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October 22, 2021

AN INDEPENDENT VOICE

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Lake Rd blueprint... p14-15**

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marina-land plan... p16-17**

Govt swings wrecking ball on Devonport heritage

Moves to scrap heritage protection for sites across Devonport – and allow three-storey housing in the suburb – have been rammed through by the government.

Devonport's world-renowned collection of Victorian and Edwardian houses has been protected under a special-character overlay and

a single-house zone, effectively limiting development south of the Waitemata Golf course.

But the government, which has directed city councils around the country to increase housing density, is understood to be unhappy with Auckland Council plans to protect homes in the special-character area.

The single-house zone in Devonport is to be dumped by government directive and a medium density zone introduced across the city. Housing will be allowed to be 11m high (currently 8 m in Devonport), with a building site coverage of up to 50%.

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Studio veteran finds niche at the Depot



Sound advice... Having worked with top musicians in New Zealand and the US, sound engineer Neil Baldock is these days sharing his skills at Depot Sound in Devonport. Interview, pages 26-27.



The Devonport Team would like to extend a warm welcome to our newest members, **Team Swan**.

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Covid vaccination rates high in Devonport

Cheltenham tops the vaccination charts for the Devonport peninsula, which has relatively high rates across all its suburbs.

About seven weeks after vaccines were made available for all adults, 73.9 per cent of the eligible Cheltenham population is double-dosed, with 92.2 per cent having had at least one jab.

The Ministry of Health started releasing data this month revealing vaccination rates per 1000 people in the eligible population.

The lowest peninsula numbers were in Belmont, with 66.3 per cent having had two doses and 90.7 per cent at least one as of Thursday last week.

Across all the peninsula suburbs, at least 90 per cent of those eligible had had at least one vaccine.

In central Takapuna, 87.3 per cent had received at least one vaccine.

Meanwhile, an exposure event at North Shore Hospital's dialysis unit was followed by two patients and two staff members testing positive to Covid-19. A number of staff in the unit are considered close contacts and have been stood down as a precaution.

Staff are undergoing rapid antigen testing before the start of each shift, with all results last week negative. All patients are being screened on arrival.

Several Devonport spots were listed as Covid-19 locations of interest recently, including Devonport New World twice, Devonport Pharmacy, Curry of India and Daily Bread in Belmont. Several Takapuna eateries, Countdown Milford, New World Milford and BP on Taharoto Rd and Unichem Sunnynook were also listed. Times and health advice are on the Ministry of Health website.

Vax rates by suburb

Devonport eligible population: 3136
First dose: 91.4%; second dose: 61.8%

Cheltenham eligible population: 1854
First dose: 92.2%; second dose: 73.9%

Narrow Neck eligible population: 3731
First dose: 91.8%; second dose: 70.8%

Stanley Point eligible population: 1570
First dose: 94.3%; second dose: 73%

Bayswater eligible population: 2400
First dose: 91%; second dose: 68.5%

Belmont eligible population: 2461
First dose 90.7%; second dose: 66.3%

Hauraki eligible population: 3610
First dose: 91.4%; second dose: 68.1%

From page 1

Govt moving against heritage protections

"New building intensification rules will mean up to three homes of up to three storeys can be built on most sites without the need for a resource consent", the government said in an announcement on Tuesday.

A heritage overlay will remain for many Devonport homes, but protection is now substantially weakened. The low-rise ambience of Devonport is opened up to development.

Auckland Council has already spent around \$500,000 on a survey of all heritage homes in special-character areas in a bid to provide evidence they need protecting.

But it seems this strategy has done nothing to mollify the government's push for intensification.

The Flagstaff learned of the government plans late last week. After attempts to obtain government comment a memo was sent out on Tuesday morning that a joint press conference announcement by Megan Woods, Minister of Housing, and David Parker, Minister for the Environment, would be made at midday. The

National Party is backing the measures.

Heritage is a mitigating factor where development can be limited. But the government said it does "not necessarily prohibit development." Councils can "reduce the amount of development allowed so the feature is managed appropriately."

North Shore Councillor Chris Darby, who is also head of Auckland Council's planning committee, said the government announcement threatened all of Auckland's special character areas, including Devonport.

"It's a desktop exercise in a vacuum in Wellington... they have made significant amendments to the unitary plan and planning rules in Auckland without the expertise to do so," he said. Auckland Council had become aware that the government "was working something up", Darby said, but had been rebuffed when asked to be included.

"Its disappointing when you have been sitting around the table with Ministers and officers taking part in working through the

issues and then one party does it in isolation."

Darby said on a national scale the development fast tracking would not add that many more homes. Auckland was processing record consents at the moment. The wider problem was funding the infrastructure and public transport to support the growth, he said.

Initially it was believed the changes were to be made by "edict" Darby said. But now Council at least had a few weeks to provide feedback.

Devonport Heritage chair Margot McRae described the announcement as travesty for heritage - not only in Devonport, but Auckland as a whole. Heritage protections in Devonport had been fought for over decades and now the government was moving against them.

"Auckland Council has to stand up to the government and say no, no, no."

"This is our city and the councillors have been elected to protect our city," McRae said.

"We live in a democracy and people should be able to have a say."

The Devonport Flagstaff
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Georgia's letter gets beary nice reply from Dr Ashley

Eight-year-old Georgia Roberts has come up with some timely advice for the Director-General of Health, Dr Ashley Bloomfield, during a lockdown school project.

The Devonport Primary School pupil shared her ideas on how to encourage vaccination, saying: "I think everyone who goes to get a Covid vaccination should get a Covid-19 teddy as a reward for being so brave. The Covid-19 teddy will also make them feel better afterwards."

School principal Beverley Booth said Georgia thought up the idea when she and her Year 3 classmates were given an assignment to do at home when learning to write persuasive speeches. Georgia chose to make hers on persuading people to get vaccinated.

She wrote out her speech and illustrated it with a brown bear wearing a yellow and white T-shirt, the main colours of government Covid-19 advertising.

The bear's name: Jabby. Georgia explained this was because "sometimes people call getting a vaccination getting jabbed".

Jabby would also wear a mask, she said. "It will do a backflip when you get your first Covid vaccination and two back flips when you get the second."

The bear's T-shirt would say on the front "I am vaccinated," with Jabby's name on the back. "When you push its tummy it will say "You are amazing!"

To ensure her bright ideas got all the way to the top, Georgia enlisted her mother, Toni, to forward a copy of her speech to Dr Bloomfield, the man managing New Zealand's Covid-19 health response.

Her eye for detail must have impressed ahead of the country's Vaxathon – she got an email in reply. "She was delighted to receive a personal reply," said her principal. In the message, passed on from her mother, Dr Bloomfield wrote: "Thanks very much for sending this through, and please pass on my thanks and a big smile to Georgia – well done!" Nga mihi, Ashley



Roll up your sleeves... Devonport schoolgirl Georgia Roberts holds up her "Jabby" bear drawing, part of a plan to persuade people to get vaccinated that she sent to the country's top health official



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Major local projects part of big-build trend

Housing development is still accelerating in Auckland, with record numbers of planning consents being lodged during lockdown – and the Devonport peninsula among areas generating more large-scale suburban proposals, particularly around Belmont and Hauraki.

“We’re at record consent numbers. We’ve never seen anything like this in the history of the city,” North Shore councillor and Planning Committee chairman Chris Darby told the Flagstaff.

The peninsula has generally not figured highly in consent numbers, whereas the northern suburbs of the Devonport-Takapuna Local Board area, from Takapuna up to Sunnynook, have been intensifying faster.

But Darby said activity on the peninsula had picked up in recent months, especially around Belmont.

Consent applications in the whole board area for the six months to the end of August are up 25 per cent compared with the same period the year before.

Over 12 months, the increase was 18 per cent. (City-wide lodgements over six and 12 months were up slightly less, at 22 per

cent and 14 per cent respectively, but from a higher base.)

The Auckland Monthly Housing Update shows that attached multi-unit dwellings make up the vast bulk of planning consent applications across the city.

A council spokesman added that for developments with five or more dwellings there had been a 53 per cent increase to 7705 dwellings over successive 12-month periods.

In total, 22,700 consents were lodged in Auckland and 21,800 issued. They had a total value of \$11.6 billion, up 25 per cent.

In the year to June, Auckland Council processed 43 per cent of the country’s approved new dwelling consents to the year to the end of June.

Demand from developers for larger sections is adding fuel to the real-estate pricing fire.

Darby said the private sector was responding to the need for more housing. Of applications that won consent from city planners, 90 per cent were signed off as completed homes within two years, he said.

The council’s monthly update does not

break down figures by individual suburbs, but board area applications for consents in the weeks since lockdown began on 17 August are tracking at similar weekly rates as pre-lockdown.

Typically, a dozen or so applications are lodged each week, with most to build additional homes on what have often been single-home properties.

In late September this included a 32-dwelling development in Milford, on three combined back sites, two off East Coast Rd and one off Stanley Ave. It comprises 30 terrace-style attached homes and two standalone properties.

One example of large-scale development was proposed for a site opposite Takapuna Grammar School last year. Neighbours were concerned about a shared driveway, safety and space issues.

Council planners sent the proposal back to the applicants for more work to meet Unitary Plan requirements. One of the sections involved has since been offered for sale.

The Milford application is yet to be scrutinised but is on a bigger land area.

What’s going up – or on the drawing board

- The Bayswater marina apartment development is the largest application in the pipeline on the peninsula (see story, page 16).
- Construction is well advanced at the Kainga Ora site on the corner of Lake Rd and Bardia St corner, where 48 dwellings will replace the previous 12 state houses.
- On Williamson Ave, several multi-storey private developments are being completed.
- Building on Ngati Whatua’s Oneoneora subdivision off Eversleigh St also resumed under Level 3 regulations. The iwi also owns land in Roberts Rd, where some houses have been cleared.
- In Hauraki, on upper Hart Rd, two private residential sites were recently cleared and building on other sites in Northboro Rd is under way. Foundations have been laid for a seven-dwelling terrace at 258 Lake Rd.

Auckland Council’s city update says in the year to August, it issued 19,928 consents to build and 14,178 completed homes had a code compliance certificate issued.

In the Devonport-Takapuna Local Board area, 412 consents were issued over the last six months, with 697 consents in 12 months, up 5 per cent on the previous year.

Of the wider city’s August consents, 65 per cent were for townhouses, flats, units, retirement village or other attached dwellings; 29 per cent were for houses and 6 per cent for apartments. New residential parcels of land, under 5000m² were, created under 907 consents in August. The total for the year was 8709.

Public housing stock was also boosted, making up 175 of the total dwellings consented in August.



A quarter of the city’s new housing development consented in August fell within the 1500m walking catchments of the rapid transport network, the housing update shows. This zone applies to Takapuna, where a number of apartment and terrace housing developments have been consented over the last few years. New sites on Auburn St have recently been cleared.

The walking catchment definition allows greater intensification and will come further into play as the council responds to the government’s National Policy Statement on Urban Development to encourage building.

Darby said attempting to hold the line on design provisions while it works through responding to the government directive would be a challenge. “The government is interested in quantities, Aucklanders too, but they [residents] will not like it if they just get quantity outcomes and not quality outcomes that will last forever.”

New neighbours... Development on Williamson Ave makes it one of many streets with a rapidly changing outlook

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Local garage stays in mechanically minded family



Handing over... Andre, Wendy and Hayden Cumiskey at Devonport Auto Centre, the business Andre has worked in for 31 years, owned for over two decades and just sold to Hayden

Covid lockdown has proved the ultimate spanner in the works for long-time Devonport mechanic Andre Cumiskey.

He was phasing himself out of the Devonport Auto Centre, where he had worked for 31 years, before selling the business to son Hayden in the middle of 2021.

Now living on a Mangawhai lifestyle block, Andre was travelling to Devonport a couple of days a week to help out, while Hayden was searching for a new mechanic.

“I think it’s the end... Hayden will find a new staff member before the borders open up,” said Andre.

Starting at Devonport Auto Centre in 1989,

he bought the business 10 years later. It became a real family affair, with wife Wendy working in admin. Hayden started work as a cleaner after school, later training as a mechanic and joining the firm full-time nine years ago, aged 21.

The business has grown over the years from essentially just Andre and Wendy to four mechanics and two part-time office staff. It averages 15 cars a day through the shop for repairs, services and warrants. It has had more than 85,000 vehicles through the door over the last 22 years, and is busier than ever.

