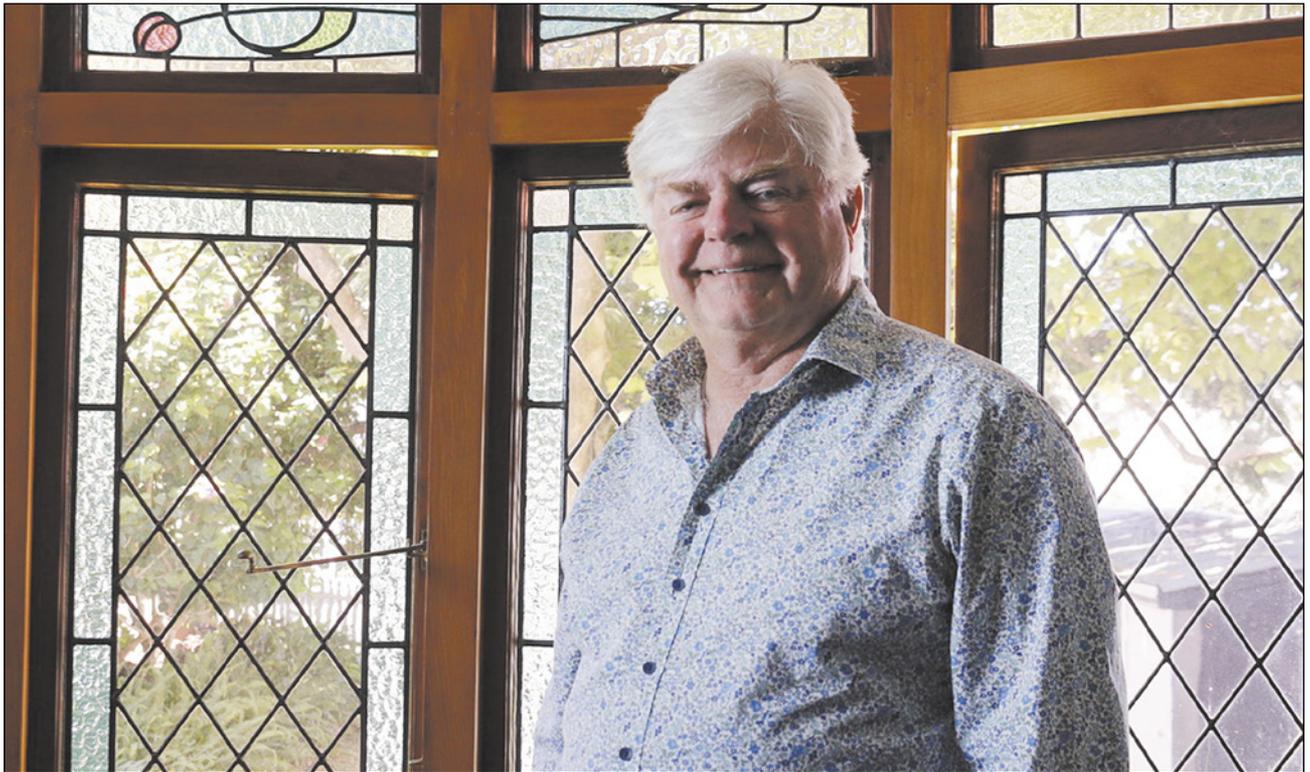
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## Vic project a perfect match for local property expert

As a development specialist, Mark Sigglekow was unfazed by the challenge of bringing the Victoria Theatre back to life. He tells Helen Vause about his love of old buildings – and why Devonport is his ideal location.



**In the right spot... Mark Sigglekow hasn't let three heart attacks stop him enjoying a life of buildings, boating and much more**

When you have a lovely old cinema all locked up and waiting to be rescued, together with a seasoned project manager and movie buff living just a stone's throw away, it's not hard to imagine what might happen next.

Enter Mark Sigglekow, a leading hand in bringing Devonport's Victoria Theatre back to life and making sure the grand old girl keeps on pumping.

Sigglekow, who is co-chair of the Victoria Theatre Trust, is a structural engineer, project manager and all-round property man, with decades of experience in pulling together large-scale developments all over the country and numerous significant buildings closer to home.

His was the skill set missing from the group already working to revive the theatre when he joined them back in 2009, keen to add his know-how to the mix.

More than a decade since the Vic reopened, The Flagstaff caught up with Sigglekow, at home in Buchanan St, basking in the retirement he laughingly admits seems to leave him with very little spare time at all, thus far. Action, and lots of it, is his version of a quieter life.

He's just home, energised from an "amazing" sea voyage from Bluff to the Subantarctic islands.

It was his second trip, but he was no less awed by the wildlife, and the exciting forays

by inflatable boat to see rare birds up close.

With his bags barely unpacked, he has still got yachting on his mind and is preparing to join the rest of the race fleet from Devonport Yacht Club for a few full-on days on the Hauraki Gulf. It's the annual three-handed rally, so Sigglekow and the crew on his 40-year-old Townson will be racing to Coromandel, then Kawau and home again.

His boat, life on the water, and the camaraderie of the club are high priorities.

In fact, when Sigglekow and his family moved to Devonport from Takapuna, the pretty Buchanan St bungalow seemed the perfect spot.

"It's about an equal distance from the Vic, the club and the ferry. Perfect for my life," he laughs. It's also not far from the site of the Pentlands Hospital where he was born.

When Sigglekow joined the Victoria Theatre Trust (VTT), he wasn't fazed by the work that lay ahead nor by the realities of the cost of it.

In an early tour of inspection by torchlight, he was quite encouraged by what he found and possibly more optimistic in his projections than others at the time.

"I reckoned \$50,000 would get it open, but it would need another \$160,000 to get it up to any level of comfort," he recalls.

"But of course we absolutely had to open the place. I never had any doubt about that. These are the gems, that hold our commu-

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nities together. And I love old buildings, It's what I do. We lost the fight for the Masonic, but this project was going to happen."

What followed was a tremendous amount of work, from complex engineering oversight to trips to Hamilton to scoop up old fabric and whole rows of second-hand chairs. Sigglekow is proud to have been across almost every detail of the project, though he says he never lifted a paintbrush.

For a man with a long list of big projects to his credit, The Vic was smaller fry, but it is close to his heart.

In Sigglekow's working life, he's been involved in the construction of many new supermarkets, shopping malls, sports centres, busways, town centres, the North Shore Sports Centre, and the Bruce Mason Centre, among many other projects. Most recently, he's proud of the overhaul of the Melanesian Mission building in Mission Bay. In Devonport, the Yacht Club was revamped with his help, and he still chuckles at his part in the rescue of the Calliope Sea Scout Hall.

"It's a great little place. But when I went underneath for a look around, there were piles lying on the ground. Gee whizz, I thought, there's not a lot holding this place up."

He'd learnt to sail as a Sea Scout himself and naturally was going to be all over the restoration of the little building.

He's modest about his work but acknowledges that his reputation with the council would have given them confidence in his project management of the Vic.

"It was a pleasure to undertake the refurb and the works since," he says. In his pragmatic, no-fuss summary: "Just another project for me, no more taxing than the others. We planned ahead, secured the funding and then delivered. We had great support from local tradies and the money went further than expected. A good outcome."

The theatre is serving the community, he says. "And that end of town has certainly lived up."

But before the much-anticipated opening

night, Sigglekow would have his own drama. He suffered a heart attack, remembered in a far more colourful recollection by his VTT co-chair, Margot McRae.

"What a shock that was," says McRae.

"How could I have gone on and opened the place without him? He's such a rock, just quietly getting things done. And then he had another one, another heart attack."

At first, Sigglekow hesitates to mention the heart attacks of the past decade, but on reflection he agrees they've had an impact on his story.

He says maybe they are related to a busy, demanding professional life.

---

*"We absolutely had to open the place. I never had any doubt about that. These are the gems that hold our communities together."*

---

The first, he recalls, saw him spend three days in hospital.

"I picked up a stent as most of us modern males have and continued on. The second [heart attack, seven years ago] was more dramatic. In one of my better life decisions, I called an ambulance, and dropped dead a minute after they arrived. Perfect timing. I was resuscitated with a full recovery," he says.

"I picked up an internal coronary device after that, which is like my own personal defibrillator. So theoretically, if it happens again, I just reboot and keep going."

The third heart attack, two years ago was

a more minor affair, he says, but gained him another stent.

Since then, he's had a burst of travel to remote places "working through my bucket list". Now, he says his doctor tells him to "get a bigger bucket".

His working life these days is mostly focused on lecturing property students at the University of Auckland.

For now, there may be no other old buildings lying in wait for a man who could magic them back to their former glory, but there could be further projects.

"You meet people with a vision... and you know, my job is to make it happen. There are little trusts all over the country doing wonderful things."

Sigglekow grew up in a family with a strong sense service to society, and his own background includes plenty of involvement in school and community.

His father, Len, was the founding director of North Shore Abilities and very active in the Lions Club.

His mother, Maxeen, was a senior Plunket Nurse on the North Shore and widely known across her territory.

"One of life's embarrassing moments for me was escorting her to the doctors' rooms when she was about 90 and I was in my mid-50s. She was chatting to an elderly Plunket mate in the waiting room saying that I was breast fed and I turned out alright... in a loud voice for the amusement of the whole waiting room."

In Sigglekow's career, The Vic has been a major heritage success story that continues to unfold. Next up is the redevelopment of the building's foyer.

But today he's tickled with a bit of news that's just come to hand. He's heard The Vic will be included in the line-up of Auckland cinemas screening movies in the annual New Zealand International Film Festival in October and November.

"This is something we are excited about and I am sure Devonport will be as well."

# Simon Watts

## MP for North Shore

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**Waiheke Island** 36 Burrell Road

1 1 1 1

An extraordinarily good spot. Sea views over Huruhi Bay, two cul de sac street frontages and ample opportunity to add value. Walk to Oneroa Village.



