Komiti Taiao ā-Hapori Hoki / Environment and Community Committee
OPEN MINUTE ITEM ATTACHMENTS

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RICHARD REID PLAN

3,482m²
on 40 Anzac Street

- SPACIOUS + OPEN
  A gathering space
- SUNNY for most of the day
  for most of the year
- Well-proportioned public space with many uses
- Suitable size and shape for markets
- Can host events for 5,000 people
- Sheltered from unforgiving onshore wind
- Utilises all existing laneways & accesses
- Does not impede bus stops and flows naturally to pedestrian lights

Meets Council policies & Unitary Plan criteria

PANUKU PLAN

2,100m²
on 40 Anzac Street

- SMALL + NARROW
  A walkway
- SHADED most of the day, most of the year
- Disjointed spaces with limited uses
- Unsuitable shape and size for markets
- Unsuitable shape and size for large events
- Prone to unforgiving onshore wind
- Blocks several existing laneways
- Divides bus stops and does not flow to pedestrian lights

Does not meet Council policies & Unitary Plan criteria
KHARTOUM PLACE, Lorne St, CBD

Photo taken at 10am on a gloriously sunny summer's day in March.
Khartoum Place is a long, narrow, east-west accessway - surrounded by high buildings.
It is remarkably similar to the central accessway in Panuku's Takapuna plan.

TOTAL 901m² – W17m x L53m

Khartoum Place gets little sun and is notoriously cold and unwelcoming. People scurry through but don’t linger.

It is an east-west accessway, which is shaded for most of the day – just like the long central accessway in Panuku’s Takapuna plan.

It is 17m wide - almost identical to much of the central accessway in Panuku’s plan.

Two lengths of Khartoum Place would be very similar to the entire central length of the Panuku plan.

It is sandwiched between 5 & 6 storey buildings.

The central space on 40 Anzac has 9-storey buildings allowed on either side.

The space at 38 Hurstmere has 6-storey buildings allowed on either side.
PANUKU PUT UP THE ‘FOR SALE’ SIGN BEFORE YOU EVEN DECIDED THE PLAN!

CBRE/Panuku sales brochure – March 2019

6 March 2019 – NZ Herald

ONLY 2,000m² public space on 40 Anzac Street

Panuku/Council drawings not to scale, so sizes are best estimates
**TIMELINE OF TINY TOWN SQUARE PLANS**

**2014 – 970m²**
**TAKAPUNA CENTRE PLAN**

The Takapuna Centre Plan shows a small space of around 550m² sandwiched between Burger King and new tower blocks on the remainder of the carpark site.

---

**MARCH 2017**

**8500 Petition signatories oppose sale and development**

**JULY 2017 – 550m²**
**TAKAPUNA FRAMEWORK PLAN**

Panuku’s Takapuna Framework Plan reduces the tiny space beside Burger King – and shaded by the new tower blocks on the remainder of the carpark site.

---

Panuku/Council drawings not to scale, so sizes are best estimates.

HEART OF TAKAPUNA INC. | www.heartoftakapuna.co.nz | facebook.com/savetakapunacarpark | 10 July 2019
MARCH 2018
Council guarantee: 3000-4000m2

The Planning Committee resolution allowing development on 40 Anzac St says it must include a town square of 3000-4000m2 on the site.

JULY 2018 – 1200m2
PUBLIC CONSULTATION

Just 3 months after the Council resolution requiring a town square of 3000-4000m2 on 40 Anzac St, the two town square options in Panuku’s public consultation are only 1200m2.

Option 1 – 1200m2

Panuku/Council drawings not to scale, so sizes are best estimates

MARCH 2019 – 2000m2
Sales campaign started!

Panuku & CBRE advertise for Expressions of Interest from potential buyers – showing only 2000m2 civic space on 40 Anzac St - BEFORE councillors have decided how the site will be divided.

Option 2 – 1200m2

HEART OF TAKAPUNA INC. | www.heartoftakapuna.co.nz | facebook.com/savetakapunanarcarpark | 10 July 2019
JUNE 2019 – 1,745m²
PANUKU PROPOSAL 11 JUNE 2019

This diagram, with measurements in m², was provided by Panuku to the Devonport-Takapuna Local Board on 11 June 2019.

40 ANZAC ST
Square 1,375 m²
Plaza 370 m²
TOTAL 1,745 m²

40 Anzac St 1,745 m²
38 Hurstmere Rd 1,080 m²
TOTAL 2,825 m²

JUNE 2019 – 2,100m²
PANUKU ‘REDLINE’ PROPOSAL 18 JUNE 2019

This diagram, with lengths and m², was provided by Panuku to the Devonport-Takapuna Local Board on 18 June 2019. A third awkwardly shaped wing has been added.

40 Anzac St
zoned 9 storeys

40 Anzac St
zoned 6 storeys

40 Anzac St
zoned 9 storeys

40 Anzac St
zoned 6 storeys

40 Anzac St 2,100 m²
38 Hurstmere Rd 1,080 m²
TOTAL 3,180 m²
• Chamberlain Park: an important recreation destination for the working classes and people on low incomes. Strong ethnic diversity.
Alarm bells should be ringing – costs are up 35%.

It is your decision today that will determine whether this gets spent or not.

Chamberlain Park has been an 18 hole golf course for 80 years.

It supports wellbeing by hosting Auckland’s number 1 participation sport.

Users of the golf course are typically working class and low income.

30% of users are Maori and Polynesian.