“Vic (Martin of Tainui Motors) asked if I was happy for him to recommend me to his customers when Tainui closed, so it has got

busier and busier,” said Andre.

He became known for giving work experience to youths from tough backgrounds. “One of these kids turned up and I asked him where he got his overalls from. He said he stole them from his last job. I told him that’s not exactly the right thing to say to your new boss!”

Wendy is now working as a dog groomer and the couple are developing a doggy daycare centre. “I’ll keep coming back to Devonport to visit and I still enjoy doing mechanical work,” said Andre. “But it’s been good to have a change as well. I’ve been doing a lot of fencing and tree planting and I may end up running the doggy daycare.”

Credit gets tighter

Recent data suggests credit conditions are tightening to record levels of difficulty - this is especially true for small and medium sized business who can only really borrow if they have some sort of property as security - cashflow lending is almost a thing of the past unless there is a strong history and contracts to rely on - it’s a case of banks directing their capital to the mortgage market along with a diminishing level of experience in the business lending space.

We are also seeing this for borrowers who rely on their own business income to service a loan as they are finding it more and more difficult to get approvals especially with recent covid disruptions - but if you are a PAYE earner with a good credit and account conduct history it is much easier to get a mortgage – once again the entrepreneurs and small business are suffering compared to the civil servants of this world – speak to us if you need help.

Watch out for further mortgage interest rate rises as the RBNZ looks to keep raising the OCR over the next year or so!

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By Rob Drent

I've been a reporter for 38 years, but a call from the public can still elicit surprises. Not all of them good. Last week an anti-vaxxer rang concerned with my stance over a tradesman visiting a local home unvaccinated, and upset at my refusal to print any anti-vaccination material in our letters columns.

Before I hung up, he described me as scum. I've been called a lot of things in nearly four decades of journalism but this was a first.

Shortly afterwards, the government released figures showing vaccination rates in Devonport. More than 90 per cent had received at least one dose. It was in line with what should be recorded in a high-decile, educated and engaged community.

However, it got me thinking what a high-vaccination community should expect of others. Double-vaxed tradesmen visiting homes is one, and the same goes for anyone working in a public-facing job: retailers, librarians, salespeople, teachers – the list goes on. I would imagine parents will be concerned

about sending high-school kids to classes where other students remain unvaccinated.

My "scum" caller claimed my last column effectively denied people the right to choose, and encouraged readers to discriminate in the workplace.

The reality is the government and employers' line is hardening into "no job, no job" to protect both other workers and the public from the spread of Covid. Last week, front-line health workers, teachers and early childhood education staff were added to the list of occupations where vaccinations are mandated.

In answer to the freedom-of-choice argument: what about those businesses and jobs put at risk by almost three months of lockdown? What choice have those people had?

With the Delta variant of Covid appearing to be spreading in the community for the foreseeable future, part of returning to a semblance of normal life is a feeling of greater safety. People should be able to enter a shop, cafe or store knowing they will be served by vaccinated staff. This week the Flagstaff is launching a JABBED campaign. We will design and print cards for proprietors to place in their windows, with a clear message: "JABBED – Shop with confidence, all staff serving on this premises are double vaccinated".

Support the businesses displaying this sign – to help make our community safer.

at the store, delivery person or cleaner? More information means, more awareness, less fear and assumption,

Overseas – in France for example – Covid tracer apps are way more sophisticated and offer two-way information, such as how many positive Covid cases have been recorded in your suburb.

Moving to Devonport in 1993, I was working on a Sunday paper so spent many a rostered Monday off wheeling my one-year-old son Anthony around Devonport streets.

It was spring, and while I enjoyed people's handiwork in their gardens, and the wisteria and bougainvillea that seemed more fashionable back then, Anthony was always keen on seeing the neighbourhood cats and dogs.

Pensioners always liked to stop and have a chat, glad to see the youngster out and about in the pram.

Three decades on, my lockdown walks are a reminder of how many front yards have been taken up with garages or parking, with simple fences and a gates replaced by walls and security-pad entrances. Police tell us Devonport has one of the lowest crime rates in the country. What are people so scared of?

Mask-wearing and social distancing has also meant a decline in the likelihood of a friendly encounter in the street. I hope those kinds of contacts will soon return.

Bayswater Marina Ltd's notified application to develop its reclamation into apartments and townhouses needs close scrutiny.

A residential component on the land has been talked about for more than 25 years, and while the number of dwellings on the 3.7ha site has reduced over the decades, the rub is still the same. Is the size and bulk too large for the location? And how are the public transport options, green spaces, and access to the coastline best protected?

Over recent years, the Auckland sands have shifted markedly in favour of developers providing housing intensification. How the Auckland Council officers and independent commissioners view the application in regard to the Bayswater Marine Precinct Zonings and wider coastal protections will be instructive.

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Wake up to birds in this cosy character home, once the quarry master's house for Mt Cambria. The property is beautifully located on a quiet street in Devonport close to the village, primary schools and the ferry to the CBD.

This unique property comprises a substantial family home, a separate 2 bedroom cottage, a large 2 car garage and off street parking for 3 vehicles. The site backs onto Cambria Reserve and has views to Mt Victoria. Surrounded by trees, this is a piece of the countryside in town.

VIEWING

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The timing of the government's release of suburb by suburb data needs to be questioned. We have been asking for more specific data for the Devonport area for months but none has been forthcoming. Either the government had the data and did not want to supply it or it has been late to the party in gathering the information in a form that could be released.

Either way, the public has not been informed in a timely manner. Likewise the release of places of interest, where Covid-positive people have visited. Devonport New World was listed twice last week, but with no other information except for times. Surely the government has information on whether the Covid-positive person was a shopper, worker

Sean Wainui gone too soon

Sean Wainui, the best rugby player to emerge from Takapuna Grammar in recent seasons, died in a car accident at Omanawa near Tauranga on Monday morning.

Wainui (25) left Auckland after school and played 53 super rugby matches – 44 for the Chiefs and nine for the Crusaders – mainly as a centre, but sometimes on the wing.

He also represented New Zealand Maori since 2015 and played 53 games for Taranaki before shifting to Bay of Plenty this year.

Wainui played for the TGS first XV in 2011, 2012 and 2013, making the North Harbour Colts side while still at school.



Top player... Sean Wainui leads the haka while at TGS

On the tools: learning gets hands-on



Nailing it... Scarlett Riddington (7) getting stuck in with her dad's power tools, helping to build planter boxes as part of a school project

Vauxhall School pupil Scarlett Riddington is making the most of learning at home, recently turning a school project into a family DIY day.

Seven-year-old Scarlett, sister Mia, aged 11, and dad Brad worked together to produce some smart planter boxes.

Syndicate lead teacher Claire Taylor said the innovative idea came out of a study focus on native birds for the school's Year 3 Kowhai group on native birds.

Instead of building a birdhouse as other tamariki were doing, she said, Scarlett had decided on planters. These are as an added

way of attracting garden visitors.

It was a hands-on effort for Scarlett, who proudly sent pictures of her work back to the school.

Luckily her father, who runs Riddington Builders, had all the right tools at hand.

Describing her work on the class website, Scarlett said: "On Saturday Mia and I built planter boxes with Dad. We used the nail gun and electric drill to put the boxes together and then painted them black.

"We are going to plant tomatoes and lettuce in them, as well as some pansy flower plants."

Briefs

Call-out false alarm

Multiple police cars seen at Stanley Bay on 6 October were responding to reports of a serious assault, a police media spokesperson said. The assault was said to have occurred at Stanley Bay Wharf. Area enquiries and CCTV enquiries were made by police. "However, there was no evidence to suggest any offence had taken place. Those parties involved were spoken to and no further action was required by police," the spokesperson said.

Library event shelved

Devonport Library Associates has cancelled its November event. "We'll hope that the New Year brings the opportunity to resume our event schedule," a spokesperson said.

Covid hits classic

The Round North Head Classic swim event, usually held in December, has been postponed until 30 April 2022 due to the uncertainty posed by Covid-19 lockdowns. The start of summer fun Jets runs in Devonport have also been delayed.

Cycle death charge

A 34-year-old man charged in relation to a Lake Rd collision in which cyclist Warrick Jones was killed in March is due to appear in court next month. Jones, a married father of three and keen triathlete, was killed in a collision with a truck at the corner of Montgomery Ave on 9 March.

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From Kit Kats to Kiwi Kids and making dreams come true



Linda Simmons honed her marketing skills over 20 years in the corporate world, selling some of the world's most popular chocolate bars globally. For the past seven years she's used that experience to sell real estate. Among the top five per cent of Bayleys' agents in the country and national winner of REINZ's 2021 Best Multi-Media Marketing Campaign of the Year, she says it's not only her marketing know-how that has helped her achieve such strong results for her clients, she also has a secret offering!

That's not a Kiwi accent — where are you from originally?

My parents were from the UK but didn't want to live there so they travelled the world. I was born in Jamaica and lived there until I was 10, when we moved to Ireland. Three years later we went to England so my sister, Jacquie, and I could go to high school there. We were always very close as sisters and came to New Zealand on our OE in the late 1980s, fell in love with the country and both vowed we would live here one day. Jacquie met her husband then and moved here quite quickly; it took me a bit longer to get back.

How did you manage that?

I went back to England and started my marketing career working for a confectionary firm, Rowntree Mackintosh. I was the brand manager for Kit Kat. I applied for the job because I love chocolate and I wanted to work on something I had a real passion for. Nestle bought us, and because they were a global company, the next day I was in my boss's office asking for a transfer to New Zealand. I was here for three years and met my husband Mark, who came with me when they moved me on to Australia for four years, then to Nestle's global head office in Switzerland for seven years. In my last years with Nestle I led an internal consultancy team that helped local Nestle teams in different countries market our products. That meant a lot of travelling. It was fun and an incredible lifestyle, but once we had our daughters Annabella and Clara, it became too hard. We decided that once the kids were ready to start school, we'd come back to

New Zealand to bring them up as Kiwi kids in Devonport, where we had a home.

Did you get straight into real estate?

No, I first set up my own boutique business consultancy, with the goal of helping Kiwi companies to go global. The company I mostly worked with was a2 Milk. They were a tiny company then, and completely unknown. That work started to get really busy and after about three years I wanted to pull back and spend time with my family. So, I had a stint as a full-time mum, which I absolutely loved, and put my heart and soul into fundraising for Stanley Bay School while my kids were there. I just adored that school, and still do, which is why I am drawn to sponsor it even though my kids have long ago left and are in fact now at university! During this time, I kept bumping into an ex-colleague from my Nestle days, who had gone into real estate. She said, "Come and join me, you will absolutely love it." I thought it would be a great way to work in my neighbourhood. Jacquie, my sister, decided to join me right at the start, so we could work together and that way, see more of each other!

What was different about your approach to real estate?

There were already a lot of really good agents in my area so I felt it was important to offer a point of difference. I wanted to offer an added-value proposition, which I do with the way I market properties. To me, it's not so much about selling houses. People don't buy houses, they buy lifestyle and experiences and what's best for them and their family. It's

not just a financial journey, it is a very emotional one.

How do you do that?

I use my marketing skills to get to the heart of what each home is about, so I treat each one as a brand and I use video in a special way to tell its story. Where possible, I interview the owners on video and let them talk about their home because they know it way better than I ever can. It's authentic and emotional. I call it "tugging on heart strings".

Also, I won't put a house on the market unless it is presented the best it can be. I do that thanks to my secret offering — my sister.

What difference does Jacquie make?

Through Jacquie, I offer a complete 'get ready for market' service. From the moment the vendors come to us, she is there making a list of what needs to be done, and she helps them to do it. She's like a house fairy. We have contractors we use who will fit us into their schedule no matter how busy they are, including interior designers Places and Graces, who help with styling homes room-by-room. Jacquie also helps buyers, often driving them all over Devonport, so that they really get to understand the area. What Jacquie loves more than anything is helping people, and she often saves the day.

We work as a team, me and Jacquie with our vendors, and also the people we bring in to help. We also have a fantastic PA, Emma, and wonderful support from the wider Bayleys team, and of course our families.

What do you love about real estate?

What we love the most is helping to make people's dreams come true. When you sell someone's home and see both them and the new owners jumping up and down with excitement, that is truly the most magical feeling.



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Schools say teacher vaccination rates looking good

When Devonport peninsula students finally return to school, most local principals say they will be taught by vaccinated teachers.