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M 027 572 9659

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4 2 2 2

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**Auction**  
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**Maria Stevens**  
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# 20 years ago from the Flagstaff files

- An out-of-control Kea ferry smashes into another Fullers vessel, the Manu, near Queens Wharf, in the fourth Fullers ferry crash in eight months. The Kea was about 30 metres from the wharf when the captain lost control. Around 50 people are on board the Kea and one Fullers employee on the Manu. Flagstaff reporter Evan Harding, always in the right place at the right time for a story, is on the Kea and files an eyewitness report.
- Kiwi celebrity Rachel Hunter is photographed in Cheltenham while filming the movie *Ozzie*. The photo appears around the world as it is taken during the week she separates from rock star Rod Stewart.
- Around 20 people are arrested in Devonport on the weekend of its annual wine-and-food festival. A further 11 people are charged with drunk-driving, after police set up roadblocks on Lake and Vauxhall Rds, testing 2300 drivers. Offences range from urinating in a public place and extreme drunkenness, to possession of cannabis, disorderly behaviour, fighting on Victoria Rd and wilful damage to a table at the Grapevine bar.
- A man who allegedly raped a woman at St Leo's School after the 2000 Devonport Food and Wine Festival has still not been found. The woman had been walking home after the festival. Police have spoken to eight men in relation to



**Woman of the moment... Rachel Hunter**

the incident but no conclusive evidence has been matched to any of them. Hairs on the victim's clothing was sent for forensic testing.

- The ANZ Bank celebrates 50 years in Devonport. When it opened in 1965, the branch had a staff of two and 166 customers. In 2001, it has seven staff

dealing with more than 1500 customers.

- A new smoke-alarm system is to be fitted at Devon Park after it was declared a fire-dangerous building.
- Devonport-based Fisher Funds posted the best managed share fund in 2000. Its directors Carmel and Hugh Fisher are the Flagstaff interview subjects.

## Sculpture crowd treated by ratepayers

A morning tea following the Greer Twiss *Flight Trainer for Albatross* sculpture opening cost ratepayers \$1000.

After the unveiling, around 60 attendees were invited to Devon on the Wharf. After questions from the Flagstaff on the cost of food and beverages, a councils spokesperson said "the budget was \$1000".

The Greer Twiss sculpture was always required to be delivered in three pieces,

due to its size, the council spokesperson also confirmed.

"However, due to a weight limit on the wharf, the original truck intended for use by our contractors was replaced on the day with a lighter truck and lifting equipment."

The works that were previously undertaken on the wharf were for resurfacing, and were not structural, the spokesperson said.

## Local tourists help counter slump in ferry numbers

Patronage of Fullers ferry services over summer was down 30 per cent compared with the same period in 2019-2020, due to the global Covid pandemic.

But locals helped offset some of the downturn by exploring the Hauraki Gulf.

Fullers 360 chief executive Mike Horne said if a trans-Tasman travel bubble was opened up, the company would be ready to respond to any increased demand.

"We've retained our marine workforce, so we continue to keep treasured destinations open, as well as being able to scale up as and when demand returns."

Winter ferry timetables are now in place for Waiheke sailings, including those going via Devonport.

Fullers switched to its off-peak timetables from the beginning of April, with routes to other Hauraki Gulf islands to be seasonally adjusted next month.

### David Smart Co. Financial Advice



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## Letters to the Editor

Letters are welcome.

Please limit to 300 words on Devonport-related topics. Nom-de-plumes or submissions without a name will not be printed. Email to [news@devonportflagstaff.co.nz](mailto:news@devonportflagstaff.co.nz) or post to Devonport Flagstaff, PO Box 32 275, Devonport.

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Devonport



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## Top boating club has family at its heart



**Family club with a competitive edge...Wakatere members, father and son, Derek Snow and Paul Snow-Hansen**

Wakatere Boating Club at Narrow Neck is hosting a national regatta this weekend while still basking in being named Club of the Month by Yachting New Zealand.

Windfoiling and kitefoiling will be among the disciplines on show at the Oceanbridge NZL Sailing Regatta planned for 10-11 April. Open to all Olympic and youth classes, the event is expected to draw more than 100 of the country's top sailors, preparing for the Tokyo Olympics in July.

"The club is growing from strength to strength as more people (many of them children) are doing the 'Learn to Sail' courses and learning how to enjoy the sea," said its rear commodore Julia Faire.

Wakatere expects public interest in sailing to continue to grow in the wake of Team New Zealand's America's Cup win last month. It is one of the busiest dinghy-sailing clubs in the country, with around 400 members. It is also a leading club for windfoilers. Yachting New Zealand commended Wakatere for its clear strategy, good synergy between junior and senior fleets, its club atmosphere and having plenty of options for a range of sailors.

Commodore Ed Crook said: "You hear the Team New Zealand mantra of, 'Does it make the boat go faster?' A lot of what we are thinking about gets assessed against, 'Is this going to increase the number of people on the water and participating in our sport?' If we can answer that with a yes, then we will try to make it happen."

Competitive success was not Wakatere's main aim. The priority was to be "very much a family-focused club to support participation in dinghy sailing," Crook said. "We wanted to make sure there was a fun component to it and we weren't losing the plot through focusing only on racing, coaching and elite sailing."

Nevertheless, in the elite arena the club has achieved plenty, with members including Paul Snow-Hansen, an Olympic representative and current national titleholder in the 470 and Farr 3.7 classes.

To win the 3.7 national title for the first time in late February, Snow-Hansen had to outsail his father, Derek Snow, who came third, after dominating the class with three titles in six years.

"We are really lucky to have the calibre of sailors who are active in the club, whether as sailors themselves or as parents to junior sailors," Crook says. Families make up 56 per cent of Wakatere's total membership.

Senior classes are also growing, including the 3.7, OK Dinghy and Sunburst fleets. Beginner dinghy courses for age groups 8-11, and 12-17 as well as adults, are also popular.

'Adventure' sailing courses, principally done in RS Fevas as well as windfoilers and powerboats, introduced participants to other types of craft.

Foiling, seen to spectacular effect in the America's Cup, now comprises 20 per cent of racing on Sundays.

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12.00pm 21 April 2021 at 39 Victoria Road, Devonport (unless sold prior)

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Sat/Sun 1:00-1:30pm  
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**Tracey Lawrence**  
021 1720 681  
t.lawrence@barfoot.co.nz  
Devonport 09 445 2010

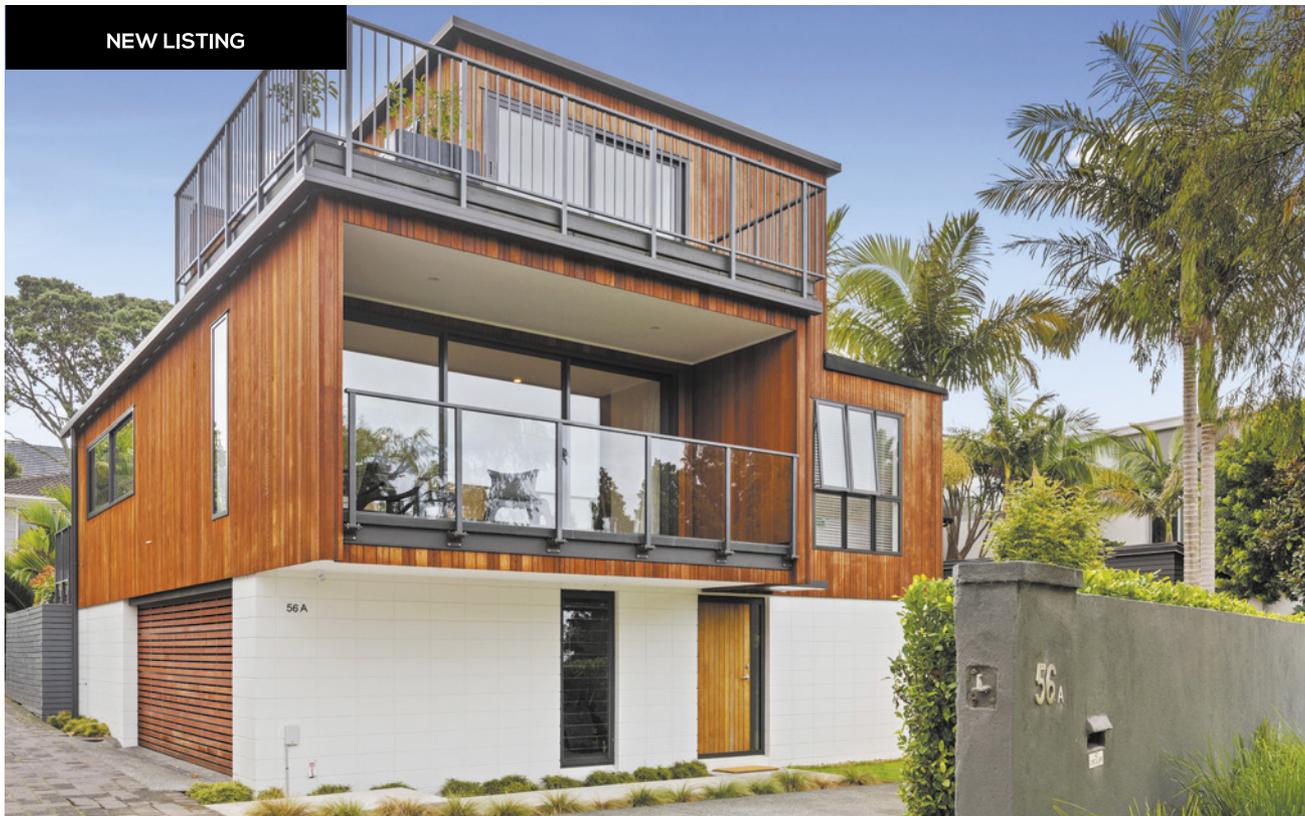


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**TAKAPUNA 4/11 SANDERS AVENUE**



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**AUCTION**  
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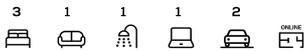
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# Lake Rd funding back on track

We are delighted and relieved to learn that the budget for the Lake Rd Improvements Project – which was put on hold in last year’s Emergency Budget – has been retained in two key long-term transport plans.

Last May’s Emergency Budget announced that the \$47 million Lake Rd Improvements was one of many projects across Auckland that would be put ‘on hold’, with no budget available to proceed further.

The recently released Auckland Transport Alignment Plan (ATAP) shows a \$52 million budget, and the new draft Regional Land Transport Plan (RLTP) shows a \$48 million budget.