SAVE CHAMBERLAIN PARK INC
Stanley prepares to capture this unique landform
Parks and Reserves within 2 km of Chamberlain Park
There are 68 Parks & Reserves within 2 Kms of Chamberlain Park!!!
A submission has been made to you

The indicative business plan contains errors, lacks balance and is potentially unlawful

The local board and council executive know this but have still pushed on

Local board divided on this – should $30m be spent when there is not unanimity?
- The indicative business case is misleading.
- Numbers in the past year at Chamberlain Park are up 20%!
- No one from council has surveyed the users.
- Asian numbers up in Albert Eden – more likely to be golfers than rugby players.
- NZ Golf and Auckland Golf do not support the Masterplan.
There are 30 sports fields in Albert-Eden which, if improved, can meet demand even if population grows more than 50% – so why spend $16m on two new fields?

Why not invest that on weather proofing existing fields – thereby making your existing stock more useable for kids and teams.
### CONSISTENT WITH AUCKLAND PLAN STRATEGIC FRAMEWORK: 27/07/17

<table>
<thead>
<tr>
<th>What Council Says</th>
<th>What CP currently offers</th>
<th>Our Vision</th>
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</thead>
</table>
| Belonging and participation for all Aucklanders | • Only public access golf course on the Auckland isthmus  
• Supports a diverse range of cultures and communities across age groups  
• Fits with new communities who are more likely to be golfers than rugby players | • Broader amenity value through use of paths, tracks and events  
• Develop usage opportunities for fringe groups like the blind and the disabled  
• Encourage community events – use of both the club rooms and potentially closing off parts of the course to allow for planned alternative activities |
| Opportunities and prosperity for All | • Strong and long-standing coaching programme – led by James Kupa and Vic Parnell  
• Many involved in both coaching and ground Maintenance  
• Provides health benefits arising from physical exercise, particularly for the older group | • Promote as a key tourist asset – just 10 minutes from the CBD  
• Development of virtual golf and other gowf forms such as speed golf or blind golf  
| Homes and places for people | • As a low cost entry point to golf CP supports new communities – particularly in the affordable housing area | • Improve the general quality of the golf course whilst, broadening the amenity value through other activities whilst and maintaining a low cost and accessible asset |
| Environment and cultural heritage valued by all | • CP is a well-used iconic public golf course for 80 years  
• It is the place where many get their introduction to golf  
• It supports activity and wellbeing for people via a low cost structure  
• It is on 33ha of open space just 10 minutes from the CBD – the lungs of the city  
| | • It has a wide-ranging population of both native and introduced bird species | • Make CP an environmental friendly park through  
• Native planting  
• Eradication of predator  
• Eco Friendly Maintenance  
• Media creek restoration |
| Access and connectivity for everyone | • The only 18-hole golf course in Albert Eden serving a population of over 90,000  
• Situated beside the Western Springs motorway exit | • Introduction of walking and biking trails interconnecting with existing tracks on the course’s perimeter |
| Māori identity and wellbeing | • Māori have long-standing links to CP – (Judge Mike Brown and Joe Hawke have been two strong advocates)  
• Low cost access enabling physical activity  
• Toni Tawa has been a leading figure at the course for 32 years  
• James Kupa is a leading coach (30 years at CP)  
| | • Vic Parnell – has been coaching kids for 30 plus years |
Case study: Chamberlain Park

Purpose
This case study illustrates a local board's decision making in respect of Chamberlain Park. The decision involved the use of open space for a regional sports facility. However, the decision was also influenced by local interests. Chamberlain Park is 3.2 ha of open space in the Albert Eden area. It is currently configured as an 18 hole golf course providing access to golf players only. Albert Eden has one of the lowest amounts of open space per capita and one of the largest shortfalls in sports fields. Chamberlain Park Master Plan envisages a reconfigured course with a 9-hole golf course, a driving range and practice area, two high-use sports fields, a local park, walking and cycling paths, and sufficient space allocated for a future recreation facility.

Situation
Chamberlain Park is 3.2ha of open space in the Albert Eden area. It is currently configured as an 18-hole golf course providing access to golf players only. Albert Eden has one of the lowest amounts of open space per capita and one of the largest shortfalls in sports fields. Chamberlain Park Master Plan envisages a reconfigured course with a 9-hole golf course, a driving range and practice area, two high-use sports fields, a local park, walking and cycling paths, and sufficient space allocated for a future recreation facility.

Complication
What is not apparent from this listing is the input from the wider community and other local boards. Considering the urban edge and substantial open space and sport fields across the motorway at Western Springs which sits in another local board area.

Implication
Parks are a network across the city and it is important to consider the regional and local implications.

Attachment A
Item 5.5
Submission Environment and Community Committee 10 July 2019 – 5 min
Chamberlain Park and Western Springs wildlife and biodiversity Park

1. Wendy Gray here as Chair of the Society for the Protection of Western Springs Forest.
2. This Chamberlain Park report focuses on the business case. But what about the environment? The business case ignores the cost to Auckland of the loss of at least 1000 mature and protected trees from this project. How many trees will be lost by this project? We don’t know.
3. Destroying these trees results in loss of ecosystem services, of air cleaning, oxygen production, stormwater sequestration and carbon sequestration, especially in relation to pollution caused by the motorway bordering Chamberlain Park.
4. How will the loss of the cooling microclimate that these trees are providing impact Auckland’s macroclimate?
5. I remind you Council also plans to destroy the Western Springs Forest which will destroy a microclimate. Isn’t it time Council joined up the dots?
6. There is no information about the actual environmental impact of this project.
7. These trees have a value. Just because Auckland, unlike Australia, does not put a $ value on the services its trees provide and the amenity they give local residents which contribute to their health and well being, does not mean they don’t have a value, they do. It could be considerable. On Western Springs pines alone the assessment was conservatively estimated at $4 million. What is the value of the loss of the trees in Chamberlain Park?
8. Then there is the carbon release consequences of destroying a 1000 mature trees. No assessment has been done.
9. What about the biodiversity? I do not believe that any assessment has been done. Does Council ever consider where the biodiversity is to go when it destroys habitat?
10. Chamberlain Park along with Western Springs, Fowlds Park and a number of reserves and parks nearby, including Meola Reef reserve, are part of the important green corridor link for birds, migratory, endemic and exotic, travelling from the Hauraki Gulf to the Waitakereis. This is an extension of the North West Wild Link which Council recognises and supports.
11. Does the proposal strongly align with Council’s plans and strategic objectives? I don’t think so. No mention is made of the Strategy for Auckland’s Urban Ngahere. I remind you that “Protecting trees” is part of your implementation framework actions. The strategy is
supposed to provide an important tool to ensure we are all working
towards the same common goal.