At Devonport Primary, all teachers have had their first Covid-19 vaccine and nearly all their second. Principal Beverley Booth said: "Everyone on the staff proactively sought out vaccination as soon as they were eligible."

Belmont Primary says all its 44 staff were well on the way to being fully vaccinated before the government mandated it.

Principal Bruce Cunningham said teacher leadership getting vaccinated sent a strong message to the community. "Your child will be as safe as they can be so there is no reason not to send them to school."

Vauxhall School principal Gary Lawrence said staff were on track to full vaccination. "We support and understand the need to do our bit to create a safe community."

Stanley Bay Primary principal Lucy Naylor told parents in a letter that all of its permanent and part-time staff had received one vaccination and, as of two weeks ago, 80 per cent had already had their second.

Some schools won't get into specifics or say they are still collating numbers – with teachers having been on term break until online learning resumed this week – but they have been given until 1 January to comply with the government's directive of employing only fully

vaccinated teachers and other support staff.

Hauraki School principal Clarinda Franklin said she did not see this being a problem. "There's enough time, and I am pretty sure that most of our staff will embrace getting vaccinated. I understand that they are in the process of doing so."

Takapuna Grammar School (TGS) principal Mary Nixon said while she was unable to share vaccination data – as it had been given to her in confidence – "I am able to say that the TGS staff will be very resilient in the Covid environment."

Next year, Nixon will face the task of also finding out if TGS's around 1500 students are vaccinated. This is in line with a directive to schools. It applies to students aged 12 and over, who are eligible for the Covid vaccination, which is not yet approved for younger ages.

Belmont Intermediate principal Nick Hill said last week that he was still collating staff information so could not yet comment.

Hauraki's Franklin said the Ministry of Education had told schools they were required to keep a register about staff vaccination rates, but they were awaiting further details on what this and other aspects of schooling would look like.

A number of principals said that while they were disappointed that Term 4 had not been able to start back in class, it was an understandable decision, if last-minute. They had been grap-

pling with how to set up for a safe return, including looking at shorter and staggered breaks and start and finish times, along with keeping children in small groups. Advice on improved ventilation was another area to adapt to.

Booth said a few Devonport Primary parents had contacted her with concerns about a return to school, before this was scuppered. "So there was a sense of relief that this has been postponed," she said.

Franklin said parents were supportive of the online learning provided, but it was tough on some. "There are a few who have struggled, mainly those who are both trying to work from home whilst supervising children doing school work. This is particularly challenging when family members have to share devices."

Cunningham said a return to class would involve a lot of compliance to ensure all contractors, educational agencies, volunteers, and tutors were fully vaccinated, and have had a recent surveillance test, showing a negative result.

"It will also involve a lot of laughter, connection and happiness."

Pupils wanted to reconnect with their friends and parents wanted to reopen their businesses or be back at work full time, he said.

• TGS adapts to exam uncertainty; Early childhood education centres on resuming operation, page 43.



Narrow Neck 109 Vauxhall Road

Cheltenham beauty

This 5-bedroom family home is the one you have been waiting for. Situated across the road from one of the best beaches on the North Shore, simply grab the paddle board and within minutes you will be enjoying this beautiful beach setting. The stylish interior is on-trend, beachside chic beautifully balanced with a homely and welcoming feel. This well-maintained character Bungalow has everything to help make life easy; outdoor shower, plenty of storage, a sunny private backyard, central heating plus the spa pool is included. There is also a carpeted double garage with covered access to the house. Be prepared to fall in love with this very special home.

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Narrow Neck 29a Merani Street

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AT's \$48-million message on Lake Rd: Forget a dream run, embrace new reality

Latest designs to manage Lake Rd traffic promise improved safety and flow, but congestion won't ease significantly unless more peninsula residents embrace "mode shift".

Auckland Transport (AT) was adamant it cannot magic away vehicle congestion with its resumed \$48 million upgrade project, but says road design that encourages more people to use public transport or car pool, and to cycle and walk, will make a dent in commuter travel times.

If short car journeys reduced, it meant "those who needed to drive would have a better journey," said AT's manager of strategic projects, Daniel Newcombe.

One to two years' more work was expected on detailed design, and getting consents and engaging contractors.

"So you won't see anything on the ground for a year or more, unless there's some simple things we can do," Newcombe told the Devonport-Takapuna Local Board at a briefing on the controversial Lake Rd project this month.

One early project could be a cycleway along Bayswater Ave, which has been confirmed to be part of the wider project. If this could begin separately from Belmont intersection issues, Newcombe said "we should be able to do it early."

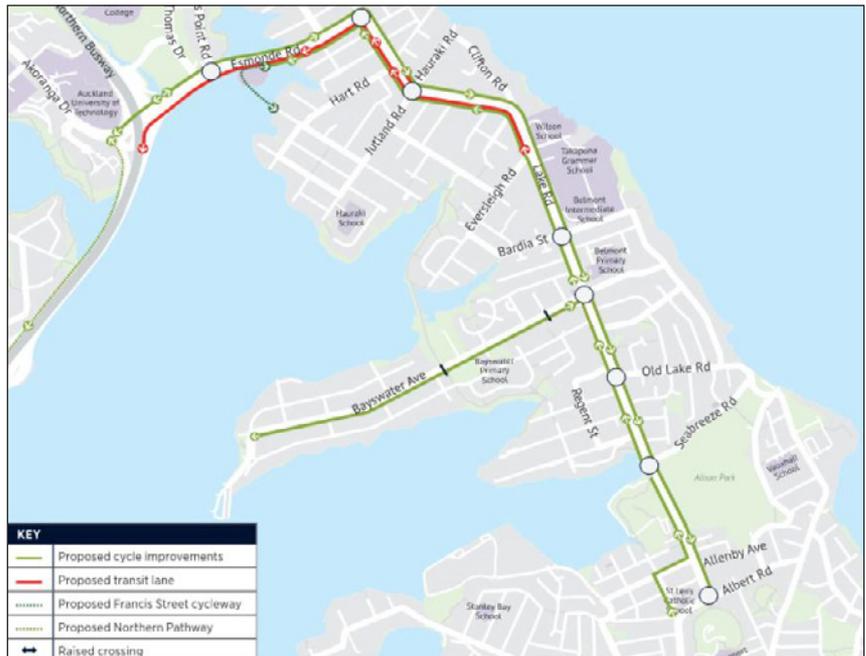
Design work is also set to proceed this year with Waka Kotahi (the New Zealand Transport Agency) on the project's Esmonde Rd section to the motorway on-ramps.

The entire Lake Rd project was put on hold due to Covid-19 and its budget impacts last year, after years of surveys and consultation resulted in little board agreement or community satisfaction with plans.

But AT has been working on revised indicative designs and looking at timelines.

After an advance of \$2 million was secured from Auckland Council budgets after lobbying by North Shore councillors, AT said it could now begin finalising its Lake Rd designs, including those for choke points at Hauraki corner, the Bardia St/Winscombe St intersection, and Belmont centre.

Board reaction to the plans was mostly



Blueprint... A design overview, showing upgraded cycle lanes (green), a T2 lane (red) and main intersection improvements (circles). The cycle lane north from Devonport would loop to avoid the roundabout.

positive – after months of calling for an update – with members welcoming the detailed overview. However, chair Ruth Jackson wants another meeting with AT to answer further questions.

Newcombe gave a clear message to board members that extended wishful tinkering was highly unlikely to satisfy all parties. "This isn't AT trying to be difficult in any way."

Unless the board could find some other money, the budget and objectives were fixed. Within these caveats, however, improvements could happen.

"It's not just a congestion project," Newcombe said. Safety was an important driver of the work. More than a third of serious crashes on the road involved pedestrians and cyclists, he said. Half of journeys were local ones.

Cycleways throughout the route would be given protective kerbs (as pictured, page 15). At Lake Rd's Devonport end, it was planned to divert northbound cyclists through side streets to reduce risk near the roundabout.

Raised crossings were also flagged where key side streets ran into Lake Rd, to improve pedestrian safety and slow traffic before it merged into the main carriageway. Such measures might also help deter rat runners trying to avoid the signalled intersections, he said.

Newcombe said budget and space limitations meant continuous T2 lanes could not be accommodated within the existing Lake Rd carriageway. The case or appetite for land acquisition also did not stack up, he reminded members.

But a T2 lane would be fitted heading

What Devonport-Takapuna Local Board members thought



Jan O'Connor: "Footpaths have to be wide, we're giving space to cyclists and pedestrians are missing out."



Trish Deans: "I want to push for as much as we can and have the public understand we have pushed it as far as we can."



Aidan Bennett: "We're not going to be able to tick all the boxes, but it ticks a lot of the boxes."

Key changes

- AT expects people on buses and in vehicles on T2 lanes will cut 20 per cent from their travel time.
- Bus patronage is forecast to rise 10 per cent once Lake Rd is more streamlined.
- Success will rely on travel behaviour change – to chosen mode, time and routes.
- AT is talking to Navy about the impact of personnel movements.
- Upgrades to Lake Rd cycle lanes will use curbs to separate riders from cars.
- Bayswater to get cycle lane from end to end, separate from footpath.
- Traffic light timing on signalled intersections to be reassessed to optimise flow, after corner design work is done.
- Raised crossings at non-signalled side streets, to slow exiting traffic. Benefits to cycle safety on Lake Rd and to pedestrian visibility on surface flush with footpath.
- Feedback from the local board last year led to some design adjustments.
- Budget and project objectives curtail the extent of further design tweaks. Waka Kotahi funds dependent on objectives.

north only on Lake Rd for buses and vehicles with two or more passengers. This would start from just past Eversleigh Rd through Hauraki corner up to Esmonde Rd.

T2 lanes encourage shifts in the way people get around, he said. For example, car-pooling on Onewa Rd delivered better commute times for users. While shorter stretches of T2 had been considered for elsewhere on Lake Rd, it was thought these would cause merge difficulties, counteracting benefits.

But road realignments and measures such as better traffic light-signal phasing and merging pathways for vehicles would help flow and reduce journey times, he said.

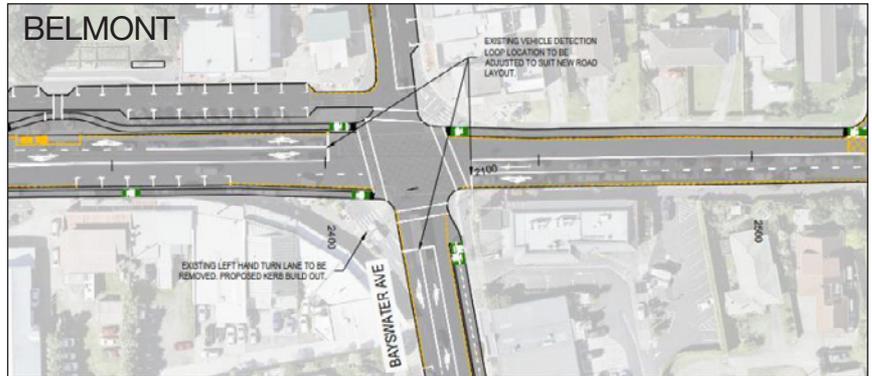
Work along Lake Rd would be staged, which would limit disruption, he said. It should take around a year once underway.

Electronic technology would be introduced to help signal journey times, better informing people what lay ahead so they could make their own best traffic choices.



Bike-friendly... Lake Rd cycleways will have protective kerbs to separate them from motorised traffic lanes

Pinch points get extra attention



Turning points... AT's proposals for Belmont include removing the left-hand-turn lane from Bayswater Ave and it may add a double-lane right-hand turn out of Williamson Ave

Big changes are in store at Belmont, aimed at easing this choke-point intersection and improving pedestrian safety. AT wants to do this in conjunction with Auckland Council's pending Belmont centre upgrade, given the work could overlap, especially on the seaward side, where public parking, bus stops, access to the Rose Centre and Belmont Primary all need accommodating. Buses may use an indented stop on Lake Rd, rather than entering the car park area and exiting at Williamson Ave.

- Two peak-hour turning lanes out of Williamson Ave are being considered to limit signal-time stoppage on Lake Rd.
- A longer merge north on Lake Rd is possible, to help counter the gridlock of cars getting caught on the intersection or crossing

without enough space and time to merge to one lane.