This is great news – and is what George, Jan, Trish and I hoped for when we voted

in favour of the Devonport-Takapuna Local Board’s June 2020 resolution asking Auckland Council and Auckland Transport not to delay the funding for this crucial project. Our resolution also highlighted our commitment to the four key project goals: improved pedestrian and cycle safety; improved public transport; easing congestion; and fixing key pinch points at intersections.

We don’t know everything about these announcements, such as why ATAP and RLTP show different figures, or when the project would restart (as both are long-term plans).

To answer these and many other questions, we’re looking forward to restarting discussions between the Devonport-Takapuna Local Board and Auckland Transport (AT) about the final

version of the plan. These discussions were effectively put on hold along with the project’s budget.

Key in these conversations will be the feedback from the public consultation held this time last year, which we had not seen at the time of our June 2020 meeting. There were, unsurprisingly, a wide range of views – both positive and negative – and many questions asked. Local-board members also commented on positives in the plan as well as raising a number of concerns.

Lake Rd is an AT project, in which it is the decision-maker, not the local board. As local-board members it’s our job to be as well informed as possible and advocate to AT for the best result for our community.

This is a complex and difficult issue trying to get a safer and better result for everyone – pedestrians, cyclists, public-transport users and drivers. Perfection is impossible – but we’ll do all we can to work with AT to get the best result possible.

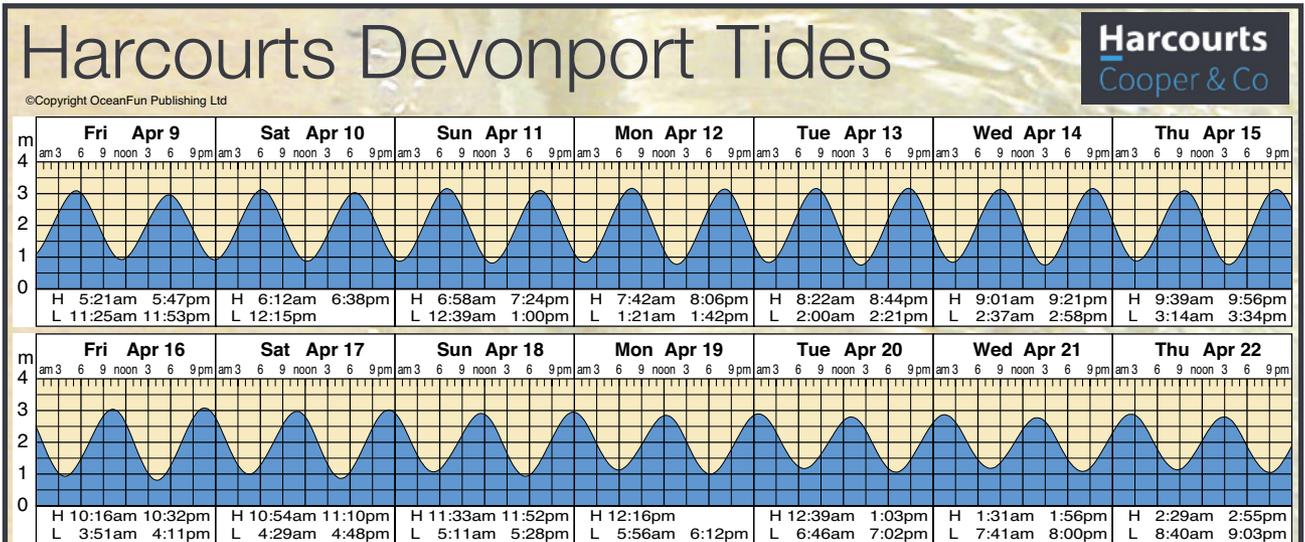
The next phase of the project is the final design – with very detailed engineering and design drawings. This expensive process is ‘a point of no return’. Making changes after that would effectively be impossible.

Consultation on the RLTP is open now until 2 May 2021 at [at.govt.nz/haveyoursay](http://at.govt.nz/haveyoursay) (then click on ‘Regional Land Transport Plan’). Money is tight, and competition fierce, so make a submission supporting this crucial project.

Your support is crucial to ensuring this money is not lost – because without it even an imperfect solution will be an impossibility.

**Ruth Jackson, Trish Deans, Jan O’Connor and George Wood, Devonport-Takapuna Local Board members**

## Bodyline by Guy Body




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## Sale proceeds from Handley Court must stay in Devonport

News in the Flagstaff (26 March) of the sale of the senior-housing block in Handley Ave, Narrow Neck, is seriously disappointing and short-sighted.

The sale is potentially a major loss to the Devonport community at a time when the need for senior rental accommodation is a critical part of the overall housing crisis.

This is a serious issue on the Devonport peninsula, with the rapid-intensification development taking place. Not all our seniors can afford to move into Ryman. Affordable local social housing must be retained, particularly for our long-standing senior residents.

The Handley Ave sale highlights the need for an immediate critical review of the Auckland Council policies on their seniors housing stock, now managed by Haumaru. The proceeds from the Handley Ave sale must be retained and used to purchase land for a new senior court in the Belmont area in conjunction with the Ngati Whatua/Kainga Ora developments.

Of particular concern is that while the proceeds of the sale must be put back into retirement housing, this is not required to be in the area of the site being sold, nor in the purchase of alternative land in the locality. Current practice is to use the proceeds of land sold to assist in the redevelopment of senior-courts sites elsewhere in the city.

Grey Power has been working with council and Haumaru for some time on senior housing, and played a key part in the

establishment of Haumaru. Grey Power's long-standing policy is that none of the land of the existing courts should be sold, but fully retained for building more units in redevelopments. Haumaru itself is a joint venture between the Selwyn Foundation and Panuku, with Auckland Council – through Panuku – retaining ownership of the court land, and Haumaru having a management role only.

Current council policy is in essence to just retain its around 1400 existing units with an undertaking to have no less. These units are in the north, west and south Auckland only, the former Auckland City having sold their stock some years ago. This must change to allow the redevelopment of the court sites to be fully utilised and have new units added. A change would be fully compatible with the current government housing-construction programme. The council has a significant opportunity to assist.

Grey Power made a formal submission to both the Auckland Council 10 Year Budget process and to the Devonport-Takapuna Local Board for council to work with Kainga Ora (Housing NZ) and Ngati Whatua to use the proceeds of the sale of the Handley Court block to purchase a replacement court site in the housing redevelopment programme under way in the Belmont area.

This approach fully reflects the current government housing-crisis policies. The

project would be financially self-funding considering current interest rates. Grey Power has already had a preliminary discussion with the government.

Many of the courts on the Shore are old and needing redevelopment. They were built by previous councils for seniors of limited means under a specific government programme in the post-World War II era. Councils provided the land, usually from development reserves from subdivision, and the government provided special loans to be repaid from rents. They were built by the local community for their older people and this community locality linkage and contribution must be recognised and retained. It cannot be disregarded.

With the current focus on te ao Maori and tikanga principles and guidelines of council, the tangata whenua and taonga element of the senior courts with the Devonport community must be acknowledged. The inherent Maori respect for elders, the *kau-matua* of our community, is also relevant.

Haumaru is doing an excellent job in its redevelopments. The recently completed Wilsher Village redevelopment in Henderson is top quality. A strong and active presence of Haumaru senior housing in the Devonport area and the Shore must continue and be expanded. A new Handley Ave replacement project in Belmont would be a sound start. It must happen.

**Bill Rayner, President, Grey Power North Shore**

## Keep raising local issues

Bruce Tubb pointed out in the 12 March issue of the paper that years of raising local issues of concern to do with rates, development, infill housing, transport, water, etc., appear to be largely a waste of breath.

It's true that those in Auckland Council, Auckland Transport and Watercare – and so-called independent commissioners called on to review disputed development – clearly don't give a toss about anyone or anything except their own agendas.

In the way these city leaders ignore the serious issues, they are degrading democracy, and are disrespectful, dictatorial and dismissive to the point of being anarchists in their own right.

The Mayor, as overall leader, is largely responsible for the total shambles evolving in our village, with the ill-conceived Unitary Plan becoming reality: three-storey slums looming over both sides of Lake Road.

Only a moron would admire the handywork

of those responsible for the Unitary Plan.

Our world has become so PC that you can con most people to go along with just about anything. We fretted about Roundup spraying in our village for a decade. Fair enough, but now the majority of those concerned about Roundup seem willing to take a stab at some genetic engineering of our immune systems just to be 'team' members.

Complacency is what allows stupidity to prevail as it is. I urge people like Bruce Tubb to keep on pointing out the issues in the hope that basic common sense will one day become normal again in the development of Devonport and Auckland.

Look at the nonsense and money now wasted on double-naming every park, city, mountain, etc – total disrespect of our history to appease those who do nothing for our town in any meaningful way.

**Ron Dykman**

## Women workers invisible

A few days ago I was involuntarily 'parked' on Lake Road for several minutes. This enabled me to read the words stencilled on each and every road cone I could see at the time. They were "Men at Work".

Is it really true that there are absolutely

no women employed in the construction and roading industries in New Zealand? Or if there are, the powers that be do not consider they are working?

Is this 2021 or 1921?

**Elizabeth Urry**

## Scaffolding sculpture marring great view

Greer Twiss's sculpture undoubtedly deserved better treatment than it received from Auckland Council.

But in my opinion, its current position is totally inappropriate and it is now, from a distance, an eyesore.

Some woke artist obviously thought being next to the sea was the right place for it, but I can't recall, in my 60 years in Devonport, too many bloody albatross flying up the Waitemata Harbour!

Walking down Victoria Rd, to have a gluten-free beer and a vegan pie at the Living Room, I thought someone had erected scaffolding on the wharf to haul up one of my overweight inebriated mates from a yacht.

Because, from a distance, that's what it looks like. Scaffolding.

We protect the line of sight to Takarunga and Maungauika, so why can't we protect my favourite view when I'm walking down Victoria Rd?

**Ross Iremonger**

## Bayswater Marina development a 30-year epic

The latest plan to develop the Bayswater Marina land into a residential precinct is the most recent in a saga that has twisted and turned over the last 25 years. Rob Drent looks back.

Martin Jones always had grand plans for Bayswater Marina. Some say it killed him.

The genesis of the marina was in the 1980s, when the Auckland Harbour Board invited proposals for development in the area.

Jones, the former marina owner, was at the forefront from the start, with the project kicking off in 1989 in a joint venture with construction company Wilkins and Davies. However, the firm went into receivership just before construction was about to start. Downer Construction and Fletcher Construction became partners, but both pulled out.