12. Nowhere is it mentioned.

13. What about Council’s Climate Crisis Declaration in June? Surely
Council and Local Boards are reviewing and auditing all proposals
and plans? We are being told almost daily that it is planting trees,
preserving and replenishing our mature forests that will help solve
the carbon and climate crises.

informed us that our environment is in a precarious state “things
are very bad,” said Forest & Bird’s, Kevin Hague.

15. It is incumbent on this Committee to give due weight to all
these highly relevant and important issues in their decision
making.

16. The citizens of Auckland do take Council’s reports and policies
seriously. We have created a world class plan for Western Springs
and Chamberlain Park which we recommend to you today.

1. Save Chamberlain Park’s vision is to turn the Park into a
wildlife sanctuary and golf course. By joining Western Springs
Lakeside Park with Chamberlain Park by a green bridge
Auckland Council would double the size of this biodiversity
hotspot to approximately 60 hectares right in the centre of
the city.

2. Declaring the ‘open space corridor or green corridor’ and
restoring the link between Western Springs Lakeside Park
and Chamberlain Park, plus extending the Western Springs
SEA, or creating a new category to preserve these areas for
wildlife in perpetuity, Council will immediately signal a
change in its focus from concrete, intensification and
undervaluing its urban tree ngahere and biodiversity towards
living together sustainably in balance and harmony with
nature.

3. This will require a different, more skilled, approach to the
management of these areas, we recommend that Auckland
signs up to the People, Cities and Nature programme at
Waikato University run by Professor Bruce Clarkson whom we
will be bringing to Auckland in the near future to speak.
Cities, like Wellington, already signed up to this programme
are experiencing big biodiversity dividends. I am talking
about ‘tikanga’ acting with the right intention in the correct
way.
4. Rachael Carson warned in Silent Spring in 1962 "we stand now where two roads diverge". The risks of not taking the correct road, for Auckland, are too grave to contemplate.

Wendy Gray
Attachment A

Item 6.1

Māngere–Ōtāhuhu Local Board:

Increasing Aucklanders’ Participation in Sport Investment Plan 2019 – 2039

Lemauga Lydia Sosene
Chair
Tauanu'u Nick Bakulich
Park Sports Recreation Lead
Feedback

1. First - regional budgets to deliver equal share of resources

2. Investment required now to meet population demands
28 February 2019


That the Māngere-Ōtāhuhu Local Board

1) supports in principle the draft Increasing Aucklanders’ Participation in Sport: Investment Plan 2019 – 2039 (Plan) as the purpose of the plan aligns with Māngere-Ōtāhuhu Local Board’s local board plan outcomes: Facilities that meets diverse needs and A place where everyone thrives and belongs.

2) There are at least 13 local parks in the Māngere-Ōtāhuhu with playgrounds that are not up to standard and are in poor condition according to Auckland Council measures. The local board request to improve these playgrounds and the local board calls to first rectify the minimal investment in the southern local board areas, so these areas are at par with the rest of the region before the investment plan is implemented.

Māori Participation

3) That Māori organisations are actively supported to identify opportunities for increasing active participation by Māori in sport and recreation to improve health and wellbeing.

4) Te Ao Māori principles to be included in this policy, as a thriving Māori identity is Auckland’s point of difference in the world.

5) Support for and promotion of Māori traditional sports and games. That facilities to deliver Maori traditional sports and games at dedicated sports grounds, like Centre Park and Papatuanuku Kokiri Marae are made available for these sports and games.

The plan’s focus areas

6) Focus area one: targeting communities of greatest need and address disparities

Comments

i) The local board area has a high number Pasifika youth not involved in sports and healthy activities, this cohort are prone to risk factors such as obesity, more investment is required to mitigate these risk factors through different sports activities and programmes, and using different approaches, platforms and networks to identify and encourage participation.
28 February 2019

ii) In the Māngere-Ōtāhuhu area local clubs need quality training and competition amenities like flood lights, playing fields (installation of sand carpets). They need support to improve local sports facilities, these codes include rugby union and rugby league that are traditionally played in the local area of Māngere-Ōtāhuhu. Further the falling playing membership numbers can be attributed to poor amenities, that is outside of the clubs control.

iii) That Auckland Council develops an alternative way for people who prefer passive activities that meets the needs of parents with young children, senior citizens, and people with impairments due to life stages, for those who prefer unstructured forms of physical activities and not associated with a sports club.

iv) That Auckland Council use the results and insights of the Māngere-Ōtāhuhu Local Play Assessment and Needs Analysis (2018) to guide and provide play equipment that reflect the local age demographics, as the local board area has a high proportion of young people and under five-year olds in comparison to the rest of the Auckland region.

7) **Focus area two:** deliver a broad range of programmes, services and facilities that respond to the diverse needs of Auckland’s communities

   **Comments**

   i) The local area has a high number of Pasifika population and emerging Asian population and should be weighted higher in the investment priorities

   ii) Affordability and participation: programmes and services are affordable reflecting the area’s deprivation index measures this may include incentives like, rebates towards clubs that can include and maintain locals from the local board area in their player rosters.