- Extending the merge would mean losing roadside parks in front of the Lake Rd shops nearest the intersection, although this might be limited to morning peak hours.
- Earlier ideas of a short T2 lane running up from Roberts Rd through the intersection "may not be worth the "dis-benefit" to other traffic, AT says. More design work would be done on maximising the thoroughfare by McDonald's, but cars opposite, turning and heading south, compress the space to work with in this section.
- New cycle lanes may come early along Bayswater Ave (and be separate from the footpaths) to later link to Lake Rd lanes.



Upgraded... the planned Hauraki Corner layout includes a northbound T2 lane and a raised table at the Hart Rd exit to Lake Rd (above, left)

Changes proposed at Hauraki include:

- A northbound T2 lane through the corner, starting south of Eversleigh St and running to Esmonde Rd. Reinvestigation found insufficient room for a southbound T2 lane from Hauraki Corner, without substantial road widening. AT said additional laning ran the risk of generating traffic congestion that would outweigh benefits, with buses caught in congestion.
- Corner realignments will remove the short left-turning slip lane into Hauraki Rd, with AT

considering these dangerous to pedestrians and cyclists. Two lanes exiting Hauraki Rd at the lights will be explored to shorten wait times. Kerb works may allow the southbound merging lane to be extended further down Lake Rd.

- Cyclists wishing to turn right at the lights from Lake Rd into Jutland Rd would divert to a new holding zone at the top of Hauraki Rd to wait for lights to change in front of traffic exiting that street. This is a new AT approach to cycle safety. (Board members noted it might stop cyclists making risky right-hand turns.)

OTHER CORNERS

- Exits from Eversleigh and St Leonards Rds onto Lake Rd have long prompted calls from residents, Takapuna Grammar School and the local board to remedy turning issues and pedestrian congestion near bus stops. AT says it reassessed options but considered traffic lights at the off-set intersection would likely be inefficient and add to Lake Rd delays.
- At the tail-back plagued Bardia-Winscombe intersection space is too tight for two lanes exiting each of the side streets, says AT, and there is no budget to buy properties to allow it.
- Where Old Lake Rd and Seabreeze Rd join Lake Rd and where the project ends at the Albert Rd roundabout yet to be detailed corner enhancements will take place.

Bayswater proposal open for submissions

Briefs

Open space, marine use to fore in precinct plan

The Bayswater Marina precinct is classified 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 below].”

The council plan says 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”.

Lake Rd traffic set to rise as impact tallied

Peak hour traffic on Lake Rd will increase by around 5 per cent as a result of the development, says a transport report submitted to the council by developers BML.

“It will result in approximately 70-80 additional trips through the (Belmont) intersection, which forms a total of 4-5% of the total traffic passing the intersection during peak hours,” the report by BML's consultants Stanec said.

Modelling indicated only “minimal changes” to the Bayswater Ave/Lake Rd/Williamson Ave intersection, with a build-up of around three to four extra cars in the average queue.

The 94 terraced houses and 27 apartment units proposed would generate 73 trips an hour during peak times, and around 730 trips per day.

However, this may be reduced by good access to ferry and bus transport, the report said.

Construction movements

Earthworks at the site will take around 40 days, with 1800 cubic metres of dirt removed in 129 truck movements.

Overall, the ground work construction is expected to take 150 days, with 1283 truck movements averaging nine per day, with a peak of 34 in a single day, according to BML's application documents.

Plans reveal details of proposed multi-storey development on marina land



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

Around 350 residents are expected to live in the Bayswater Maritime Precinct once complete.

The multi million-dollar Bayswater Marina Ltd proposal seeks to develop reclaimed land alongside its marina, creating terraced housing and apartment buildings.

- The development would include:
- 94 terraced houses, and 27 apartments in three buildings, across 33,415sqm of land next to Bayswater Marina.
 - One or two cafes and a restaurant.
 - Public open space of 7750sqm.
 - The removal of most of the pōhutukawa trees on the site, though many would be transplanted in the new development. Landscaping includes the planting of 128 trees.
 - 310 car parks for marina berth holders
 - An esplanade strip of at least 15m – although the strip will also operate as a “shared access way” and provide car parking areas for berth holders.
 - A pedestrian boardwalk of up to 3.5m around the edge of the site.
 - The retention of the ferry terminal on pontoons accessed off the marina land until at least 2031 when the berth licences expire. Bus access will continue.

The 17 groups of townhouses are expected to be up to four storeys high, but the bottom floor for parking is “sub-basement” – below ground to protect views.

The townhouses can be individually designed but plans have to be submitted to a Bayswater Maritime Precinct Design Review panel to check they match its design manual guidelines.

Around 457sqm has been set aside in one apartment building for commercial activities such as food and beverage, marine retail and offices. A minimum of 100sqm has been set aside for the marine retail and marine industry, although storage of boats will not be feasible.

Earthworks and roading will be done first, prior to any housing construction. The housing development will be done in three stages: the first two apartment buildings and 24 terraced town houses are on the southern section of the site.

The boat ramp will be retained and car and boat-trailer parking increased from 15 to 20 parks.

The Bayswater Marina Ltd application notes that the proposal has been scaled back over the years to reflect resident concerns about its size and bulk and a desire for more public space.

What happens next?

The resource consent application to develop Bayswater Marina land opened for public feedback on 11 October. Submissions close on 9 November.

Independent commissioners will then be appointed.

Submissions and evidence from Auckland Council and Bayswater

Marina Ltd experts will be collated. Hearings are expected in late February 2022.

- To find the Bayswater Marina application documents, go to the Auckland Council website and look up notified consents. These can be easily downloaded.

Residents' concerns focus on ensuring public space

With Bayswater Marina Ltd's application to build 94 terraced houses and 27 apartments on its reclaimed land now notified, the Flagstaff visited the site with members of the Bayswater Community Committee to hear their concerns.

Bulk, heights, public spaces and access to the coastline have been the points of contention in any plan to develop the reclaimed land at Bayswater. And so it remains today.

The Bayswater Community Committee has been a public watchdog for the land over close to three decades, including numerous court and Unitary Plan hearings.

As a Bayswater resident for 36 years and former chair of the Devonport Community Board, which saw early incarnations of the marina village concept and also approved plans for a ferry terminal which has yet to be built, member Paddy Stafford-Bush knows the issue like the back of her hand.

"We're not nimbys – we appreciate some residential component is needed – it's how it fits with what is best for the public that we are concerned about," she says.

Moreover, with Auckland's increasing population and the need for more not fewer public spaces, the proposed development has wider implications for the Devonport peninsula and the city as a whole, Stafford-Bush says. "It's about getting a balance."

In the project plan the balance is weighted too heavily on the side of residential development, she says.

Co-member and lawyer Brianna Parkinson adds that under its Unitary Plan zoning as a Bayswater Marina precinct, the provision of public space and allowing marine activity is the primary purpose of the land. Residential is allowed but is not the primary aim.

The devil is in the detail, says Parkinson. The application itself has been named the Bayswater Maritime Precinct, which shouldn't muddy the true marina-activity purpose of the zoning, she says.

The committee claims the application aims



Gearing up... Bayswater Community Committee members (from left) Paddy Stafford-Bush, Jared Lettica and Brianna Parkinson says the marina-project buildings could be as high as the pine behind

to keep the public space to a minimum. The boardwalk, for example, is included in the 7500sqm of public space.

Parkinson says the two parks in the project are small and she wonders if the public will use them as they about housing. "It would be like having a picnic on someone's front lawn." A complex aspect of the application will be how the 15m minimum esplanade reserve enshrined in the marina precinct will be interpreted alongside the 20m marginal strip required in coastal subdivisions.

Even this is muddy territory, says Parkinson. BML is planning a 3.5m boardwalk as part of the strip. Not a bad idea in itself, but a large part of the boardwalk extends over a breakwater which effectively means less land has to be given up by BML to the public. Some of the strip will also be used for parking, she adds.

Other public facilities may be compromised, such as boat and trailer parking, which the committee says will be much more difficult to use in the new plan.

Stafford-Bush says the height of the buildings up to four storeys will become a dominant feature of the landscape, viewed from the marina and the city. She is also worried about potential wind tunnels on the southwesterly site.

The committee also wants Auckland Transport to be more transparent and assertive about what it wants for the public in the project, specifically around the ferry pontoons, bus access and turning bays.

It also seeks greater creativity from council during the hearing process. For example, a strip of land owned by BML which gives access to the boat ramp could be swapped with council for some adjoining land.

The committee worries how much support council officers will give to public spaces in assess the application.

Overall, Stafford-Bush hopes BML owner Simon Herbert, a multimillionaire, will increase the amount of public space in the development.

"He doesn't need to wring every last cent out of the project – it's a chance for him to leave a legacy to the public he can be proud of."

Due to Covid-19 restrictions, a public meeting on the application is not possible.

The committee is encouraging Devonport residents to read BML's application carefully and make submissions. It will post regular updates online.

A Givealittle page will also be launched soon for donations in what is expected to be an expensive legal process.

• A residents survey has been launched to gauge their views on the proposal.

A brief history of the marina's development

The plan to develop the Bayswater Land into a residential precinct has been in the pipeline for 25 years.

In the 1980s, the Auckland Harbour Board invited proposals for a marina in the area. Martin Jones pushed through the 418-berth marina project, which was finished in 1997.

However, his plans for a \$150 million Bayswater Marina Village foundered.

Following Jones' death, lawyer/businessman Simon Herbert bought the marina and

after a series of negotiations with the Crown obtained a crown lease in 2004 – a step towards buying the 3.34ha of land freehold.

Bayswater Marina Ltd applied to buy the land in 2011, with the deal going through in 2013.

The fact that the land had gone into private hands for \$3.7 million created a public furore. The sale process had been conducted in secret. One valuation put 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 due to it being reclaimed land, having a restrictive zoning, the need for a coastal strip and the \$17 million spent reclaiming the land.

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

Herbert has also maintained the site is best suited to residential development, with commercial businesses restricted to a restaurant and cafes.

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Bayswater 153 Bayswater Avenue

3 1 1 2

Be quick to secure this 1940s home on 418m2 section that offers affordable entry to one of Bayswater's most popular and convenient locations.

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Negotiation

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Jane Hastings
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Belmont 17 Preston Avenue

680sqm 4 1 2

Built in 1948, this four bedroom family home sits on a subdividable 680m2 corner site. Zoning allows for up to three homes on the site.

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5 3 5 1

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Gary Potter
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Ben Potter
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Narrow Neck 23 Hanlon Crescent

4 2 2 2

This lovely residence has room for all the family and is an entertainer's delight. The location is second to none with a golf course and beach nearby.

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Ian Cunliffe
M 027 227 9322



Diana Murray
M 021 911 522

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Devonport G3/45 Stanley Point Road

2 🚗 2 🚗 1 🏠 1 🚗

It doesn't get much better than this...
A ground floor apartment at the end of the west wing in Stanley Bay's prestigious Devon Park complex.

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Diana Murray
M 021 911 522



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Devonport 1/16 Church Street

2 🚗 1 🚗 1 🚗

What a place to live! This light filled and spacious Devonport unit is just 200 metres from the King Edward Parade waterfront and popular cafes.

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Ian Cunliffe
M 027 227 9322



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Bayswater 40B Norwood Road

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Come and have a look. The overseas owner wants it sold. It could be an excellent buying opportunity for some lucky family.

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Devonport 73B Stanley Point Road

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Stunning resort style cliff top position with intimate harbour views that are spectacular both day and night.

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Sports clubs weigh options after lease bid stymied

Devonport's cricket and rugby clubs are weighing their next move after missing out on taking over all of the old bowling club site to develop a combined sports hub on the domain.

"We're still making up our mind about what to do," North Shore Cricket Club chair Hayden Smith told the Flagstaff. "We feel the process here was appalling," he said.

Smith was referring to a decision at the Devonport-Takapuna Local Board meeting last month to lock in a lease on a shed on the site that Devonport Museum uses for storage under a temporary arrangement.

Auckland Council officials, including its legal team, advised against this, saying storage was not a suitable use of reserve land intended for recreation.

An extended lease will require the creation of a separate title for the shed area, paving the way for a formal 10-year arrangement with rights of renewal that could grant the museum free storage for 30 years.

Board chair Ruth Jackson spoke of the deal as a "win-win" for the community groups and used her casting vote to push it through after members were deadlocked. Half the board said it was the wrong use of reserve land. The museum said it had a contrary legal opinion.

The sports clubs must now decide whether to take up their partial lease, rethink their plans, or consider if they can contest the board's decision.