Jones pursued the project largely through the force of his own personality and \$30 million later the 437-berth marina was finished in 1997. "Goodness me, does this country need some dreamers who are far-sighted and determined," Prime Minister Jenny Shipley said of Jones, at the official opening in 1998.

Dredging the marina formed new land, and Jones always envisaged more than just a car park on the site. It could be like Portofino in Italy, he told anyone who would listen. Bayswater point could become like coastal locations in Italy, and other parts of Europe, with restaurants and bars interspersed with housing by the sea.

His grand plans for a \$150 million Bayswater Marina Village were unveiled in 1999: 130 residential units, a mixture of townhouses and apartments, a range of retail shops, offices, restaurants, a ferry terminal, convention centre, boutique hotel and Bayswater Yacht Club. Buildings would be three to four storeys, on top of a massive underground car park for 806 vehicles. The grand yacht club was four storeys.

Jones died in 2000, aged 58, of a rare lung disease. Without his drive, the dream stalled and Bayswater Marina Ltd (BML) was put on the market a year later.

Enter Simon Herbert, a commercial-property lawyer who had worked at Queen St firms Russell McVeagh and Rudd Watts and Stone, before moving into the money world himself, investing in office buildings, retail centres and residential property.

Herbert found his niche in marinas and waterfront land. Companies associated with him now own Pine Harbour, Hobsonville and Bayswater Marinas, and around 20 ha of waterfront land alongside.

When Jones died, BML didn't have a formal lease to occupy the marina land. Herbert obtained a Crown lease in 2004 – a step towards buying the 3.34 ha land freehold.

In a 2006 interview with the Devonport Flagstaff, Herbert outlined his plans for the site: mainly residential with some cafes and restaurants. He'd abandoned Jones's plans



**In for the long haul... Simon Herbert pictured in 2006, soon after he took over Bayswater Marina**

for a hotel and retail. "I don't think a hotel would work here commercially," he told the Flagstaff. "I don't think retail would work here either. There is not enough foot traffic. You cannot develop foot traffic at the end of a peninsula."

Herbert held a design competition in 2006, which produced concepts for between 250 and 500 apartments.

He took the designs out to the community for feedback, which ranged from highly positive to concerns about the project's scale and retention of public spaces. Attempts to further this plan were knocked back in the Environment Court in 2009.

Herbert wasn't one to give up easily though and soon his ownership was on much firmer footing.

The Crown decided the land would be offered to marina owners and BML applied to buy it in 2011, with the deal going through in 2013. The fact the land had gone into private hands for \$3.7 million created a public furore.

Bayswater and Devonport peninsula residents were aghast that the sale had been conducted in secret, with one valuation putting the price at \$9 million if it was dry land. It had a statutory valuation of \$5.6 million in July 2011. The price was discounted down due to it being reclaimed land, a restrictive

zoning, the need for a coastal strip, and the \$17 million cost to reclaim the land.

The political fallout was immediate. National MP Maggie Barry, who was elected after the decisions around the land were made, ordered government bureaucrats to attend a packed 'please explain' meeting at Bayswater School hall.

While frustration and anger was vented, it was a done deal for BML and nothing changed over the land's status.

After the freehold was obtained, Herbert held a series of public meetings. Again, feedback ranging from supportive to concern about the scale and density of the dwellings proposed and the amount of space that could be accessed by the wider community.

Any development was further affected by the advent of the Auckland Unitary Plan, which merged Waitakere, North Shore, Manukau and Auckland City planning laws into one document to make regulations more homogenous and easier to interpret. A major change was its recognition that Auckland needed to intensify rather than to grow outwards. Critics have called it a pro-development plan as many areas – particularly those around arterial roads, transport nodes (bus stations and ferry terminals) and suburban commercial cen-

## Open space, marine activity to fore in plan

The Bayswater Marina precinct is summarised in Auckland’s Unitary Plan as a Coastal Marina Zone and Open Space – Informal Recreation Zone.

The primary purpose of the precinct is to provide for marina, ferry terminal and marine-related activities, including associated parking and facilities, and for public access, community uses and marine sports, open space and recreation. “Provision is also made for residential activities and food and beverage, subject to these activities being accessed through a resource consents process to assess the effects of the proposal on the use and the function of the precinct. [Outlined above.]

Minimum standards are specified to qualify for discretionary-activity status – such as residential and food and beverage uses – so “the primary focus of the precinct is achieved”.

## What’s planned

- More than 110 dwellings are proposed in a new Bayswater Maritime Precinct.
- The development would include 94 terraced houses, and 27 apartments in three buildings, across 33,415 sqm of land next to Bayswater Marina.
- It will also include one or two cafes and a restaurant.
- Auckland Council will assess the application, which will be notified for public submissions.

tres – have been allowed greater density and building heights.

This seemed advantageous to Bayswater Marina, with its proximity to the ferry service to Auckland and a bus route.

A Bayswater Marina precinct was created in the Auckland Unitary plan, with Herbert advocating strongly for the residential component at hearings in 2016.

“Our investment in the marina business at Bayswater, and in fact the other marinas we own, is very significant and certainly not short term, Herbert said in evidence. “The capital value of the marina at Bayswater to our group is in excess of \$30m.

“We would not do anything to prejudice this asset by undertaking an inappropriate development... we are motivated to ensure a quality development occurs that will enhance our marina asset. This will also result in an enhanced public and recreational area,” Herbert said.

In the photo caption accompanying our 2006 interview, Herbert was described as tenacious and optimistic – something he would need in spades, as 15 years on, plans have yet to be approved for the site.

Construction is further away still. It’s likely to be at least 20 years from the time Herbert purchased the marina and rights to the land before the first residents move in.



**Visionary... Martin Jones in 1998, with Bayswater development models**



**Handy for boaties... The proposed development includes townhouses and apartments overlooking Bayswater Marina**



# Takapuna

SCHOOL NEWS



# Grammar

APR 9, 2021

## Summer Tournament Overview



### ROWING

The annual rowing Maadi Cup was held at Lake Karapiro last week. With 42 students racing over six days, the club showed the rest of the country what Taka PRIDE means winning two silver medals, two gold medals (two national titles), coming sixth overall in the country and placed as the second co-ed rowing school in New Zealand. Another wonderful season for TGS rowing. Thanks to TIC Tim Ryder for attending this event.

### CRICKET

Our Premier Girls team was a young one and the expectation was to perhaps make the semi-finals of the tournament. We had some wins and losses and our last pool match was against Mt Roskil. Rishika scored 54 for her third 50 of the tournament. We won comfortably and played Glendowie College for fifth/sixth, where the girls played with confidence and placed fifth in Auckland. The girls were excellent ambassadors for the school and the team will gain a lot of confidence going forward. A big thanks to Johan K coaching this team.

### ULTIMATE

TGS Ultimate Frisbee (premier boys and girls) attended the NZ nationals held in Taupo.

The boys were undefeated the first day, but lost on the second day to Hutt Valley. The boys team finished eighth. The girls team, a young squad, had a mixed bag of wins and losses but improved every game and in the end fought their way into the play-off for third and fourth. They finished in fourth place. Thanks to TIC Melita Tu'isila for attending this event.



### BASKETBALL 3X3

TGS Basketball competed in the Rebel Sport 3x3 Secondary School Championships at Pullman Arena where 141 teams were in attendance. All three of our teams placed in the top eight of their respective grades. The junior boys placed seventh out of 17 teams in the junior boys open grade, the senior girls placed sixth out of 16 teams in the senior girls open grade, and the senior boys placed third out of 35 teams in the senior boys open grade. Thanks to TIC Jake Lamb and Joshua Choice for attending this event.



### VOLLEYBALL (INDOOR)

Summer Sport Tournament week has seen our TGS premier girls and boys volleyball teams competing at the NZSS Volleyball Nationals held down in Palmerston North. Led by Tristan and Steffi, our head coaches, and helped by a vast array of parents over the week, there has been some great volleyball on display. The boys finished 14th in division 2 and the girls finished 11th in division 3.

### MOUNTAIN BIKING

The NZ Secondary School North Island Mountain Biking Champs took place last week.

TGS had four students competing. One student in particular, Joe Millington, had some outstanding results from this event and finished first in the under-16 Cross-Country and second in the under-16 Enduro races.

### SAILING

TGS students Rye, Carrington and Niamh competed in the PredictWind National Girls Regatta at Kohimarama Yacht Club in their respective classes. Carrington earned a first-place spot in the 29er class with partner, Amelia Angus from Epsom Girls. Rye Brady and Niamh Shanahan earned a second in the Feva class.

# RESTORING THE NGATARINGA ECO-CORRIDOR



**Thursday 15 April, 1.30pm**

Come along and meet the faces of locals from Restoring Takarunga-Hauraki.

We are privileged to live in an area that has such rich ecological diversity, public spaces and parks. Hear about local restoration efforts that are happening nearby along Seabreeze road, Achilles reserve and will start soon at Polly's Park below William Sanders Village.

Learn how we can improve waters in the gulf by taking small steps to support these projects. We'd also like to hear your ideas about initiatives you would like to see in Narrow Neck.

---

**For more information and to RSVP,  
call Mark or Janet**

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District Health Board

Best Care for Everyone

### Internal Communications Advisor Healthcare & Medical – Auckland

We are looking for a skilled communications professional to create and oversee the distribution of high-quality information to more than 8,000 staff at New Zealand's largest district health board.

Responsible for delivering customised information to keep colleagues informed about key developments and events affecting them and the care they provide.

The role is primarily responsible for crafting and publishing regular updates via our various digital communication channels, taking particular care to ensure consistency of messaging when engaging with different audiences.

It requires exceptional attention-to-detail and time-management to stay on top of daily competing demands and ensure that internal stakeholders receive communications support that is appropriate to their needs. Highly polished writing and presentation skills are a given, as is a strong commitment to meeting internal deadlines.

The role also includes opportunities to provide critical support to our Incident Management Team during major events.

The Internal Communications Advisor is required to identify risks and develop mitigation strategies in support of agreed goals, often working alongside senior leaders. The ability to influence and provide communications leadership is essential, particularly when working with staff whose specialties lie in other areas.

From time-to-time, there may be a need to work with the news media in support of team goals, including proactively pitching story ideas, generating media releases and chaperoning news crews on our sites to protect the privacy of our patients.