8) **Focus area three:** address population growth and changing sports preferences through regular assessments of, and changes to, programmes, services and facilities

   **Comments**

   i) request council to support current sporting codes in the local area in a meaningful way

   ii) that new sporting codes are actual reflection of the local trends in the local area

   iii) that new facilities are based on local needs rather than council’s network planning that encompasses different local board areas, minimising the risk of locals being alienated in accessing facilities that may reflect a wider network rather than local needs
28 February 2019

Timeframe

9) Request that the Plan’s 20-year timeframe needs realistically respond to the changes in Māngere-Ōtāhuhu where central government are implementing its affordable housing policy. The Housing New Zealand net stock is expected to increase by 7,300 Kāvībuild and new state houses. Further, the anticipated new rapid transport network which includes light rail through Māngere will have a bearing on the movement of people and demographic changes in the local area.

Previous local board feedback on related policies

10) Request that the local board’s previous feedback related to accessing participation to sports and health activities are considered including the following:


   b) Facility Partnership Policy (October 2018)

   c) Māngere-Ōtāhuhu Local Board: Local Play Assessment and Needs Analysis (July 2018)

   d) Local board’s Area Plan (2013), and

   e) Parks and Open Spaces Strategic Action Plan (July 2013).

Key shifts and KPIs

11) That the local board

   i) encourage emerging sporting codes but requests that a balance is maintained to support established sports codes and funded in the same way or better as emerging sports (Key shift 1)

   ii) highlights the Māngere-Ōtāhuhu area is home to a high proportion of young people, who are Pasifika, and is an area of high deprivation in comparison to the other local board areas in Auckland. The local board calls for the investment plan to prioritise the local area for investment to improve health and social indicators (KPI 2)

   iii) support the urgency to improve local sporting facilities (KPI 6)
28 February 2019

General comments

12) Requests staff to workshop the investment plan on how the plan is intended to be implemented and how the regional policy and strategic links noted in #7 means for the local area.

13) Request staff to remove the futsal sports example used in the draft plan. The board believes this unfairly promotes this sport in a regional document and gives a perception that futsal is popular in all of the Auckland region. If examples are to be used in a widely distributed Auckland Council document then local examples should reflect the local trends, such as tag football, popular in the Māngere-Ōtāhuhu local board and southern areas – and not futsal.

14) That this plan also considers other local popular sports in the local board area and wider Manukau area such as, kilikiti, tag football, kabadi, and touch football, to be prioritised for funding.

15) That the investment plan’s implementation is integrated with local initiatives and infrastructure, like cycle lanes, local pathways and parks activation programs, to increase and sustain sports participation.

16) That sports facility customers experience positive, safe, clean, and accessible facilities encouraging increased visitation and participation.

17) That there are tailored affordable interventions for children and young people in Māngere-Ōtāhuhu to access to programmes that support lifelong participation in sport and recreation.

18) That the Plan’s criteria prioritise the distribution of funds to areas where there are high population of young people, children and under 5s, for further development and investment.

19) That Auckland Council reconsiders its current position and support the Māngere-Ōtāhuhu Local Board’s no charge to access local swimming pools policy by providing regional funding towards this intervention.

That the local board chair and or delegate welcomes the opportunity to provide feedback verbally to the Governing Body on the draft Increasing Aucklanders’ Participation in Sport: Investment Plan 2019 – 2039.

Lemauga Lydia Sosene
Chair
Māngere-Ōtāhuhu Local Board
Upper Harbour Local Board

One Local Initiative (OLI)

Presentation to Environment and Community Committee

10 July 2019
That the Environment and Community Committee:

Approve the development of a detailed business case, commencing in 2019/2020 for the One Local Board Initiative which is a destination multisport four-court indoor court facility in the Upper Harbour Local Board Area to meet current and future population needs.
The Upper Harbour Local Board OLI (LTP)

<table>
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<th>What</th>
<th>Why</th>
<th>Where</th>
</tr>
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| Sub-regional 4+ Indoor Court Facility | 1. Delivers on the strategic outcomes of the Local Board Plan community need  
2. Responds to a Regional Shortfall  
3. Is aligned with best practice, which is to develop multi-sport multi-use sports hubs (CFNP) | Regional Network Gap in the Upper Harbour Local Board Area  
[Land available at Brigham Creek Road] |

**Consultation** as part of the 2018-2028 LTP and Local Board Plan 2017  
**Approved by Governing Body** as part of the 2018-2028 LTP
2. Limitations of business case
Study Area: The North-West? Not our OLI

Upper Harbour Local Board Area

Council-owned land available at 161 Brigham Creek Road
Needs Assessment

March
“The needs assessment has been completed and there is evidence to support the proposal”

June
“The needs assessment does not demonstrate a current community need”

Nothing new between March and June but the outcome changes
Auckland Council Population Projections
(provided by RIMU, June 2019)

% Change 2018 to 2028

Upper Harbour
Auckland
18%

46%
Population makeup

“The population makeup is projected to have more young and Asian people. Both groups tend to play more indoor sports”

(Page 26)
Massey Leisure Centre

“The current Council Facility [Massey Leisure Centre] can continue to serve the North-West population”
Council Provision

Community Facilities Network Plan (CFNP)

1 Leisure Facility

2 Indoor Courts

9,000 people/court
Massey Leisure Centre

Already 2+ indoor courts short

September 2018
“The Massey Leisure Centre currently serves a 5km catchment of 37,000 people but people are travelling from outside the catchment to use the facility.”

Massey Leisure Centre = Local Facility = 2 courts

37,000 people = Need 4.11 indoor courts
Q. When are four indoor courts needed?