"It's compromising our future optionality," Smith told the Flagstaff. "We're in a bit of limbo

at the moment."

In a letter to cricket club members last week, Smith said "goalposts were shifted at the last minute".

Members with concerns were urged to make their views known to board members, with Smith saying "they are answerable to the community that they serve".

North Shore Rugby Football Club is also planning to write to its members.

Rugby committee member Bob Browne said both clubs were poised to invest considerable money in the project. "We would be pretty disappointed to not be able to get the value out of it that we wanted," he said. "We're happy to have the lease, but we need to consider the impediments."

Some members had been asking questions about what was happening after reading about the board meeting in the Flagstaff (8 October).

Members Toni van Tonder, Aidan Bennett and George Wood wanted the sports clubs given the full lease, with Jackson, Trish Deans and Jan O'Connor against.

Van Tonder said one solution might be to assist the museum in finding alternative storage.

"We want the museum to find something too," Smith told the Flagstaff last week. The museum could have stayed on in its shed (known as Building B) for several years until the clubs needed it, he said. But the separate title would limit their future options.

The first stage of the clubs' project – to

convert the old bowling clubrooms into women's changing facilities – was ready to go. Later development would come when funds were raised, designs drawn up and planning approvals worked through. The clubs wanted to retain flexibility over the whole site, said Smith. Their intention was in time to demolish the shed and other outbuildings at the rear of the site. This would allow for improved access, better connected green spaces and the ability to make the best use of the land for all-weather practice and training.

Both sports clubs say their issue is not directly with the museum, but with how the decision-making unfolded. The museum, in turn, says it supports the clubs in making good use of the empty bowling clubrooms and greens.

When the council called for expressions of interest last year, it was for the whole site. Only the sports clubs had wanted to take that up. The museum, the only other applicant, wanted just Building B. Opposing board members noted other groups may have been interested in vying for the storage shed, if the opportunity had been advertised this way.

Smith said the clubs' detailed application was made in good faith and after a lot of work.

"What people need to think about is that essentially the Local Board is trying to carve off a section [of the domain] under the Reserves Act to satisfy one group," he said. "We shouldn't get too focused on the shed, it's the process and how local board members have acted."

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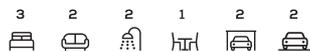
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Engineer to the stars has ears out for new talent

After working with top musicians in New Zealand and the US, Neil Baldock is sharing his skills and experience at Depot Sound in Devonport. He tells Helen Vause about his journey in sound.



Niche facility... Career-long engineer Neil Baldock is out to capture “those magic moments” at the Depot

Kiwi sound engineer Neil Baldock had it pretty good in the music industry in Los Angeles, mixing with big-time artists and more or less living the dream – while still entertaining his own dreams of home.

But when Covid struck LA early last year, the big studios shut down overnight and suddenly his bread-and-butter work began to run out.

Sitting at home on the sofa, he saw Devonport’s Depot Artspace back in his home town of Auckland was looking for an audio engineer to manage its studios.

To Baldock this was a piece of luck in the face of a tough situation. For the Depot Sound studio it was a fortuitous hire for the future of a small operation known for helping make big things happen.

“Family and love were the two things drawing me back and I had been planning to return soon anyway,” says Baldock. “But this job was the lifeline at that moment.”

A year into the job, he’s loving it – even if lockdown has got in the way and left the studio silent for now, with Baldock scrambling around trying to figure out what he can get back on track in such uncertain days.

The studio calendar had been packed for these weeks and the place should have been humming with the many musicians booked in to record.

But for Baldock the ups and downs of a business he’s in for the love of it are nothing new.

He took time out with *The Flagstaff* to look back on his decades around recording and producing music, honing the skills that have taken him to the top of his game and brought nominations for many awards.

For three years in a row he was up for New Zealand Music Awards, taking the Best Engineer title in 2012.

Baldock recalls he was probably set on his career path as a kid in the 80s, glued for hours to the family television set. For him, shows like *Hogan’s Heroes*, and *Star Trek* opened a whole world of production and technical possibilities.

And then there was homegrown music show *Ready to Roll*, with our leading talent belting out covers in big flash Wellington TV studios and, sometimes, going on to record their own music in heady days for the local music industry.

“Those shows,” recalls Baldock with a nostalgic grin, “they just had it all going on.

Those consoles, and lights and the wow of just getting it all happening. For my brother and me it was the highlight of the week and we’d be recreating our own version in the living room as we went along in awe of it all. I was totally rapt in it all. It was what I wanted to do.”

The route to the top studios wasn’t quite clear for an Auckland schoolboy at that point, even if he was burning with a passion for it.

First, before he could get his hands on consoles and levers and all things tech, he had to escape from his own near-miss with the bright lights.

At high school he’d been a more than competent piano and guitar player. His skill in composition and performance won him a place on stage in the end-of-year school concerts. And decades later he still looks like he wants to crawl under the table at the memory of the agony of having to put himself out there.

“I’ve never been a performance kind of guy,” he laughs.

As a school leaver studying sound engineering, young Baldock regularly called the recording studios of the day around Auckland, offering to work for free. Eventually one of those calls opened a door.

He found himself on reception, running errands, picking up lunches, doing invoices and making himself as useful as he could, while also looking for a step up when his studies were done.

He points out that he couldn't have made it through, studying and working unpaid in a recording studio till the wee small hours, living on adrenaline, without the support of his parents.

"I was living for free at home, and Mum came to pick me up from the studio night after night and sometimes at three in the morning. Because of course there was no way I could get back home on my own.

"I really wanted to get in and I chased it hard," he recalls.

The break came with a studio job, and more followed.

Though a lot of the money went out of the business when he was only 30, he was undeterred by the uncertainty that brought. "I've never regretted the choice," he says. "I've done what I love to do, I've travelled all over the place and worked with amazingly talented people."

A decade ago he was at the forefront of engineering in New Zealand, heading up Neil Finn's Roundhead Studios as chief producer and chief engineer.

He had a long list of acclaimed-record credits to his name, having recorded many of the country's top musicians, including Finn, Crowded House, The Phoenix Foundation, Shihad, Dave Dobbyn and Bic Runga.

Going to Los Angeles, at first on a job and

then to break into freelance engineering, was a change of gear.

In a hotly competitive city where, Baldock points out, many freelance engineers are in reality earning most of their living as Uber drivers, he started out well in a house with a studio in the garden and with good contacts.

In six years in the city he worked with Grammy Award winning producers, top recording artists such as Billy Ray Cyrus and Joe Satriani, and worked in half a dozen of the world's greatest studios. There were, he says, more than a few 'pinch myself' moments when various superstars wandered in.

*"It's a perfect little space.
It's community based and
it's here to provide a very
valuable service."*

The Devonport Depot studio couldn't be further from the bright lights and action of the Los Angeles scene but, says Baldock, it's been an important niche facility from where many musicians and singers have launched onto much bigger things.

"It's a perfect little space. It's community based and it's here to provide a very valuable service. The Depot has such a rich history and it's still going strong. There is incredible talent that comes out of this community and from fur-

ther afield. We have a responsibility to nurture that talent. I'm really enjoying being here."

Once he had the feel of the place, Baldock reached out to the teenage talent on the Shore by launching a singing-songwriting contest through secondary schools across the region.

"I really had no idea what response we would get and I was surprised and delighted at the high number of entries we got from kids at 17 schools. It was great."

He brought them all in with their songs for recording sessions in the studios. It was an intimidating experience for many of them but for some, he says, it was a step forward on their music journeys. It was also an exercise for the studio that created relationships with the music departments of many schools Shore-wide.

For him, the project called on all the old skills beyond capturing a great sound. Like making the talent feel at ease and coaxing the best out of them. As he puts it, "getting those magic moments". He plans for it to be an annual gig that expands and develops.

When Baldock started in the job fresh from Los Angeles a bit over a year ago, he walked straight into a local lockdown here too.

Sitting there in silence on his own between the blank walls of the functional studios he decided the place could do with a bit of tizzying up and opted for a bit of bling and memorabilia.

After lots of searching on Trade Me he came up with the dozens of shiny record covers that paper the walls, and he threaded multi-coloured fairy lights through the montage. Perfect!

"Yeah, everyone seems to like it," he grins.

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Maunga body should restore popular routes

“If it ain’t broke, don’t fix it”, should be the maxim for the Tūpuna Maunga Authority. Instead of removing trees, tarmac, etc, it should focus on maintenance.

For example, the staircase off Cheltenham Beach and the coastal walk round the head.

These popular walks have been closed for a long time now.

Efforts to restore well-used habitual routes should be prioritised as essential facilities before effort and finance is expended on visionary projects.

Alec Hill

No reclassification needed for shed use

Your editorial (Flagstaff, 8 October) refers to the Devonport Museum wrongfully using recreational reserve for storage. Sorry, I disagree.

The Management Plan for the Devonport Domain was completed in 1993. Twenty-nine submissions were received. Just one person commented on the three houses on the Domain fronting King Edward Pde – not the fact that they are on a recreation reserve but that they should be removed to enlarge the park.

The resulting document allowed the houses to remain on a recreational reserve.

The small piece of recreational reserve on the Domain where the museum stores its archives does not need expensive reclassification – a precedent has already been set.

**Jan O’Connor Deputy Chair
Devonport-Takapuna Local Board**

Museum open to alternative storage ideas

Devonport Museum is an Incorporated Society of volunteers who have developed and maintained a community museum and grounds in Cambria Park for more than 40 years.

We support the planned use by sports clubs of the former bowling club building and greens, and agree that it is time it was made good use of.

The local museum is supported by the Devonport-Takapuna Local Board and Auckland Council, and by volunteers and researchers in many ways. In return we provide access to local stories, education, resources, recreation, research, and displays of items and collections.

We are working actively with the schools, RSA, Devonport Business Association, Navy Museum, North Shore Rugby Club, Community House, Peninsula Trust, Restoring Takarunga Hauraki, and other groups and families. We support local businesses often.

As a result of a professional upgrade of displays several years ago, the support we have given to groups such as the Bowling Club to conserve large heritage boards and our having to remove displays from both the Ferry Wharf and the Devonport Borough Council building, a need has developed for storage.

We also have several items for future display and to support our heritage games. The large boards which display photos of locals who did not return from wars are included.

As we cannot house these on site, we looked for the best local storage place. For two years, we paid for commercial storage several kilometres away. This was not a good use of community funding and was difficult to access.

We assisted the Bowling Club in saving some of its heritage items, and noticed that it had a shed that was not in use and was needing care. We applied to the Auckland Council leasing

section, and the previous local board, and we were granted a temporary lease for space in the concrete block shed, on the edge of the bowls site, at the end of Eton Ave.

When Expressions of Interest were invited for the Bowling Club site, we applied to continue our lease to make use of this building for storage. We have secured the building, and we are working on maintaining it as required under the lease.

In support of our Expression of Interest, we obtained an opinion from University of Auckland honorary academic Dr Ken Palmer, an authority on local government law. He confirmed that community storage could be allowed by the board.

We noted our current lease as a precedent, and included statements from historian David Verran and archaeologist Dave Veart to support the need for storage.

The application and legal opinion have been held by the local board and council leasing section for about a year. The rugby and cricket club leaders were aware of the museum use of the shed and continued interest. Other community groups were aware of the opportunity to apply.

Ron Johnson has confirmed, for council, that Shed B is in reasonable condition and has at least 20 years of useful life. The sports clubs have stated that they intend demolishing shed B along with other sheds on the site. It is not in their Expression of Interest for use.

The museum can make good use of this council asset, and we have been approved by two local boards. If the enthusiasts for finding an appropriate, sustainable alternative site are successful, we will work with them.

Alastair Fletcher, Devonport Historical and Museum Society

Harcourts Devonport Tides

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1		L 3:03am		3:22pm		L 3:42am		3:59pm		L 4:18am		4:36pm		L 4:55am		5:15pm		L 5:32am		5:56pm		L 6:12am		6:41pm		L 6:55am		7:30pm	
2		H 1:46am		2:13pm		H 2:38am		3:10pm		H 3:36am		4:08pm		H 4:37am		5:05pm		H 5:38am		5:59pm		H 6:35am		6:51pm		H 7:28am		7:42pm	
3		L 7:43am		8:24pm		L 8:40am		9:22pm		L 9:42am		10:19pm		L 10:44am		11:15pm		L 11:41am		12:09am		12:34pm		L 1:00am		1:25pm			

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Museum keeping shed: the perfect solution

There appears to be some concerns over the future of the former Devonport Bowling Club at the Devonport Domain.