The identification of regular content for official social media channels is also expected as part of the role, including the creation of short videos demonstrating the DHB's values in action and showcasing the amazing work our teams do every day for the people of Waitematā.

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**Waitematā**  
District Health Board

Best Care for Everyone

### PSO Analyst - Fixed Term Fixed Term – 12 Month Project

Waitemata District Health Board is the largest DHB in New Zealand providing services to a population of more than 630,000 and employing more than 8,000. Our organisation values and promise statement – Best Care for Everyone - serve to inspire us to continuously improve to provide the best care possible to each and every person, and their family.

Supporting the organisation with the implementation and enhancement of our Project & Portfolio Management (PPM) Tool, this fixed term role will focus on assisting in the analysis of project data, development of reports and dashboards along with supporting users of the PPM tool across Waitemata DHB.

Fast paced, with a problem solving focus, the successful candidate will find themselves working in a supportive, team based environment.

In this role of you will be required to:

- Demonstrate strong analytical and problem solving ability
- Demonstrate strong Microsoft office suite and IT capability
  - Intermediate to advanced Excel
  - Knowledge in Qlik; Power BI or IBM Cognos is an advantage
- Display excellent communication skills, both verbal and written, and the ability to interact professionally with a diverse user group
- Prepare regular project reporting for key stakeholders and management
- Organise and positively contribute to project meetings and work-shops
- Manage project and change management documentation accurately

This is a fantastic opportunity to further develop your skills and experience in a PSO environment.

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**Kitchen Hand**

Our busy restaurant is looking for a Kitchen Hand to join our team. You will have a positive can-do attitude and enjoy working as part of a team. You would be responsible for cleaning, dishwashing and food prep in our kitchens. This may include vacuuming, mopping and dusting as well as removing of kitchen waste. Must have, eligibility to work in NZ. Reliable transport, honesty and integrity – police vetting is required, friendly, helpful and courteous manner and ability to work rostered shifts.

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**House Attendants & Houseman**

The Spencer on Byron is a four and a half star Hotel in the Heart of Takapuna. We are looking for a Housekeeping Attendants and a Houseman. Experience required but not essential. Basic duties include cleaning check out and stay over rooms. Houseman role involves some heavy lifting. Some weekend work is required.

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**Experienced Practice Nurse**

Devonport Family Medicine is a busy, friendly, family-focused practice of one full-time and one part-time GP.

We are seeking an Experienced Practice Nurse who has a passion for primary healthcare to join our small and valued team.

This is a part-time permanent position of 2-3 days. This role covers all aspects of general practice including wound management, diabetes care, immunisations, assisting with minor surgery and health promotion.

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**Cheltenham Milk Bar is looking for a Cafe Assistant**

Our small, family-owned cafe in Devonport is looking for a cafe worker part-time/casual ideally with cafe/barista experience. The job also entails baking and sandwich-making. This position requires you to be available weekdays & weekends 7:30am – 3pm with several roles/shifts available.

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**Zund and Esko Operator  
Cube - Wairau Park**

We are looking for a Zund and Esko Operator to join our established team in Wairau Park North Shore. You will need to have experience and skills around service, production and operations in project management and digital equipment manufacturing. Mathematical and computer skills, with an eye for production and preventative maintenance and systems.

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**Casual Relief Teachers**

New Shoots Children's Centre in Sunnynook is looking for additional casual relief teachers to join their growing team. New Shoots is a place where children's imagination is fostered, uninterrupted play is encouraged, and a lifelong love of learning begins. Our casual relievers are an integral part of our team and support our permanent teaching staff. Casual work offered throughout the week, 4-8 hour shifts between 8am-5pm.

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**Apprentice, Intermediate & Qualified Stylist - Devonport**

We are looking for passionate apprentices, intermediate and qualified stylists to join our loving local team. Ideally you would need to have some previous salon experience with competency in all aspects styling and hair-knowledge. This would be an immediate start and might require to work late nights and weekends.

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**Retrofit Specialist**

**The Double Glazing Company (North Shore)**

The Double Glazing Company, is looking for a Retrofit Specialist to join our team.

You would need to be a team player with a passion for professional and superior customer service delivery.

Experience in retrofitting double glazing into existing windows and doors would be an added advantage.

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Clean for Good is a growing company, seeking experienced cleaning professionals to join a team of house cleaners. Must have experience as a cleaner or housekeeper. Must have, valid drivers licence and vehicle would be an advantage, be at least 18 years old, legally authorised to work in NZ, extremely reliable and able to working full-time (min 30 hrs a week).

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**Workshop Service Technician**

Michies Supper Shoppe Takapuna is seeking to hire an experienced Workshop Service Technician with the ability to be a Service Foreman for their Takapuna branch. We as a company focus on providing value for our customers through quality workmanship, service, and trust.

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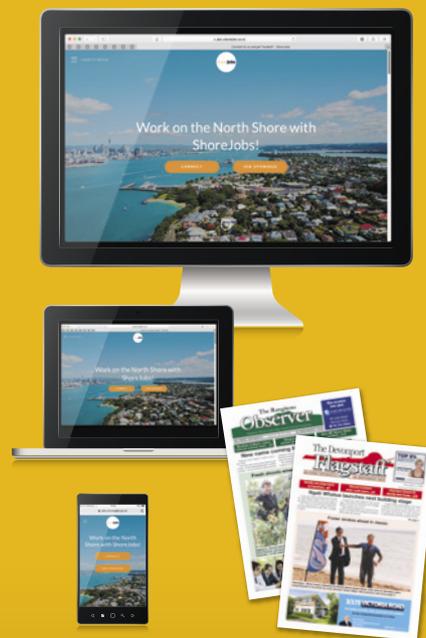
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## **babcock™**

### **Electrical Fitter**

Babcock New Zealand is looking for an experienced and qualified and Electrical Worker to join our experienced team based at the Navy Base in Devonport. Experience working on a variety of mechanical and electrical marine equipment and systems preferred.

Must be an NZ Registered Electrician with a practicing licence however applicants with strong marine electrical small pleasure craft or automotive electrical experience will be considered.

Strong command of the English Language. Current forklift license an advantage.

Babcock offers the opportunity to work in a great location, on challenging, rewarding projects with total support and commitment from a hands-on leadership team.

Drawing on the substantial experience of Babcock International, this is a career defining opportunity for someone who can drive change and influence people.

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### **Real Estate Administrator**

Ray White Devonport is looking for a full-time administrator for our office, in the heart of Devonport village. Our perfect person would need to be great all-round communicator, and provide first class customer service to our office visitors and team members as their primary focus on a high level of competency, with computers and standard software package knowledge, approach to ensure the office runs efficiently.

With some flexibility around your working hours and days to suit changing demands.

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## **Takapuna Mufflers and Towbars**

### **Takapuna Mufflers & Towbars**

Labourer/welder required to join our team at Takapuna Mufflers & Towbars.

Full-time position, Monday–Friday 7am–4.30pm and Saturday 7am–12pm.

Experience preferred but not essential. Immediate start.

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### Part-time Pharmacy Assistant/Retail Manager Beach Haven

Our established pharmacy is looking for a Pharmacy Assistant/Retail Manager to join their team part-time. The hours would be between 16 - 24 hours per week, hours are negotiable but pharmacy experience is essential based at our Beach Haven branch. Come and be part of our team.

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### Concrete Finisher – North Shore

Gill & Gundry Concrete are looking for an experienced Concrete Placer/Finisher to join our Concrete construction crew. Role will involve boxing, prepping, placing and finishing concrete for housing foundations. You will need 1+ years concrete placing/finishing experience, Great attention to detail, Physically fit, Reliable, punctual and have a positive attitude and minimum Class 1 license, at a minimum.

NZ Resident or valid work visa are essential.

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### Labourer Gill & Gundry – North Shore

Gill & Gundry Concrete are looking for a Full time labourers to join our Concrete construction crew.

Highly competitive hourly rate.

Must have Own reliable transport.

NZ Resident or valid work visa are essential.

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### Concrete Digger Operator

Gill & Gundry Concrete are looking for an experienced digger operator to join our Concrete construction crew. Role will excavation of foundations and platforms. Must have min of 3 years Machinery operating experience in Digger, loader, and dump truck operating Driving all new machinery Monday to Friday, 8 to 9-hour shifts. Ability to work independently and be a self-starter and physically fit and able to also do manual labouring if required.

Apply via [www.shorejobs.co.nz](http://www.shorejobs.co.nz)

Our new **Head Chef** to run our refurbished kitchen and F&B menu at Waitemata Golf Club found out about us via the ShoreJobs partner network. The ShoreJobs service was efficient and excellent value for the service provided.

**Hayden McCallum** General Manager **Waitemata Golf Club**

We were able to hire an experienced **Medical Receptionist** within weeks of listing with ShoreJobs. She saw the job in the Rangitoto Observer and applied directly to us via ShoreJobs.

**Monique Nyemecz** Practice Manager **Devonport Family Medicine**

Thanks to the ShoreJobs team for helping us hire our most recent staff member. Soon after listing our job with ShoreJobs we received a shortlist of great candidates. One person in particular was a standout. We interviewed him immediately and he joined our retail sales team the following week. Thanks ShoreJobs!

**Hayden Collier** Manager **iStore Takapuna**

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# UGLYS UPDATES

The Story So Far..

UGLYS was born out of frustration with where we get our fruit and veg from and a desire to get truly organic produce without having to pay the earth for it.

At first we chased after that "Country Calendar" couple that live 2 hours out of Auckland and are doing wonderful things with a few acres. But they didn't have much left over.

We started to look closer to home and noticed how much fruit was visible on the ground in people's front gardens. So, we began going door to door.

We started selling at our front gate in Clarence Street and it was very gratifying as we had a chance to talk to every customer and get lots of tips and advice and of course trees to be harvested.

We probably thought of ourselves as on a sort of crusade to not only deal with waste but also encourage others to think about how they consume.

Then we approached Nathan and Khumar from The Fresh Market who were very receptive and have converted just about everyone in Devonport with their excellent range of reasonably priced produce and products.

So now we have an UGLYS branded stand at Fresh Market 7 days a week. This allows us to present the fresh produce we pick locally alongside the various condiments made from the fresh fruit!

So, go check it out!