“The indicative business case shows the North-West will not have enough population for four indoor courts until 2036”
A. At least three years ago

<table>
<thead>
<tr>
<th>Year</th>
<th>Indoor Courts</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>5 indoor courts (not 1)</td>
<td>Assuming population figures provided: 66,000 people need 7 indoor courts (CFNP) – 2 provided by Massey Leisure Centre</td>
</tr>
<tr>
<td>2026</td>
<td>9 indoor courts (not 2)</td>
<td>Assuming population figures provided: 98,359 people need 11 indoor courts (CFNP) – 2 provided by Massey Leisure Centre</td>
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<tr>
<td>2036</td>
<td>11 indoor courts (not 2.6)</td>
<td>Assuming population figures provided: 120,644 people need 13 indoor courts (CFNP) – 2 provided by Massey Leisure Centre</td>
</tr>
</tbody>
</table>
Q. How many indoor courts are needed in the Upper Harbour Local Board Area?

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Indoor Courts</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>7</td>
</tr>
<tr>
<td>2026</td>
<td>10</td>
</tr>
<tr>
<td>2036</td>
<td>13</td>
</tr>
</tbody>
</table>

- Population of 60,073 in the Upper Harbour Local Board area*
- Based on CFNP provision

*Based on Auckland Council’s official population projections
Conclusion

Indicative Business Case

• Not based on robust quality advice;
• Inconsistent and incomplete information, particularly on the assessment of community needs.
Q. Why is Business Case not based on:

- 2017 Auckland Sport Sector Facility Priorities Plan, which includes an Indoor Court Business Case framework?
  (as agreed between council and sport sector)
- Auckland’s Indoor Sports Court Facility Plan?
3. Evidence on Community Need

“Growth, intensification and changing population composition will create more pressure on our existing facilities and resources, some of which are struggling to meet demand now.”

- There is currently an existing shortfall of three or four multi-court facilities in the Auckland Region.
- Over the next twenty years Auckland will continue to lead the demand, needing a further 17 courts in addition to the current 24 court shortfall.
- However, the Auckland region is also dealing with the growth of immigrants, and a more diverse cosmopolitan mix. This may place changing demands on facilities with many of the indoor sports sought by recent immigrant populations, particularly Volleyball, Badminton and Futsal.

- A total of **21 indoor courts are needed by 2021** and **42 by 2031**.
- Lack of access to existing facilities constraining growth
- Gaps in existing provision or re-developments where there is an urgent need now and in the future, for example, indoor facilities or aged facilities that without re-development will cause or exacerbate undersupply.
- The population is growing by **1.5 per cent annually**. The growing population is increasing pressure on existing sports facilities.
NZ Basketball Facilities Guide

Basketball in New Zealand is gaining momentum, but its growth is limited by a critical shortage of access to indoor court space, particularly in Auckland and Christchurch.

Until this issue is addressed the sport will be unable to grow beyond the current limitations imposed on it by factors that are largely outside its control.
2018-2028 LTP Feedback

3.8.3.1 Stakeholder feedback

Organisations including New Zealand Recreation Association, Surf Life Saving Northern Region, Sport New Zealand, Aktive, Sport Waitakere, Sport Auckland, and One Voice: Sport and Recreation provided submissions on a range of matters including:

- the current shortfall of 30 indoor courts with a further 24 courts required over the 10-year budget.
2018-2028 LTP Feedback (Aktive)

The numbers and the shortfall 2018-28

The city’s spaces and facilities
Known, current, and well-researched regional facility plans prepared by sports codes demonstrate current, short-, and medium-term shortfalls in facility provision before this current Long-term Plan period is over. This demonstrates that we are already struggling to meet demand in certain geographical areas of our city.

Examples of these shortfalls include:

- Indoor courts shortfall of at least 30 courts right now, rising by an additional 24 within the life of the Long-term Plan
Local Board Plan 2017

Of the 35 comments calling for an indoor facility, 27 specifically mentioned a need for indoor basketball courts.

The following sports bodies submitted to the draft plan: Squash Auckland, North Harbour Softball, Northern Football Federation, Auckland Cricket, Albany United Football Club, North Harbour Gymnastics, East Coast Bays Football Club, Auckland Curling, Waitakere City Football Club, Tennis Northern, Tennis Auckland, North Harbour Volleyball Association and Greenhithe Football Club.
Sport NZ: The New Zealand Participation Survey 2017

WEEKLY PARTICIPATION BY REGION.

This section highlights the differences in weekly participation and time spent participating by regional sports trusts.

- Auckland (Aktive)
  - Adults: 73% / Young people: 94%

- North Harbour
  - Adults: 77% / Young people: 95%

- Auckland
  - Adults: 77% / Young people: 94%

- Counties Manukau
  - Adults: 67% / Young people: 93%

- Waitakere
  - Adults: 68% / Young people: 93%
Sport NZ: The New Zealand Participation Survey 2017

TIME SPENT PARTICIPATING BY REGION.
Hours spent participating by region.

Auckland (Aktive)
Adults: 4.8 hours ▼ / Young people: 10.4 hours ▼

North Harbour
Adults: 5.2 hours / Young people: 12.2 hours ▲

Auckland
Adults: 5 hours / Young people: 9.4 hours ▼

Counties Manukau
Adults: 4.4 hours ▼ / Young people: 10.2 hours

Waitakere
Adults: 4.5 hours ▼ / Young people: 9.8 hours

Asian and Pacific people have higher than average desire to participate more.

Upper Harbour Local Board
Auckland Council
The Upper Harbour Local Board request:

1. That a complete and accurate Business Case be carried out for the One Local Initiative for the Upper Harbour area – a Sub-regional (4+) Indoor Court Facility

2. That a decision that impacts on such an important strategic network priority be made based on robust quality advice
Our Recommendation

That the Environment and Community Committee:

Approve the development of a detailed business case, commencing in 2019/2020 for the One Local Board Initiative which is a destination multisport four-court indoor court facility in the Upper Harbour Local Board Area to meet current and future population needs.
Item 6.4

To whom it may concern,

Badminton North Harbour have been proactively looking for addition facilities to accommodate an ever-increasing demand for Badminton in the Harbour Region.