The council had called for applications from community groups who wanted to “occupy all or part of the land and buildings” at the site – and received just two.

The two applications were considered at the Devonport-Takapuna Local Board’s September meeting – and the final decision was to support both.

A joint bid by the rugby and cricket clubs sought to occupy the clubrooms (Building A) and the bowling greens. We were excited to hear of the clubs’ intentions to foster increased women’s participation in these sports.

The clubs stated that they had no use for any of the outbuildings on the site (Buildings B, C, D or E), and would demolish them.

The Devonport Museum applied to remain in Building B – which is a shed they already lease from council, and which the rugby and cricket clubs did not want.

Jan O’Connor, Trish Deans and I considered that the museum’s modest wish to continue occupying the shed that rugby and cricket didn’t want, in an out-of-the-way part of the site, was the perfect solution: a “win” for both of the applicants and for the wider community.

We certainly could not justify evicting the museum – and placing the precious artefacts stored there in jeopardy – only to have this perfectly serviceable building (unwanted by the rugby and cricket clubs) demolished.

Jan O’Connor, Trish Deans and I voted in favour of both applications. We reached this decision after lengthy and careful consideration, and believe the result is the best and most fair outcome.

The museum will remain on its current short-term lease for the moment while administrative matters are addressed. This is, however, red tape rather than a red flag.

As reported in the Flagstaff (8 October), the vote was split. If I had not used my chairperson’s casting vote to pass the motion then the rugby and cricket clubs’ bid for a lease would have failed entirely.

That would have been a very disappointing outcome. I imagine that we would then have had to go back to the drawing board and go through the whole Expressions of Interest process again.

Instead, with our support, the local board’s intention to lease the clubrooms and 4000m² of greens to the rugby and cricket clubs has been publicly notified – and they are a step closer to realising their very worthy dreams.

Ruth Jackson, Chair, Devonport-Takapuna Local Board

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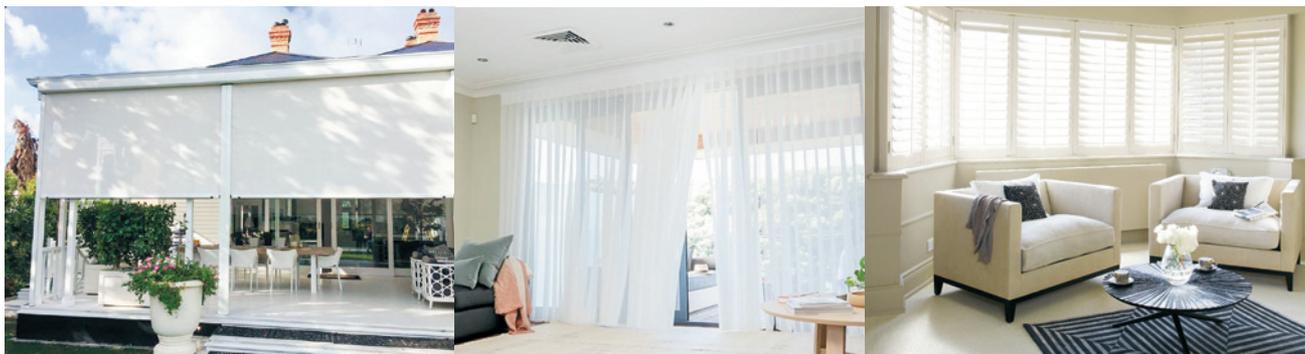
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Exempt unique suburbs from intensification

The Rangitoto Observer article (15 October) outlining the massive housing growth in Milford and the rest of the Devonport-Takapuna Local Board area is frightening, particularly the over-dominance of multi-unit developments and the huge apartment complexes planned at Smales Farm and Esmonde Rd.

An editorial leader in the *Ponsonby News* says it all – John Elliott: Over-Intensification of Auckland Will Kill It.

“After thrashing out the Auckland Council’s Unitary Plan, the government is apparently pushing Auckland to further intensify the inner city, way beyond the provisions of the Unitary Plan.”

The Observer notes that the National Policy Statement on Urban Housing allows major additional intensification within 1500 metres of transport hubs and Metropolitan Centres like Takapuna. A quarter of current consents are in this zone and could no doubt be reviewed. New developments will add massively to the population and congestion in that central area, already stressed.

The statement also allows the overriding of the heritage-protection zones of the Plan – so important on the North Shore.

Margot McRae, Devonport Heritage chair, says that Devonport, along with all Auckland’s old kauri housing areas, is facing the biggest threat to its heritage ever.

These have protection in place under the Unitary Plan, as Special Character Areas (SCAs) where all pre-1940 houses require planning consent for demolition or major alteration to maintain the overall heritage and environmental ambience of the area.

“After thrashing out the Auckland Council’s Unitary Plan, the Government is apparently pushing Auckland to further intensify the inner city, way beyond the provisions of the Unitary Plan.”

The council is now allocating each house in SCAs an individual heritage assessment which could lead to apartment blocks being built between two Victorian villas, a heritage and community-character nonsense.

Compounding this is the council review of the rating of specific heritage buildings, with many downgrades.

The Devonport peninsula and Takapuna/Milford is a unique and special place, from

historic, heritage, environmental, geographic, and logistical viewpoints

The Takapuna metropolitan centre, as the hub, is logistically restricted by the coast and Lake Pupuke. Both the Devonport peninsula and the hilly northern coastal strip have unusual geographic and logistical restraints. It is not suited for a number of reasons for major intensification.

It should have a special exemption from the requirements of the new government imposition.

Councillor Chris Darby, chair of council planning, says holding the line on design provisions is a challenge: “The government is interested in quantities. Aucklanders, too, but they will not like it if they just get quantity outcomes and not quality outcomes that will last for ever.”

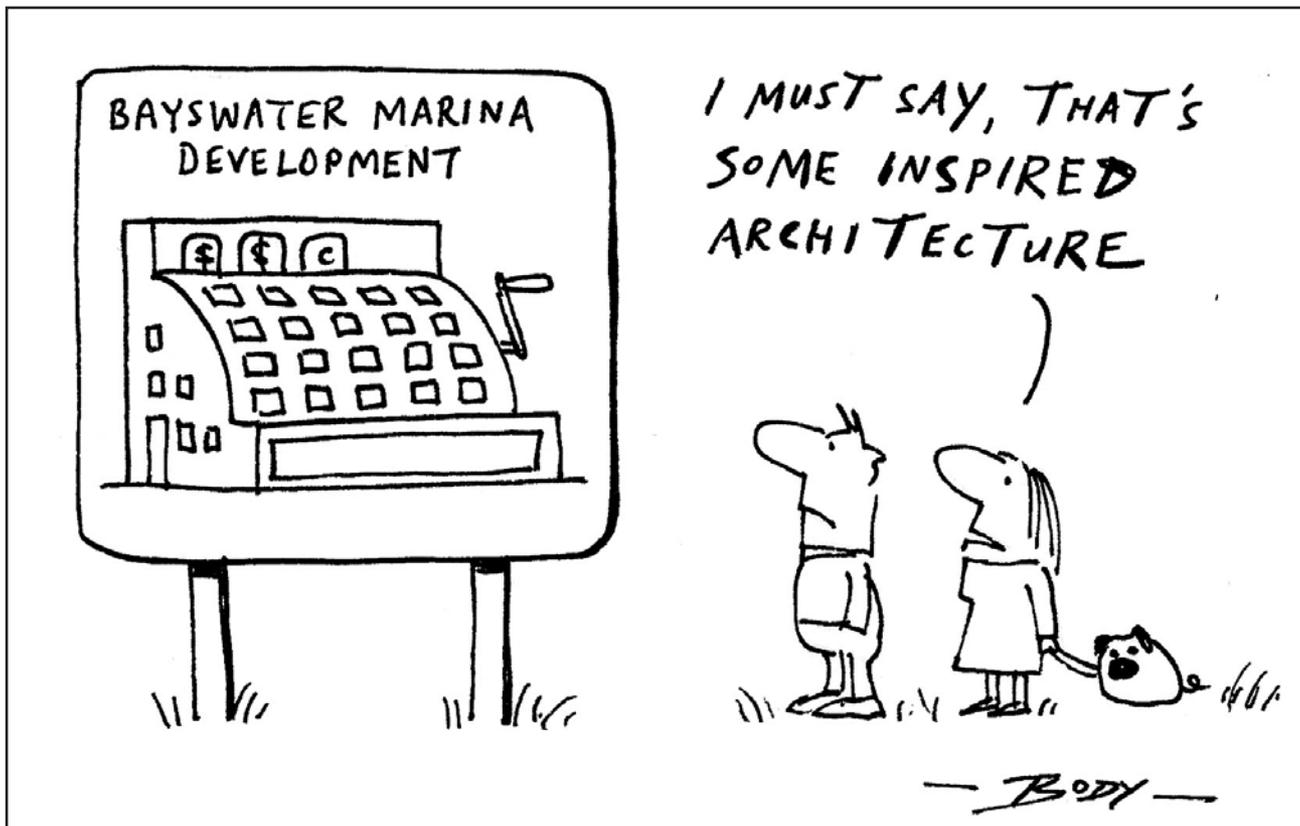
He is dead right and I urge him and councillor Richard Hills to provide a strong lead in saving the North Shore from this potential irreversible disaster, and get the exemption.

Council has told the government that the Three Waters proposal is not on and needs change – the same approach should happen with the National Urban Housing policy in our special place.

Time for a strong community push-back.

**Bill Rayner
Devonport**

Bodyline by Guy Body



WHAT'S HAPPENING AT BAYSWATER MARINA?

BIG CHANGES impacting our marina are happening **RIGHT NOW**

Our marina as we know it will be **GONE**

ACT NOW BEFORE IT'S TOO LATE

Auckland's Unitary Plan (AUP) clearly states:

Our marina's **PRIMARY PURPOSE** is a community and marina-oriented place with a main focus on recreation, public open space, access to and along the coastal marina area, public transport, boating, maritime activities and facilities.

Residential development is a **DISCRETIONARY** activity only.

The **LIVE** resource consent application by Bayswater Marina Holding Limited

DOES NOT reflect our marina's **PRIMARY PURPOSE**.

Public Open Space	Boat Launch Ramp Access	Public Transport Outcomes	Mass Bulky Buildings	Maritime Facilities
REDUCED	QUESTIONABLE	UNCERTAIN	DOMINATE	GONE
Recreational Parks	Boat Trailer Parking	Road Access and Safety	Body Corporate Structure	Harbour Views
TINY	UNWORKABLE	QUESTIONABLE	PRIVATISATION	GONE

Preserve our marina for the benefit of Auckland's current and future generations

DON'T DELAY - ACT NOW!

COMPLETE Bayswater Community Committee's Marina Future Use Survey on our Facebook page

SEND in a submission to Auckland Council **before 11.59pm, 9 November 2021** (to speak at the hearing)

CONTACT us for:



- A link to the Bayswater Marina Future Use Survey (if you're not on Facebook)
- Help with your submission
- A link to the Auckland Council resource consent submission form (or scan QR code)
- A link to access the resource consent application documents (or scan QR code)

Find us on Facebook or Email: bayswatercommunitycommittee@gmail.com

Hooning drivers prompt call for boat-ramp bollards

Residents of Sandy Bay Rd in Bayswater are getting tired of knocks on the door and requests for help towing out cars stuck on low-tide sands.

The road ends as a boat ramp, but this also allows cars to drive down and do donuts at low tide. Nearby resident Francis Lings says a car gets stuck about once a fortnight, but this doesn't seem to deter the hoons: earlier this month nine cars took to the sand.

The donut marks last for months, as the tide generally does not come up high enough to wash them away. Lings had a wedding at his property in March, and was out on the sand flats that morning with a rake, he said.

Lings advocates the installation of bollards or boulders, spaced about 1.5 metres apart, which would allow people to launch small vessels such as kayaks. In two years of living near the boat ramp he had never seen anyone launch a large boat.

Devonport-Takapuna Local Board chair Ruth Jackson said it was difficult to balance everyone's wishes for the area. "It's a case of there's a few people who spoil it for the many."

The spot was a legitimate launching point for a kayak or a dinghy, but not really suitable for bigger boats. Birds nested in the area, which was a sensitive coastal environment.