Justin



**THE FRESH MARKET** *Devonport*  
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Phone 09 215 8570  
Open 7.30am – 6.30pm daily

## Opinion: Companies and individuals need to be the change

Narrow Neck resident and Genesis chief financial officer Chris Jewell offers an example of how firms and workers can make a difference

Over the last six months, I've become a regular on the morning ferry to the city. Most often, I'm the one with the black backpack and the foldable electric scooter. My new commute takes me less than 30 minutes from closing our front door in Devonport to sitting at an office desk in Wynyard Quarter.

The change came after Genesis moved offices from Greenlane to Wynyard, in October. But it has been far more than a change of location. Committed to putting sustainability at the heart of our business and a determination to walk the walk, the move came with a raft of changes for all of us.

The biggest of them was removing every staff car park and replacing our corporate fleet with the Zilch EV car-share service. That meant 280 less car parks.

We offset the impact on our people by ensuring we had the facilities to help them adopt a new approach to travelling to and from work. Besides showers in the changing rooms, there's an iron, drying room and lockers for those who choose to bike, walk or run to work. We also worked with Auckland Transport to subsidise the Hop cards of staff who want to use the train or bus.

Our chief executive sets the tone by catching the bus or riding his bike to work, and most of my colleagues on the executive management team have made similar changes.

Across Genesis, we've seen a 36 per cent reduction in staff travelling to work by car, largely offset by a 23 per cent increase in those using the bus, with the remainder on a ferry, bike or e-scooter. As well, we've seen a rise in the number of staff who are happier, healthier and less stressed.

There's a sense, that we – as individuals and collectively as a business – are doing something practical to combat emissions.

Of course, the size of the problem is significant. Transport makes up 40 per cent of the country's emissions. In 2019, the national car fleet was the biggest it's ever been, 4.2 million. Auckland alone has more than one million cars and this increases annually by 40,000. In addition to the emissions, traffic is already crippling, and congestion is estimated to cost Aucklanders more than \$1.3 billion a year in lost productivity.

The lesson for us has been that unless you take something away (in this case car parks), there is no incentive for change. This was the stick.

The carrot was removing roadblocks by having the changing facilities, travel subsidy and work policies in place to make it as easy as possible for teams to adapt and



**Leading by example... Peninsula local and Genesis CFO Chris Jewell**

change. We took the bold step of no car parks for anyone, because it was the right thing to do and contributes to helping get Auckland moving.

It's too easy to make an excuse that my life is different – I am an exception and need a car park.

There are parallels from our experience that leaders in the Devonport community can consider. There is an alternative to the daily grind down Lake Rd and then going bumper-to-bumper on the motorway to your car park in the city.

Trust me, it works a treat on multiple levels.

Let's ask questions at work and in our community: How can we do things differently? Why do we need staff car parks? How can we make it easier for our teams to take alternative transport? And, locally, why does the Navy still allow hundreds of cars every day onto its base, clogging up Lake Rd and putting our kids at risk?

It's easy to say this is a problem for others to solve. That councils will change the planning rules, roads will be widened, and emissions standards improved. But I believe there is a massive opportunity right now to "be the change we want to see in the world".

Turkeys don't normally vote for Christmas. For leaders, take the opportunity to be brave, make the tough calls that impact themselves and put in place measures to support and help others adapt. In short, lead. Change is hard, and it can be painful, but it's also rewarding as we all need to do our bit to enhance our environment.

## Enviro group eyes Lake Rd base

Peninsula pest and weed-control efforts have been given a boost with work under way to establish a base for the Restoring Takarunga Hauraki community environmental group.

Group coordinator Lance Cablk said that while lease arrangements still needed formalising with the Devonport-Takapuna Local Board, group members were working on cleaning up a site by The Claystore on Lake Rd.

“We’re looking at a new plan so we can scale up,” said Cablk.

The area was once used as a coal-loading dock, but had been empty for some years. Once security was arranged, it would provide a place to store and collect tools (other than the boot of Cablk’s car) and provide volunteers a gathering point. “It gives us a place in the community.”

Options such as installing a container were

being considered, with Cablk hoping one might be donated.

Nursery space was also needed, he said. Around a dozen volunteers grow plants from a shade house at the back of the Mt Cambria community garden, but this was “chocka”, Cablk said. Up to 4000 seedlings were expected from various sources for nurturing and planting out in the months ahead.

The group, which receives some funding for its environmental work from the local board, is also looking at fundraising for its Ngataringa Eco-Corridor Project.

Next week, it will talk to residents at Ryman’s William Sanders Village about how the project will support birdlife in the area.

Regular weeding and pest management in reserves continues and new members are always welcome. To find out more, go to [www.restoringth.org](http://www.restoringth.org)

## Bird count

Help track birdlife on the peninsula by participating in a backyard bird count. The citizen-science project on Sunday 11 April takes place in half hour blocks. Counting can be done at home or in a local reserve. Usually around 40 volunteers take part.

## Te ao tips

An indigenous programme to help familiarise people with te ao Maori gets underway at Bayswater School, with kete weaving on Thursday 22 April from 2pm to 5pm, and making eco-lanterns the following week. The programme, run in conjunction with Ngati Whatua, operates on a koha basis.

## Feed fix

Learn to build your own tui feeder at the Claystore on Sunday 11 April, from 10am to noon. Entry is by koha. Restoring Takarunga Hauraki community coordinator Lance Cablk said it provided another way for people to engage with wider environmental efforts on the peninsula.

• To sign up for the above events, email [pestfreedevonport@gmail.com](mailto:pestfreedevonport@gmail.com)

## Beach clean-up season

Waterbourne Beach Festival organisers say more than 200 litres of rubbish was cleared from Takapuna Beach by volunteers during the event’s final weekend in February.

Wairau estuary at Milford also came in for separate attention from the conservation volunteers group a week later.

Meanwhile, Devonport peninsula schools

finished their annual beach clean-up efforts last month, with schools collecting rubbish from along the coastline, following on from the efforts of Hauraki and St Leo’s Schools, (highlighted in the 26 March Flagstaff). The first Schools Beach Clean Up Day was held in 2011, and it became an annual event in 2015.



Sean and Keeghan

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Devonport Primary School, Kerr Street, Devonport  
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**Devonport Peninsula Community eNEWS**  
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With special thanks to the Devonport-Takapuna Local Board for funding the Devonport Peninsula Trust.

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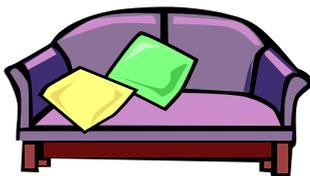
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Applications for out-of-zone places in Year 1, Year 2, Year 3, Year 4, Year 5 and Year 6 are now being invited for those students who will become eligible for enrolment during the period 3 May to 9 July 2021.

The deadline for receipt of applications for out-of-zone places is 3 May 2021.

If a ballot for out-of-zone places is required, it will be held on 3 May 2021. Parents will be informed of the outcome of the ballot within three school days of the ballot being held.

**If you live in the home zone and have not yet signalled your intention to enrol your child later this year, please contact the school immediately to assist us to plan appropriately.**

The Board of Trustees will also hold multiple ballots throughout 2021 to enable out-of-zone children to continue to enrol in 2021.

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## Navy man elected RSA president

The Devonport RSA has a new president – Commander Maurice (Muzz) Kennett, a senior serving Royal New Zealand Navy officer.

Kennett, who has lived in Devonport since he joined the Navy at age 16, as a junior weapons electrical mechanic, replaces long-serving member Howard Mace. He is chief of staff to the Captain of Fleet Operational Readiness at the Devonport Naval Base.

“I am pleased and honoured to have been elected,” he said. “This provides me with an opportunity to work and learn from our esteemed veterans and to ensure our RSA is valued in the community. I will also actively work to provide the highest-quality support to our members, including those from Takapuna, and encourage more engagement with current and recently retired members of the NZ Defence Force, and in particular our younger veterans.”

Kennett has been involved in the community through Devonport Scouts, North Shore soccer and rugby clubs and the Navy Softball Club, where he was a player, coach and long-standing president. He is also a regular speaker at Anzac commemorations on the Coromandel Peninsula.

On Anzac Day this year, on 25 April, he will lead the local parade, which starts at 9.30am, from Fleet St down Victoria Rd, with the ceremony starting at 10am at the cenotaph.

After signing up to the Navy, Kennett



**New RSA president...  
Maurice Kennett**

rose quickly through the ranks to become one of its youngest warrant officers in 1993. He was commissioned as an administration officer in 2002, before switching to the Seaman Branch, where he qualified as a bridge watch-keeping officer. He went on to become the executive officer (second in command) of HMNZ Ships Manawanui, Canterbury and Endeavour and was also the Commanding Officer of HMNZ Ships Kahu and Manawanui.

He is married to Gail and they have two grown-up children and one granddaughter. He likes to keep fit and is a keen fisherman, scuba diver and cyclist.

## Window dressing

Devonport businesses are being urged to mark Anzac Day by dressing their windows to match the national theme of this year's RSA commemorations: *Women and the Military – Service and Sacrifice*. The RSA is offering a small prize for the best local window.

## Parade returns

After a hiatus last year caused by Covid-19, Devonport's Anzac Day parade starts from Fleet St, at 9.30am on 25 April. It will then head down Victoria Rd to the cenotaph, for a service at 10am.

## Back to The Strand

The Takapuna Anzac Day parade, led by the North Shore Brass Band, returns to its usual route after two years away. Devonport-Takapuna Local Board chair Aidan Bennett will MC the event. Marchers will gather at Lake Rd, by Sanders Ave, before parading to The Strand. At the war memorial, readings and wreath-laying will mark the occasion.

## Paper poppies

A remembrance field will be set up at the Navy Museum for Anzac Day, where people can make and “plant” paper poppies. Those interested in learning how to knit a poppy, can also seek one-on-one instruction from expert local knitter Lynn Dawson. The museum will be open from 10am to 5pm.

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## Navy singer performs at museum



Soloist Rebecca Nelson will perform a range of songs of remembrance at a special concert on 19 April at the Navy Museum in the lead-up to Anzac Day.

The local singer, who is a reservist with the Royal New Zealand Navy (RNZN), holding the rank of able musician, is the official singer of the RNZN Band. Her classical-crossover style is well suited to what will be an intimate evening of performance. Among songs she will sing are *Ave Maria*, *Bring Him Home*, *Hallelujah* and the anthem from the musical *Chess*.