For over 6 years badminton and Council have been aware of the shortage of not only Badminton courts but other indoor courts and codes with in our region.

Sport and recreation are vital aspects in our society to ensure our communities are active and healthy and sport plays the largest role in helping to assist this. With numerous reports and analysis on our communities including children becoming increasingly obese, over weight and inactive. We as adults have an obligation to our future generations and ourselves to ensure that our communities can play various sports to encourage healthy activity ensuring we keep healthy and don’t become an ever-increasing burden on our health system.

The growth in Badminton is assisted by the various immigrants that are coming to our region in which Badminton is a national sporting code to many and they are looking for facilities to play and meet like-minded people from a variety of ethnic communities.

Badminton North Harbours facility at Bond Crescent is now at capacity therefore its ability to cater for the Badminton community and its proposed growth can not be facilitated. The additional private facility that has been established at Apollo Drive is also now reaching capacity at all the key times including Afternoons, evenings and weekends hence again we can not cater for the proposed growth of this sport.

We are desperate to establish additional facilities as identified by the recent Vistor Solutions report on Auckland Indoor Facilities, conducted with Active, Sport New Zealand and the 5 key Indoor Sports in the Albany (Northern) and North West regions of our city. This is immediate as we are already at capacity and turning players teams and community members away as we simply can not provide them with court space in the key times.

This is not fiction but fact and I know that the other indoor codes are experiencing the same thing with in our area. This has been the situation for over 6 years now and has reached critical stages for us all.

We need Councils support to establish additional indoor facilities for all these codes now and for our future generations.

Yours Faithfully

Glenn Cox

Chief Executive Badminton North Harbour
Access would start from Clowden or Kauaia, walking, cycling or being taken by shuttle to the gates at either end of the regional park section (Clau Mountain Road or Workiari Road).

Half and full-day options are available, with an overnight stay at the Upper Mangahaihi Campground halfway point also possible.
Attachment A

Item 6.5

STAYING ON THE TRACK SAVES KAURI

SAVE OUR KAURI FORESTS

[Signs in the forest with messages about protecting kauri trees]
Attachment A

Item 6.5

Karaka Sports Park

Local Response to the OLI Indicative Business Case
THANK YOU!

• the Karaka OLI seeks council investment and partnership into an initiative developed by the Karaka Sports Park Trust.

• the board and community endorse partial investment in the implementation of the master plan alongside sports field and park upgrades, with the Trust funding and delivering club specific priorities. The local community is grateful.

• South Auckland and North Waikato is moving fast from growth anticipation to growth demand, suggest that full earmarked LTP budget ($30 million) is retained whilst staff re-examine medium term priorities, to ensure public investment through the OLI process is not warranted.
War Memorial Park One Local Initiative
Manurewa Local Board input
Environment and Community Committee
10 July 2019
Revitalise Manurewa War Memorial Park into a multi-purpose shared space with increased utilisation hours of its playing fields

- The proposal to develop War Memorial Park into a Multisport/Community Facility, including the upgrading of the sports fields was presented in our Local Board Plan to our community for consultation.

- It received 79% support with an extra partial support of 20% stating they wanted all parks to be upgraded.
Finance and Performance Committee
31 May 2018

Item 10 Tabled amendments to staff advice in Attachment A

Manurewa Local Board Manurewa War Memorial Park redevelopment of multipurpose facility and upgrade of sports fields

Revised rationale and recommendation:
- Addresses community asset need and identified shortfall in sports field capacity
- Allocate funding for business case to identify investment options to increase sports field capacity and investment in new built facility to support existing sport users and potential additional sports and community uses – FY19
- Local Board to allocate funding to support development of community led masterplan – FY19
- Detailed design and consents for sports field works – FY19
- Earmark funding for sports field physical works, subject to assessment and detailed design work in FY20
- Earmark funding for design and consents for new built facility in FY20, and delivery in FY21-22, subject to scope, estimated costs, potential other funding sources and timing in business case.
Indicative business case: Recommendations

c) endorse the development of a design case commencing in 2019/2020 based on option three comprising sand-carpeting and lighting improvements of four full-size equivalent sports fields based on the allocation of $2.9 million of $17 million earmarked as part of the Long-term Plan 2018-2028. (Recommended)

OR

endorse option two selected by the Manurewa Local Board as its One Local Initiative and develop a detailed business case commencing in 2019/20 for a small local community centre, a new quarter-size floodlit artificial practice turf and service improvements to all other sports fields (4.5 full-size equivalent sports fields) located on War Memorial Park, Manurewa, based on:
ii) indicative funding of $17 million earmarked as part of the Long-term Plan 2018-2028
New dwellings consented in Manurewa

![Bar chart showing the number of new dwellings consented in Manurewa from 2012 to 2018. The chart compares detached and attached dwellings. The number of detached dwellings increases steadily from 2012 to 2018, while the number of attached dwellings shows a significant increase in 2018.](chart_image)
New dwellings consented: Manurewa LB as % of Auckland Region

- Attached
- Detached
- Grand Total
Housing NZ rental properties by local board area

- 4,331 Māngere-Otahuhu 10%
- 3,494 Otara-Papatoetoe 19%
- 3,180 Manurewa 11%
- 2,599 Henderson-Massey 9%
- 2,317 Puketapapa 8%
- 2,125 Maungatukī-Tamaki 8%
Manurewa emergency housing special needs grants
War Memorial Park and surrounding facilities identified by staff in the Indicative Business Case
Next steps