Auckland Council's community facilities staff were investigating options.

Signage had been suggested, "but generally people who do that sort of thing are people who don't follow rules and follow signs", she said. "We're trying to find some sort of



Sticky issue... a car is towed after getting stuck at Sandy Bay

compromise solution where it's still available for launching use for the community and stops people from hooning around."

Another resident, Daniel Thomas, who has lived in the area for about 35 years, said hooning on the sand had been going on for a long time, but had become more visible with people posting on social media. He said people would hear about a car stuck every couple of months or more often depending on the time of year. "It's unnecessary, people driving on to the mud – all they're going to do is hoon and do donuts and stuff. You're not doing anything for anyone.

"I would have thought council would have taken a bit faster action."

Thomas said a council survey had thrown up a couple of objections to bollards, but it was impossible to launch a large boat at the ramp anyway because of the mud.

Local board adviser Tristan Coulson said officers advised that community feedback was split between leaving the ramp open for launching or putting in bollards. A warning sign was likely the first step, and bollards would be considered if infringements continued.

A delay in the work may result from Level-3 lockdown, Coulson said.

Bruce Mason renovations to be completed in 2022

Renovations at the Bruce Mason Centre in Takapuna are set to be finished by mid-2022, the Devonport-Takapuna Local Board has been told.

Construction at the centre resumed under Level-3 lockdown.

"We're hoping to be able to extend the convention space above the offices to give a new space, with picture windows over Takapuna, which will seat 200-300 people," Robbie Macrae of Auckland Unlimited, which now operates the building, told a

board meeting this month.

Board member Aidan Bennett said it was good that money was being spent on the centre.

"It's an important facility for Takapuna," he said.

20 years ago from the Flagstaff files

- The replacement of 400 old Navy houses with modern homes is under investigation by the Defence Force.
- More than 7500 competitors depart King Edward Pde at the start of the Auckland Marathon and Half Marathon.
- A handbag-snatching thief is apprehended by businessmen Kevin Johnston, Tilak Carthelis and Hussain Al Haseny, who tackled the man and held him until police arrived.
- Mike Cohen is tipped to become the new Devonport Community Board chair.
- Takapuna Grammar School is short of \$30,000 in donations as parents balk at paying school fees.
- Vandals slash 128 car tyres in Devonport early on a Saturday morning.
- Proposed changes to ramps and berthing at Devonport Wharf are opposed by Fullers.
- A resident's car is damaged by falling palm fronds, but North Shore City Council refuses to pay out, blaming rats for chewing through the foliage.
- Belmont Video-Ezy owner Peter Robson makes national news after he entered a flat to reclaim overdue stock.
- Bayswater School gears up for a duathlon
- The old BNZ building in Victoria Rd is rebranded from the Bankers Arms to D-Central.
- A four-bedroom family home in Westwell Rd is for sale for \$595,000.
- Four dead pohutukawa trees outside Devonport Wharf are to be replaced. North Shore City Council is testing to find if they were poisoned.
- A Hauraki School-produced 30-second television advertisement wins a *Fair Go* ad award.
- A St Leo's school newspaper was one of 10 winners in a *New Zealand Herald* competition
- A thief "with a resemblance to Elton John", according to police, is helping himself to envelopes from letterboxes containing donations for the Blind Foundation.
- Bayswater School principal Trevor Snookes is the Devonport Flagstaff interview subject.

Takapuna

SCHOOL NEWS



Grammar

OCT 22, 2021

REQUEST FOR EXAMINATION ASSISTANCE: Readers/Writers Urgently Needed

Our Learning Services Department is desperately in need of readers/writers for the NCEA external exams. We would love to hear from you if you have a good command of English and some hours during the school day to help senior students with learning

difficulties, such as dyslexia.

We need readers/writers for these students' NCEA exams from Monday 22 November to Tuesday 14 December. This is a paid position and full training will be given.

If you are able to help or would like more information, please contact Roz Kayes via email r.kayes@tgs.school.nz



TGS Archery Hits the Target

Before lockdown hit us, the TGS Archery team was just able to squeeze in a few scoring rounds for the Archery NZ Term 3 Interschool Postal competition. It was worth the effort as we had an excellent result in both the individual and teams sections. We are seeing some natural talent emerging from the term 2 coach-

ing and training sessions.

TEAMS - Competitions Recurve - TGS 2nd (Stephanie Yu, Max Lennan, Erin Middleton, Leon Dromer)

INDIVIDUAL - Competition Recurve- Stephanie Yu 2nd (note this is a mixed competition)

INDIVIDUAL - Open Compound- Aleks Miernik 3rd



Surfing Success

After a number of trials, year 10 TGS student Izzy Milne has been selected as part of the 2021 Auckland Scholastic's Surfing Team.

Izzy will travel to Taranaki (depending on Covid Alert Levels) for the National Surfing Competition in Taranaki, the second week of the school holidays.

Congratulations Izzy!

TGS Students Selected for Harbour U18 Boys Rugby

Congratulations to Hayden, Hunter, James, Kodi and Noah for being selected for the 2021 Harbour U18 Rugby Team. We wish you the best of luck for the up-and-coming representative season and we look forward to watching you all progress throughout the season.

BRANDEN COWPER KUMIEU RFC	HAYDEN MCKAY TAKAPUNA GRAMMAR	KODI ENOKA TAKAPUNA GRAMMAR	SILO ALATINA MASSEY HS
CAMERON CHRISTIE GREWA COLLEGE	HENRY CLARKSON ROSMINI COLLEGE	LEVI MANUKIA GREWA COLLEGE	TAIGA KATO WESTLAKE BOYS HS
CARLOS DAVIS MASSEY HS	HOLDAN TATANA MASSEY HS	LOA LUTU MASSEY HS	TEANCUM TUIALII KRISTIV
CHRIS FINAU GREWA COLLEGE	HUNTER RICE TAKAPUNA GRAMMAR	LUKE CAMERON WESTLAKE BOYS HS	TITERA BURU WESTLAKE BOYS HS
CLAYTON KOTZE WESTLAKE BOYS HS	IKUNIA MALLUPO MASSEY HS	LUKE BUCKLEY WESTLAKE BOYS HS	TOM BRADFORD WESTLAKE BOYS HS
CONNOR CHATFIELD WESTLAKE BOYS HS	INDEPENDENCE ANETONE MASSEY HS	NEHEMIAH GORDON-AMARDA ROSMINI COLLEGE	TRUMAN CUFF ROSMINI COLLEGE
DARYN GREY-HOHEPA KAPAPAPA COLLEGE	ISAHIA MANUKIA GREWA COLLEGE	NOAH TUISILA TAKAPUNA GRAMMAR	TRYSTAN COOK WESTLAKE BOYS HS
DAVID MIKAILO MASSEY HS	JAMES WACOKECOKE GREWA COLLEGE	OLLY HOWARTH WESTLAKE BOYS HS	
DYLAN HAMILTON TAKAPUNA RFC	JAMES FAIRBAIRN TAKAPUNA GRAMMAR	RIGHARD SNEYMAN WESTLAKE BOYS HS	
ELI HALLAM WESTLAKE BOYS HS	JERRY VIBOSE MASSEY HS	RUPETI TAVUI WESTLAKE BOYS HS	
FABIAN VEA ROSMINI COLLEGE	JONNY CHAPMAN TAKAPUNA RFC	RYAN KENNEDY MASSEY HS	

HARBOUR U18 2021

NORTH HARBOUR U18 Team Announcement

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Bayswater Marina Project

No doubt you are now aware of the project at Bayswater through much public interest. We are now going through a Resource Consent process and as a part of that process we are advising the community about how we see the development being completed. In this edition we cover two major fundamental components of the project that you the public will interface with – the way it looks and the public accessible space that you can use.

The Architectural Concept behind the proposed Bayswater Marina project

The concept behind Bayswater is inspired by well-recognised urban renewal projects including Vinegar Lane, Ponsonby, and Borneo Sporenburg, Amsterdam.

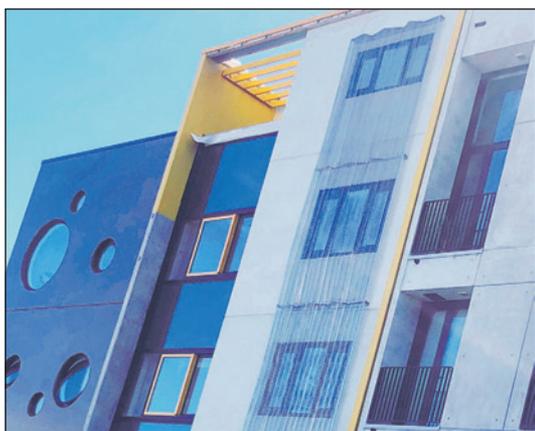
These projects are well recognised and awarded and are the ongoing focus of urban design and architectural buffs from around the world.

The project consists of 94 terrace house and three boutique apartment buildings. Key outcomes include that every dwelling will look different from another including variation in materials, architectural style, height and bulk.

Images on this page are from Borneo and Vinegar Lane projects and they provide an example of how different-looking buildings make for a much more vibrant and rich precinct.

One of the major benefits of the development typology is that monolithic and repetitive development form is avoided. Throwing out regularity in favour of a more diverse outcome may not be what most expect from a property development but it is our ambition to create a truly world class waterfront development and we believe this clever set-up will ensure it is.

Additionally competitive tensions encourage better and better-quality architectural design as the project progresses. All buildings are limited to 12 metres in height. Roof-top decks are encouraged and will form a major feature in the finished landscapes. Imagine the private gardens and swimming pools that will feature.





Replicating the coastal cliffs of Auckland Harbour

The layout of the site is deliberately set up to replicate the cliffs of the harbour and out to the point. This ‘organic’ layout allows the shapes of buildings to create evolving scenery from every vantage point. The layout breaks up and ensures that monotonous straight lines are replaced with curves and angles.

Pocket parks and boardwalks

The Unitary Plan rules set out a minimum amount of land that must be available for the public to use. We have developed this in the form of two parks at the southern and northern ends of the peninsula, and linked around the seaward edges with a boardwalk that will be developed to look similar to what you may have experienced at Westhaven. This boardwalk will greatly improve the experience for the community at Bayswater Marina.

Overall 7500sqm of dedicated public accessible space is being created in and around the marina. We have heard that many would like to see particular features in these parks and along these walkways and we encourage the community to propose ideas to us: info@bayswater.co.nz





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OUT & ABOUT

Maria Teape Community Coordinator

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BAYSWATER HALLOWEEN TRAIL COLOURING COMPETITION

Although we were disappointed to have to postpone the Bayswater Halloween Trail until Friday 1st April 2022, we wanted to provide some fun and entertainment to our local tamariki in the meantime!

Colour or decorate one of our four spooky designs, then display it in your window or somewhere else that is visible from the street, like your fence. Take a photo of your beautiful work and send it in to us via email: devonportcommunity@gmail.com or Facebook for a chance to win a prize! **For more info and the designs visit:** www.devonportpeninsulatrust.nz/articles/halloween-colouring-competition

TAMARIKI PLAY MORNINGS COMMUNITY FEEDBACK SURVEY

While we have been missing catching up with you all each week at our Hōtoke Preschool Play sessions at The Rose Centre, we have been pondering how we can support you and your precious tamariki best and especially at times when we are unable to come together as a community. If you could carve out a couple of minutes to complete our survey (<https://www.surveymonkey.com/r/3VJZ2C7>) to help guide us to serve your needs as best as we can with the resources we have!

Thank you! The DPT rōpū.

DEVONPORT SEED LIBRARY

Devonport Seed Library is a free community initiative with the goal of enabling every person the opportunity to start a garden, without any financial barriers that might otherwise hinder them on their gardening journey.

The Seed Library will be housed in the Devonport Community House, and you are welcome to take what you need, then save some seeds from your own garden (or seed stash) to return back to the community.

If you have seeds, gardening books or ideas that you would like to share, they are gladly accepting donations.

Contact Holly on 0211276841 or follow along on: <https://www.facebook.com/Devonport-Seed-Library-683254152538854>

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

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

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PUBLIC NOTICES

Join the Devonport Squash Club's social squash night every Thursday from 7-9pm at our Narrowneck club. Beginners are welcome. We have racquets you can borrow at no charge and there is no obligation to join the club. 69 Wairoa Road, Narrow Neck.