Nelson has performed widely, including at military commemorative events, notably the Anzac centenary at Gallipoli, and at the Somme and Passchendaele. She sang the national anthem at Twickenham in 2018 when the All Blacks played England in the lead-up to the Armistice centenary.

A \$5 donation will be made from ticket sales to the Devonport RSA Poppy Trust.

• A night of remembrance: Monday 19 April at 7pm. Tickets \$20. Book at the museum at Torpedo Bay, or ph 4455186 or email [info@navymuseum.co.nz](mailto:info@navymuseum.co.nz).

**In the Navy... Able Musician  
Rebecca Nelson sings for the  
RNZN Band**

## Rose Singers primed for Anzac performances

The Rose Singers will once again take to the stage this month with Anzac-themed songs.

Led by long-time drama teacher Ruth Chapman, together with Donna Franks, a well-known local actress with Company Theatre, the singers have been performing Anzac concerts at the Rose Centre for the past 10 years.

This April there will be four concerts, staged as a tribute to the history of an era spanning World Wars I and II.

In four scenes, 30 Rose Singers will bring wartime to life through song, dance and costume.

The performances include the Western Front in France 1914; a home scene with housewives and civilians in a park band rotunda, and an air raid shelter in 1943; and the need to cheer each other up through song and dance in a 1945 pub scene.

• Performances at the Rose Centre Belmont will be: Thursday 22 April at 8pm; Friday 23 April at 8pm; Saturday 24 April at 6pm; and on Sunday, Anzac Day, 25 April, with a matinee at 2pm.

For bookings, phone Ruth on 021 436010.

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# Great family fit



**By their own admission, Julie and Ian Williams were going around in circles trying to find inspiration for their new kitchen; that was until they came across the team at Kitchens By Design. Then everything became clear.**

Their existing kitchen was the original in an 80s-style house they'd been living in for two years. "We always knew a new kitchen was on the shopping list, and it had got to the point where it was looking old, and our girls were getting bigger – we weren't a family with little kids any more. We needed to do something. The kitchen wasn't working for us, but we didn't know what we wanted or where to go," says Julie.

"We found Kitchens By Design online, but it was their showroom that clinched it for us. It was very impressive – chalk and cheese compared to the others we visited. We started speaking to Jane [Fergusson], one of the designers there, and she immediately got who we were and what we were trying to achieve. We clicked straight away. Jane made it easy for us to visualise what our new kitchen could look like."

Julie laughs that they didn't give Jane much of a brief to work with, just that they liked

open shelving and wanted a bit of wood in their new kitchen, and also somewhere to have a casual meal.

"Jane asked us lots of question about how we lived, cooked and used the kitchen. She was the only one who did that of all the people we spoke to," says Julie. "She then came up with three different concepts – one was the original footprint, upgraded; the other was a partial change; the third was a complete change with all the bells and whistles... and that's the one we went for."

Seeing the mood board for the first time, with all the samples of colours and materials was one of the most memorable moments of the whole process for Julie and Ian. So too was choosing the benchtop material, then selecting each slab individually before it was templated, so they could see where the veining would appear on the final benchtop. That was a special service, says Jane.

Now their new kitchen is finished, the couple say that they both really love the bamboo breakfast bar. "We never thought of using bamboo – that was Jane's suggestion – but it gave us that touch of wood we asked for. It's also a very durable and hard-wearing material, which is ideal

for the countertop. The window seat is wonderful. It has completely changed how I use the space, because I can now lounge in the kitchen. Our daughters can hang out there, too. It's great in the morning because it catches all the sun. We also love our new scullery."

"Working with Kitchens By Design was so easy. Jane was great to communicate with, and she listened and ran with any ideas we had. Everything was so well planned out – she just instinctively knew where everything should go. Also, the whole team at Kitchens By Design fought our corner through the whole process, ensuring everything was done properly and we got exactly what we wanted, which saved us time and energy. They were definitely value for money."

"In the end it comes down to trust. We trusted Jane and went with what she recommended, and it worked out really well. The kitchen speaks for itself, just look at it!"

**Kitchen By Design's showroom is at 3 Byron Avenue, Takapuna (09) 379 3084. They are open Mon-Fri 10am-4.30pm, Sat 10am-2.30pm, or by appointment. [www.kitchensbydesign.co.nz](http://www.kitchensbydesign.co.nz)**

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# Watts calls for ‘laser focus’ on government’s roles

A large band of supporters attended the maiden speech in Parliament of North Shore MP Simon Watts.

His two National Party predecessors in the seat, Maggie Barry and Wayne Mapp, were among those who travelled to Wellington last week to witness the formal opportunity new MPs have to set out their credentials and ambitions. “It was a very special occasion and I was very proud to be joined by over 100 friends, family and supporters,” Watts told the Flagstaff.

He cited the continuity of “three generations” of MPs and also the humbling support he said he had received from across the political spectrum for his speech and the aspirations for the Shore that he had outlined.

Watts spoke of the need for New Zealand and its governments to do better in planning and action on housing, health and transport.

“Challenging times demand more than ever that we work together in the interests of all New Zealanders,” he told the House. Informed decision-making should look long-term rather than in three-yearly electoral cycles.

Drawing on his experience as both a health executive from a banking background, and ongoing work as a volunteer paramedic, had helped shape his approach. “Working simultaneously at both ends of the system opened my eyes to the importance of a bold vision, coordinated approach – and action, not talk,” he said

“As an ambulance officer for St John, I’ve been into homes with black mould on the walls; treated children with breathing problems in overcrowded housing; witnessed self-harm due to mental health, and I’ve been with colleagues on the roadside as we try to save yet another life blighted by drugs and crime.”

Watts said wanting to make a difference had drawn him to using his financial skills in the health sector, then on to politics.

“Health and education can’t be siloed out



**House call... It’s taken months, thanks to Covid-19 delays, but North Shore MP Simon Watts finally made his maiden speech in Parliament**

from our country’s economic performance, our strategy for affordable housing, or the importance of providing a sense of self-worth for our citizens. It’s all linked, and these challenges need action to sort not just the symptoms, but the root causes of these issues.”

As a toddler, he had been diagnosed with type 1 diabetes. “I’ve had a lifetime association with a system that’s blessed with passionate professionals yet plagued by broken decision-making. It’s time to fix that.”

The need to clean up beaches united those from the left, centre and right of politics. The Harbour Bridge, clogged roads and ferry cuts were also concerns that deserved decent answers that improved the outcomes for everyone.

So was a well-functioning economy.

“An economic rebound that leaves the most disadvantaged behind and locks young people out of work and homeownership is a mirage. It might look good in the business pages, but if it fails where it counts, in our homes and communities, then it’s not worth the paper it’s printed on.”

New Zealand had the land, resources and creative people to thrive.

“People from around the world are hammering on the doors to get into a country they know is exceptional, even if we don’t quite believe it. Complacency will condemn us, as it will future generations, if we don’t take this opportunity to lift up our country with both hands.”

Individuals, families, and communities should be at the heart of decision-making; not existing government structures and ways of doing things, he said.

“It’s no secret that I believe in limited government, but ‘limited’ doesn’t mean being constrained in our vision. It means having a laser focus on the stuff government is meant to be doing. The stuff only governments can do: regulate, legislate, investigate; but also cajole, inspire and lead.”

In Parliament, Watts shares an office with a fellow newbie, the high-profile former Air New Zealand chief executive Christopher Luxon, who is now the MP for Botany. Watts is National’s spokesperson on ACC and an associate spokesperson for health.

In his maiden speech, he thanked the people of his electorate for showing faith in him.

His family supported his decision to enter Parliament, but wanted to see results. “I owe it to my two boys, Jack and Callum, and to my wife, Shannon... There has to be a reason why I will spend half the week away from my family in Wellington; we have to deliver outcomes that resonate beyond this chamber and continue to resonate for the generations that follow.”

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Retrofitting double glazing into original window timber frames to a high standard is just one example of Devon Timber Windows' expertise. Ask Jon about Thermawood retrofit: He's a self-confessed expert who firmly believes this system gives the best solution in the market for both thermal and acoustic insulation in traditional Devonport homes. The craftsmanship of Jon's work is readily apparent in the timber doors and frames he has revived. His approach is to repair joinery as a cost-effective and low-impact way to improve his clients' everyday lives. Whether it is windows, frames, doors or any other timber joinery, Jon takes pride in his care and attention to detail in order to provide the best service he can.

As Alex, a happy Mozeley Ave customer puts it, "Stella and Jon were very easy to deal with, provided us with balanced views



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## TESTIMONIALS

"Our 100-year-old property had an old shopfront window with a complicated moulding that was very exposed to the elements and had rotted away. Jon was able to restore the window frame, keeping the integrity of the original structure, crafting a repair that was seamless and non-intrusive to the fabric of the building.

I recommend his work without hesitation and feel very fortunate to have had such an experienced craftsman to repair the frame. Their all-round service was very professional and communicated to the highest level."

— Nicki, Devonport

"We had heard good things about Devon Timber Windows and when I got in touch I was very impressed with how quickly they came to see how they could help. We needed a couple of our timber windows repaired and replaced and Jon and Stella were able to clearly explain the process and what would be the best and most cost-effective solution for our house. We were delighted with how professional they and their apprentice Ashley were. The work was done efficiently and with minimal disruption despite the added difficulty of a Covid lockdown. I would heartily recommend their service and their expertise, and look forward to working with them again in the future."

— David, Belmont

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## Sister act takes the stage for inclusive *Shrek* show

Two Hauraki sisters are loving playing their parts in a theatre production that is breaking boundaries and encouraging performers of all abilities to shine.

Takapuna Grammar Year 10 student Anna Stevenson, aged 14, and older sister Amber, 16, who attends the school's special education unit, have been rehearsing hard for *Shrek the Musical*, to be staged at the Rose Centre this weekend.

Their father, Mark Stevenson, says it is great to have both the girls involved, rather than heading in opposite directions with their activities.

"What this allows is everyone to be on the stage as equals."

The show, staged by the Glass Ceiling Arts Collective, features an inclusive cast, aged 12 to 19. A leading role, Princess Fiona, is played by Albany teenager Lily-Mae Ivatt-Oakley. "This is a first to New Zealand in that the young lady has Downs," says collective co-founder Mike Eaglesome of Devonport.