The Manurewa Local Board:

f) request that:
   i) staff develop a detailed business case for the Manurewa Local Board
      One Local Initiative, commencing in 2019, to renew the Manurewa AFC
      building to be used as a multi-purpose facility that supports existing
      sports users and community uses, a new floodlit artificial turf and service
      improvements to all other sports fields located on War Memorial Park,
      Manurewa, based on funding of $17 million earmarked for allocation as
      part of the 10-year Budget 2018-2028.

   ii) Community Facilities lead discussion with the local community, local
       schools, park users, sports clubs and other stakeholders and seek
       agreement with Manurewa AFC regarding the future of the Manurewa
       AFC building.
Today’s presentation

- Comment on the following agenda reports:
  - Item 14: Provision of land for new civic open space – Takapuna;
  - Item 19: Community Facility Regional Work Programme Adoption.
Item 14: Proposed civic open space in Takapuna

Local board position

- Supports the Richard Reid and Associates (RRA) proposal for the civic open space at 40 ANZAC Street.
- Does not support the Panuku proposal developed by Isthmus.
Item 14: Proposed civic open space in Takapuna

Rationale

• Why the local board support an alternate proposal:
  o maximises access to the sun;
  o minimised shading from buildings;
  o better layout for civic events and the market;
  o better pedestrian desire lines;
  o co-location of the town square with Potters Park will maximise the functional and open space opportunities; and
  o better pedestrian links, connectivity and accessibility across central Takapuna.
Item 14: Proposed civic open space in Takapuna

Desired outcome

- Request that the Environment and Community Committee:
  
  o agree with the local board position to support the Richard Reid and Associates proposal for the civic open space at 40 ANZAC Street; or

  o agree in principle with the local board position and defer the approval of the proposed civic open space and request Panuku Development Auckland to work with the local board to reach a mutually agreeable position.
Item 19: Community Facility Regional Work Programme Adoption

- Request that the proposed deferred projects continue into the 2019/2020 financial year because:
  - deferral will likely cancel these projects, which will result in significant waste of time and money;
  - significant cost and resource has already been undertaken to get these projects to an advance planning phase;
  - significant community engagement has been undertaken to get their support and buy-in;
  - reputational risk, as there is an expectation in the community that these projects will be delivered.
CIVIC SPACE NETWORK
1. POTTER'S PARK
2. ANAMAC ST LINKAGE
3. TAKAPUNA TOWN SQUARE
4. SHARED SPACE
5. INFORMAL RECREATION OPEN SPACE
6. HURSTPUDGERLINKAGE
7. HURSTPUDGERREDEY
8. TAKAPUNA BEACH RESERVE

UNITARY PLAN TAKAPUNA 1 PRECINCT
SUB-PRECINCT A 24.5m maximum building height
SUB-PRECINCT B 36.5m maximum building height
SUB-PRECINCT C Unlimited building height
SUB-PRECINCT D 12.5m maximum building height

UNITARY PLAN RESIDENTIAL ZONES
S/H SINGLE HOUSE
MHS MIXED HOUSING SUBURBAN
MHU MIXED HOUSING URBAN
THB TERRACE HOUSING & APARTMENT BUILDING
BMU BUSINESS MIXED USE

HEIGHT VARIATION CONTROL AREAS
1Nh, 10.5Nh, 2Nh, 22.5Nh

TAKAPUNA TOWN SQUARE
TAKAPUNA METROPOLITAN CENTRE

Metropolitan Centre Context
DWG RSA / TTSO / 05
SCALE: 1:5000 @ A3
Attachment D

Item 6.6

PLANNING ADVICE TO THE
DEVONPORT-TAKAPUNA LOCAL BOARD

ON

TAKAPUNA METROPOLITAN CENTRE
TOWN SQUARE AND CIVIC SPACE NETWORK
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<td>9</td>
<td>APPENDICES</td>
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1.0 INTRODUCTION

1.1 The Auckland Council Planning Committee meeting on 6 March 2018 passed Resolution PLA/2018/23 which required that the Planning Committee:

b) Approve the recommendation of the hearing panel to change the use of 40 Anzac Street, Takapuna from a car park to mixed use with the following conditions:

i) includes a town square

ii) investigate a short-stay public parking in the surrounding streets

iii) complete the Gasometer car park before the Anzac car park is closed

iv) undertake further community engagement on the design of public space at 40 Anzac Street

c) agree that the Devonport-Takapuna Local Board, North Shore ward councillors and Panuku Development Auckland will work together to develop and undertake community engagement for site planning of the public realm component on 40 Anzac Street, fully complying with the Hearing Panel and Planning Committee decision.

d) agree that Panuku Development Auckland will bring the draft design solutions to a Planning Committee workshop after the work identified in clause c) above.

e) agree that the town square created will follow Auckland Council’s Open Space Provision Policy 2016 guidelines for a Civic Space.

1.2 The Devonport-Takapuna Local Board had passed resolutions DT/2017/228 and DT/2018/10 which opposed the change of use of 40 Anzac Street. As a consequence of the Governing Body’s decisions, the Local Board decided to engage independent expert urban design advice to inform their understanding of the urban design issues, and respective value of potential options, for a Town Square to assist with community engagement.

1.3 Richard Reid & Associates Citymakers (RRA) has been commissioned to provide independent planning advice to the Devonport-Takapuna Local Board on any proposal for the new Takapuna Town Square at 40 Anzac Street, Takapuna.

1.4 At the Local Board’s request, a Report is to be focused on reviewing options and recommending a location, land size area and configuration for the Town Square which enables the most appropriate outcome for the site, community and Metropolitan Centre. Advice needs to be consistent with Auckland Council’s ‘Open Space Provision Policy 2016’, the Auckland Design Manual and relevant provisions of the Unitary Plan.