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Everyone at the Vic is looking forward to the day we can open the doors and get the movies rolling again.

We've been preparing for that day with a deep clean of the theatres including steam cleaning of all seats.

We have introduced a new seat numbering system in the four cinemas so that safe distancing can be automatically applied when tickets are bought. Despite the uncertainty about reopening, the morale in Philipp's team at the Vic is good.



This has been helped by locals lining up at the Vic's open doors for gelato and ice-cream sales. Philipp Jaser and daughter Sasha have launched their summer flavours including the ever-popular lemon gelato among the fruity flavours on offer. The sales are going well and the strong local support has lifted everyone's spirits



There are so many great movies we are just bursting to screen. There's the latest James Bond - *No Time To Die* and also the critically acclaimed Jane Campion movie, *The Power of the Dog*. It's received fabulous reviews including for Benedict Cumberbatch and Kirsten Dunst in the lead roles. For the kids there's Disney's *Ron's Gone Wrong*, the new Pixar animation *Encanto* and *Paw Patrol*.

The wonderful live performances for this year have been postponed. But all of us at the Vic are looking ahead with hope and are determined to keep our spirits up until that wonderful reopening day comes.

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Vaccination high among early education staff

Early childhood educators in Devonport seem to be largely fully vaccinated or on their way to being so, but concerns remain about pre-school centres having reopened ahead of schools.

The government's mandate requiring all educators who have contact with children to be fully vaccinated by 1 January has led to uncertainty around the country, but Peninsula Kids already has fully vaccinated staff, owner Leisa Rossi said. "We worked through this together while we were in Alert Level 4. Some team members were nervous but we knew how important it was to keep our children safe so we all agreed to make it happen."

But she had concerns about ECEs reopening, she said. "To be honest we are at a loss as to how the government sees it as safe for us to operate and not schools."

All staff at Care-A-Lot Devonport are vaccinated and those at Devonport Methodist Childcare Centre, Small Is Beautiful and Nat-

urally Kids are all heading that way.

But it has not been as straightforward as they had hoped, said Naturally Kids' Jana Nordstrand. "We would like home-testing kits, not having the forced weekly nasal swab until double vaccinated."

The children coped relatively well with lockdown if they had siblings, Rossi said. "Where children are part of a larger family with two or three siblings at home they seem to be okay. However, the vast majority of children between the ages of 2.5 and 5 years really struggle with the lack of social connection – as do adults."

The kids are affected by lack of physical contact with their friends and the boredom and frustration of not being able to do their usual activities. "Parents report children having moments of intense anger or sadness brought on by having to remain at home. I also have a lot of concern for parents where both are working and trying to look after young children. They are often looking after children throughout the

day and working at night time."

Devonport Methodist's Robyn Biernay said some kids, particularly the younger ones, were initially hesitant to return after spending so many weeks away. "But after a few days settling in they appear happy to have the stimulation and social interaction of daycare."

Others have picked up where they left off, Val Morrison from Small Is Beautiful said. "The children came back absolutely thrilled to meet staff and peers."

And kids are adaptable, Michelle Hunyh from Care-A-lot said. "All the other kids are happy to see each other again."

Devonport Methodist had 28 children back in level 3 while Small Is Beautiful had one bubble of 10 children but most days had fewer, and were closed on Wednesdays due to lack of demand, Morrison said. "We have been, and continue for the children not included in the bubble of 10, providing online learning from day one of lockdown."

Takapuna Grammar adapting to exam uncertainty

Senior students at Takapuna Grammar School are in the midst of unprecedented exam uncertainty. Internal mock exams are being rescheduled in the wake of the government's announcement that Auckland schools cannot reopen for the start of Term 4 this week, but what happens with final examinations later in the year is still far from clear.

Principal Mary Nixon says: "Students are resilient and adaptable but are affected by the long lockdown and so many uncertainties and sudden changes." Her focus is on keeping things as stable as possible through continued remote learning and good communication.

"It's fortunate our TGS community is nimble and resilient," she told the Flagstaff. Nixon said she was proud of the response so far this year. "I am confident we will manage

to navigate the next few weeks too."

The continued lockdown had not been a surprise given growing Covid case numbers, but it did require a quick shift in attitude and programmes for staff and students.

"It was unhelpful that the decision to keep Auckland schools closed came in the second week of the school holidays," she said. "This makes discussions with staff difficult when I have recommended they take a break to refresh for the upcoming very busy term."

Nixon has been making decisions around mock-exam timetables for the first three weeks of term, continuing to plan for what a return to school might be like.

"We are continuing to prepare our students for external examinations," she says. But Nixon thinks it likely further measures will be needed to compensate Auckland students

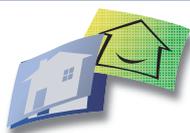
facing end-of-year NCEA examinations during such disrupted times.

A points credit applies already. Schools are yet to hear if this will be extended, adding to stress on senior students as study ramps up.

"Our key focus is on ensuring the best learning opportunities so our students complete a successful year, so there are likely to be variations to our usual programmes to suit the circumstances as they arise," Nixon says.

Nixon said most students were very keen to get back to school. "I am confident students want to do their best and will work with our staff whatever alert levels and arrangements are in place. This has been the case to date in this very challenging year."

Westlake Girls and Rosmini have cancelled their mock exams; Carmel has delayed and may cancel.



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WELCOMING SCOTT AND DELL TO WILLIAM SANDERS

There are two new faces at Ryman Healthcare's William Sanders Retirement Village.

Sales Advisors Scott Bremner and Dell Smythe are the latest members to join the Devonport village's team with both bringing a wealth of local knowledge and relevant experience to their roles.

Scott has lived in Devonport for 40 years and raised three children along with his wife Nicole, making him a familiar face at various sausage sizzles, school fundraisers and sporting sidelines.

Many locals may recognise him either from walking his dog Daisy or seeing him head down to the beach on a mission to catch some snapper.

"I'm the guy that always goes fishing in shorts," laughs Scott, who lives across Lake Road from the village in Narrow Neck.

"I've got a little tin boat that I take out. I know all the snapper spots and if I'm not in my boat I'll often fish off my kayak too."

Dell lives in Belmont and while she originally hails from Christchurch, Auckland has been her home for 15 years - the last 7 of those spent living on the North Shore.



Sales advisors, Scott and Dell

"You very quickly become part of that tapestry, the people of the peninsula," says Dell, who has been doing plenty of beach walks during lockdown.

"I'm a stone's throw from the mangroves on one side and the beach on the other side and it becomes a lifestyle and a way of being - my 14-year-old step-daughter goes to Takapuna Grammar and they're always getting the kayaks out."

Both Scott and Dell say they love people and are excited at the prospect of doing something that can bring such positive changes to a person's life.

Having worked as Inflight Manager on international 777s for Air New Zealand for many years plus a stint in real estate, Scott saw the Ryman role as the

perfect way to use his sales knowledge from real estate and his customer service, safety and compliance skills from aviation.

"I have always felt my role was assisting people on a journey from one place to another.

"I just want to help people really, I get satisfaction from that."

Dell has worked for many years in sales and hospitality, but it was the formative experience of her first ever job working in a care home when she was a teenager that made this new role leap out to her.

"I forged the most amazing friendships with the most amazing individuals and just hearing their stories, which were so unique from anything I had ever experienced, it made me appreciate people from all walks of life

- and made me realise I am definitely a people person!"

Scott says he had always appreciated what a great asset the retirement village was for Devonport right from the start, especially with the range of comprehensive living and care options available.

"Having that security of knowing you will be looked after if your health needs change is huge, not just for the residents themselves but it provides peace of mind for their families too, knowing that if mum's in the village and something happens that she's going to be looked after."

And he should know. "One of my aunties lives at Ryman's Edmund Hillary Village, and she just loves it.

"She's so busy I had to make an appointment to call her the other day!"

Dell has an equally inspiring relative - her grandfather Don Smythe is a country singer in the South Island who has a well known hit called 'A Night Alone with You'.

"He is one of my favourite humans! And he just goes to show that you should never underestimate and never assume what great things

people are capable of at any time in their life!"

Scott and Dell, who both share a passion for plants and gardening, cooking and reading, have been overwhelmed with the warm and friendly welcome they've received from their new colleagues and potential future residents, even if it has all been online so far!

"I've had to get the tie on again for Zoom conversations which is the first time I've worn one in a long time," laughs Scott.



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WHAT'S ON @ Devonport Library

Tēnā Koutou katoa

As you will be painfully aware all Auckland Libraries are currently closed.

We want to remind everyone that if you have any library items, please hold onto them; do not return them to the library until we do reopen. As overdue fines are no longer being charged you can keep them with you with a light heart. People have shared concern about their library item requests but these will be held and will be available for you to pick up when we re-open. Fortunately, you can continue to access our extensive eCollections and online resources, found on our Auckland Libraries website. This is, also, the best way to keep updated about our services. Our website address is www.aucklandlibraries.govt.nz. While there, explore a resource that may be new for you, whether streaming movies and documentaries, listening to podcasts and audiobooks or exploring our selection of blogs on offer.

Libraries are likely to reopen at Level 2, but rest assured, with various measures in place to maintain public safety including increased social distancing (2 metres), mandatory signing in, sanitising and mandatory mask wearing.

In the meantime, we are excited to support the Devonport Peninsula Trust Youth Forum who have curated an online Artist Exhibition of work by our local young people. This includes an opportunity to vote for your favourite piece and we hope you will encourage the artists with your vote for the art piece that resonates with you the most. Please check out our Devonport Library Facebook Page to access the exhibition or www.facebook.com/DevonportYouthForum. We are hoping, once we are open, we will be able to exhibit the works themselves in time for Art Week in November, where you can see them up close and in the flesh.

While we wait for the Lockdown levels to change be of good heart, stay safe, take care.

Ka kite anō

From all of us at the library.



Established artist Graham Downs' lifelong love of the sea is evident in many of his works, but for his latest exhibition he has looked even closer to home for inspiration.

Along with seascapes of Cheltenham Beach and near the Devonport Yacht Club, a less typical backyard project produced several floral scenes from his Calliope Rd garden.

"I hope they're uplifting," Downs says of the colourful canvasses. They feature his beloved wildflowers, and some slightly fantastical interpretations, including the depiction of a villa in his garden which he originally sketched on

a neighbourhood ramble in a different street.

Were it not for lockdown, he says: "I probably wouldn't have done the garden paintings."

Downs says he is "very much into nature," but it is the sea he is best known for. "I like to be near the water – it's a subject I'm interested in."

His exhibition – visible through the windows at Takapuna gallery Art by the Sea – was hung under lockdown conditions, but Downs hopes the doors may be able to open in time for the public to see the paintings up close.

To complete some of the 25 paintings he is showing, he had to work from memory, guided



Flower power... Wildflowers which artist Graham Downs grows behind his Calliope Rd home combine here with a villa he sketched while on a neighbourhood walk



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inspiration in his own Devonport backyard



Seascape escapes... Paintings inspired by Graham Downs' local beaches, including near the Devonport Yacht Club (above) and (opposite) overlooking Cheltenham are included in his latest exhibition

by the small gouaches in his sketchbook.

While Downs usually starts like this from the watercolour then completes his work in his home studio, he would normally spend more time developing his paintings outdoors.

This was not always possible, especially for subject matter further afield, such as a scene he had sketched in Mahurangi and some cityscapes also in the show.

Some of the paintings, including his elevated view of the waters off Cheltenham, had their origins in earlier lockdowns. "In the last lockdown I went up North Head to draw."

His exhibition, *From the Wellspring*, seeks to tap into the notion of where ideas come from. Downs says he likes to be in the gallery to talk about and add context around his paintings, such as showing the sketches he works from beside the finished works. "It's a pity because when I put on my exhibitions I try to put up supporting stuff, so people can see what led to the final painting."

For now the chinking of glasses and chatter has gone by the wayside, but not the time and costs artists spend on preparing for shows. "You're down before you've even started,"

Downs notes. But he has been heartened to hear from gallery owner Mike Geers, who moved Art by the Sea from Devonport to Takapuna, that there had already been interest in his works.

"Hopefully they'll get out the chequebooks," says Downs, adding: "I'm grateful people can just have a look at them."

While lockdowns have made it tough going for all, practically, he says: "To me lockdown wasn't much different. I'm just in a studio."

• *From the Wellspring* is online and at Art by the Sea, 162 Hurstmere Rd, Takapuna, until Monday, 26 October.

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