"I'm a Mama bear," Amber tells the Flagstaff, explaining that her part includes learning lines and dancing and singing.

Anna is the show's storyteller and also helps encourage other cast members. The sisters enjoy working together with Amber saying that Anna is an "amazing actor." Anna is equally proud of Amber.

"I started helping with special-needs students a few years ago, when Amber got asked to do *Madagascar*," Anna says. That show, put on by Touch Compass Dance Company, connected a number of families in the disability communities, with the company's former creative director, Charlotte Nightingale, going on to be Glass Ceiling's other co-founder.

Eaglesome said the pair, who both have children with disabilities, saw a need for youth-oriented musical theatre that catered for everyone.

Stevenson said while home was a safe space where everyone was treated the same, it was not always the case in the wider world for those with a disability, or their siblings. "Amber is often the smallest person at the back of the stage."

Conversely, Anna could at times be sidelined as well, with Amber often a focus of attention because she stood out.

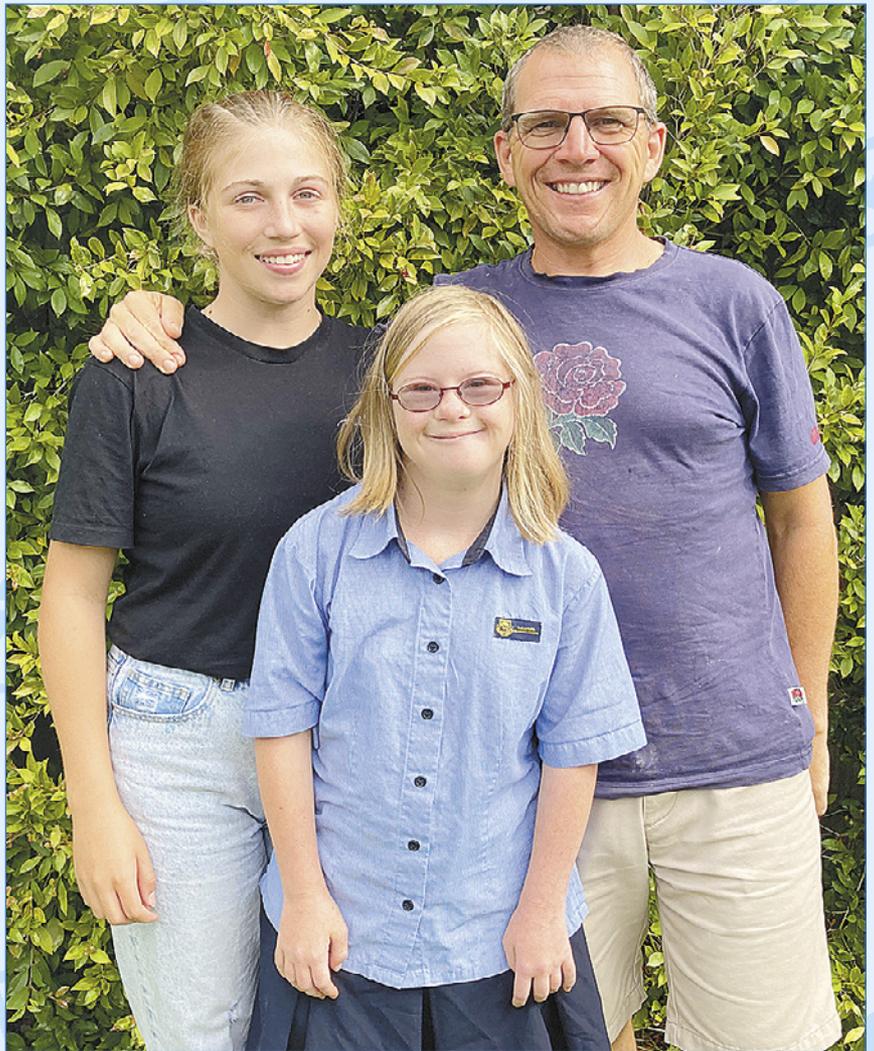
The collective's approach was more even-handed, said Stevenson. "That's what this group does – it just puts everyone together."

He noted that "the kids just get it", compared with how some adults in the wider community might react.

Like many of the parents involved, Mark and Marie-Therese Stevenson are helping both backstage and front of house.

Anna says one aspect she likes about working on the show is that the "equality line goes all the way through to the adults".

Even among friends, some looked at her sister differently, "All they see is a disability, they don't see Amber." The collective allowed



individuals to all play a valued part.

It is an approach Eaglesome is keen to expand on, making the company a safe home for the rainbow community as well.

He is applying for funding to support its growth and is buoyed that cabinet minister-Carmel Sepuloni, who holds both the Arts and Disability Issues portfolios, had agreed to attend a gala opening performance with her family tonight, 9 March.

The North Shore-centred collective was set up as a charity early last year and has ambitions to expand its model nationwide, with rainbow community youth to be involved.

Members began workshopping *Peter Pan*, but Covid-19 uncertainties ended performance plans last April.

The licence to stage the show expired, so the young adults chose to perform *Shrek* instead. A Christmas variety show was staged to keep up momentum, before work on *Shrek* began in earnest this year.

• *Shrek the Musical* will be staged for the public four times over two days on 10 and 11 April. Tickets are \$15 for adults and \$10 for children, and are available at the Rose Centre, or [glassceilingartscollective.com](http://glassceilingartscollective.com).

**Family affair... (from left) Anna (14), Amber (16) and their father Mark Stevenson**



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**Presented by:**  
Devonport Toastmasters  
**Location:** Devonport RSA,  
61 Victoria Road, Devonport

**Date:**  
Monday 10<sup>th</sup> May 2021

**Time:**  
7:15 - 9:30pm

**Schedule of Events:**  
Toastmaster's welcome  
Speeches  
Supper  
Table Topics  
Questions & Answers

**Contact information:**  
[devonport@toastmasters.org.nz](mailto:devonport@toastmasters.org.nz)





## Belated birthday celebration for Beethoven



Local pianist Paddy Cornfield will join the Devonport Chamber Orchestra to perform Beethoven's 5th 'Emperor Concerto' this month.

A Beethoven performance had been planned for 2020, the 250th anniversary of the birth of the great composer, but Covid-19 put paid to that. In all, five of six concerts the Devonport Chamber Orchestra (DCO) planned last year had to be cancelled due to lockdowns and alert-level restrictions.

But now the DCO is on to its second event of the year, following a well-attended cello performance by Catherine Kwak last month.

Cornfield has performed with the orchestra each year for 17 of the more than 20 years he has lived in Devonport. Originally from the United Kingdom, he began a chemistry degree

there before abandoning that in favour of study at the Royal College of Music. When he is not the piano soloist, he often plays timpani or harp as he did during the DCO's concert with Kwak.

Cornfield's wife, Julia, plays clarinet for the orchestra and their children also play various instruments. On one occasion, several years ago, five Cornfields turned out.

Peter Thomas, who is conductor of the Auckland Symphony Orchestra, will again pick up the baton in Devonport. Before the main Beethoven work, the orchestra will perform Mozart's *Don Giovanni* overture.

• The DCO plays on Sunday 18 April at 2pm in Holy Trinity Church. Tickets (cash only) are available at the door and are \$20 for adults and \$15 for seniors and students. Children under age 12 admitted free.

### Review

## Brilliant cellist returns to Devonport

An air of expectation hovered over Holy Trinity Church before the recent Devonport Chamber Orchestra concert, rescheduled from February due to Covid restrictions.

The concert opened with the overture to Verdi's *Force of Destiny*. Joseph Chen led the orchestra in his usual energetic style. The overture is a most arresting and dramatic one. It was played with mastery from all sections and conducted with great vitality by the ever-dynamic Peter Thomas, who seems to increase his rapport with the orchestra with every concert.

The central work featured the brilliant Catherine Kwak playing Dvorak's cello concerto. Kwak's stunning performance of the Elgar concerto in 2018 and the Tchaikovsky *Variations on a Rococo Theme* in 2019, brought an audience eager for more. They were not disappointed.

The Dvorak concerto is one of the greatest works for cello and orchestra. It has an intense orchestral opening, with solos played most sensitively by Miriam Robinson on horn and

Julia Cornfield on clarinet, before the cello's hauntingly beautiful entry.

Kwak stamped her authority on the work from her opening bars. She has been richly endowed with virtuosic talent, uses it with great musicality, and produces music of sheer beauty. Her brilliant technique made the demands of the work, with its double- and triple-stopping and frantic runs, seem effortless. The work features rapid changes in tempi and dynamics and Thomas and Kwak were as one, and the orchestra was equally responsive.

The poignancy of the second movement,

with its reflections of a loved one, and the long contemplative coda of the third movement were magical. The mood of the third movement seemed exultant, with Kwak scampering around the fingerboard with incredible dexterity. The enlarged accompaniment with trumpets, trombones, and tuba, made for a rich orchestral texture.

Kwak is a finalist in the National Concerto competition to be held in Christchurch later this month, playing this concerto. We wish her well for a great performance.

**Rogan Falla**

**What's On**

**A Lion in the Meadow and Other Stories**  
10 April-1 May  
Margaret Mahy's timeless tales in a magical show that celebrates the wonderment of children's imagination.

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# VICTORIA THEATRE DEVONPORT



NOW SHOWING		
Girls Can't Surf (M) 108min		NEW
Voyagers (tba) 108min		NEW
The Courier (M) 111min		NEW
The Father (M) 97min		NEW
Nobody (R16) 92min		NEW
Peter Rabbit 2 (G) 93min		NEW
Collective (M) 109min		NEW
Godzilla vs. Kong (M) 113min		NEW
Mick Fleetwood & Friends (M) 145min		NEW
Raphael: The Young Prodigy (E) 83min		NEW
The Rocky Horror Picture Show with Hot and Flustered Shadowcast (M)	9 APR	
Tom & Jerry (G) 101min		
Preview Screenings	9-11 APR	
The Big Bike Film Night 2021		NEW

COMING SOON		
Gunda (G) 93min		15 APR
Tom & Jerry (G) 101min		15 APR
Six Minutes to Midnight (M) 100min		
Preview Screenings	16-18 APR	

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