1.5 RRA’s Report has taken into account the following documents:

i) Auckland Council Planning Committee meeting, 6 March 2018, Resolution PLA/2018/23

ii) Auckland Council ‘Open Space Provision Policy 2016’

iii) Auckland Council ‘Parks and Open Spaces Strategic Action Plan 2013’
RRA’s Report has also considered the following documents:

ii) Panuku Development Auckland ‘Takapuna Town Centre Renewal’ (2016)
iii) Devonport-Takapuna Local Board ‘The Takapuna Centre Plan 2014-2044’
iv) Panuku Development Auckland ‘Takapuna town square’ public feedback submission supporting material (July-August 2018)
v) Takapuna Centre Plan shading diagrams, August-October 2014

RRA has met with Local Board representatives to discuss the brief and made multiple site visits to the Takapuna Metropolitan Centre, including the Sunday market.

The work produced is in the form of a Report with drawings which illustrate the most appropriate location, size and configuration of a Town Square and civic space network.

The Report does not include investigation of the following:

i) assessment of the Huron Street car park service or consideration of 40 Anzac Street to be retained as a car park
ii) car parking facilities within a redeveloped 40 Anzac Street
iii) short-stay public parking in the surrounding streets
iv) tell the story of mana whenua cultural landscapes through Te Aranga Māori Design Principles
v) design features in the Town Square (e.g. seating, trees, water, market layout, public art, public toilets, paving)
vi) design of new buildings, including setbacks at upper floor levels
vii) wind control of buildings
viii) street designs
ix) traffic movement
x) future transport interchange
2.0 EXECUTIVE SUMMARY

2.1 This Report sets out our understanding of the planning and urban contexts for the creation of a Town Square and civic space network for Takapuna Metropolitan Centre.

2.2 It identifies key requirements which should be taken into account in order to meet the objectives of the Open Space Provision Policy and relevant provisions of the Unitary Plan. These include:

i) Takapuna is recognised as a Metropolitan Centre in the Unitary Plan. The Open Space Provision Policy states that a Metropolitan Centre must provide a civic space network commensurate with the scale of the urban centre

ii) a civic space network consists of a range of different sizes and uses of civic space rather than being limited to or focused on providing one space in one area. A Metropolitan Centre is required to provide a large civic space of 3,000-4,000m², one or more small and medium sized civic spaces, as well as transition spaces and buffer zones. These should form a contiguous, well connected, high quality civic space network that will benefit recreational and social outcomes

iii) a civic space network should build upon the intrinsic characteristics and values of the place and understand the natural, heritage and cultural values necessary to create engaging and distinctive open space

iv) the civic space network, and especially the Town Square, should be located in a prominent location to form an integral part of the movement network

v) the network should provide multiple entrance points and connections that link with the surrounding neighbourhood

2.3 The Report establishes that a sound and strong urban structure underpins Takapuna which is derived from its historical subdivision pattern. What makes it particularly distinctive is the central block's geometric order and bilateral symmetry. Potters Park is uniquely positioned at the apex or head of this order.

2.4 The location for the Town Square is currently an open-air car park and Sunday market in the centre of Takapuna. This land has been rezoned in the Unitary Plan as part of a region-wide effort to create a compact city. Significant uplift in development potential and residential population is enabled by the Plan. The maximum building height within the site is 36.5m (9-11 storeys) with 24.5m (7-8 stories) and 36.5m building heights surrounding it. The Unitary Plan, however, has specific objectives that apply to a Civic Spaces Zone. Buildings are required to support the purpose of the zone, and enhance its amenity values, functionality and public uses.

2.5 The Report is critical of options developed thus far which do not meet the criteria required by the regulatory framework, do not balance or fit with the values of the site and do not provide workable solutions to key environmental and social issues. The key issues are:

i) There will be significant shading of open space with any over-development of the site. The location of the Town Square and buildings within the site are critical to ensure the square enjoys maximum access to sun. However, the extent of shading from two options selected for a public submission process last year show their Town Squares will receive little sun all year round, including almost none in the winter months
ii) The size and configuration of the Town Square are also critical. Town Squares are in essence, large public spaces for people to gather, meet, linger and move through. However, the options developed by Council so far are too small to be defined as a large civic space. The predominant approach taken has been to focus on creating a movement corridor between Hurstmere Road and Lake Road. It appears the Council resolution of March 2018 to provide a Town Square which follows the requirements of the Open Space Provision Policy, as opposed to simply providing more open space with development, has not yet been properly considered. Too much reliance has been placed on Potters Park in lieu of creating a high quality open space elsewhere on the site.

iii) The Town Square options do not provide for or recognise the traditional use of the place as a market. Jan Gehl recommends for “planning in existing urban areas, one obvious starting point would be to study city life as it actually exists and then use this information to make plans for where and how to reinforce city life” (p139). This approach has not been adopted. The community, which is sub-regional in its catchment rather than purely local, continue to strongly identify with its location and use. They have a clear image that it is the heart of their community.

2.6 The Report considers an alternative approach to achieving the same provisions. It recommends a location, size and configuration for a Town Square and civic space network which we believe meets the purpose of the Civic Spaces Zone and the principles and objectives of the Open Space Provision Policy.

2.7 We recommend the location of the Town Square in the central area of the site for many reasons, with maximum access to sun being one of them. The position of the Town Square fits within the existing urban structure of the central area, reflects the community’s association with the site as a market place, maximises the co-locational opportunities with Potters Park and is the intersection point of a multitude of desire lines.

2.8 Our recommended dimensions for the Town Square come close to Jan Gehl’s “magical” size of 80 x 40m. Our area is 3,428m$^2$ (see DWG RRA/TTSQ/04). The total area of civic space in our network is 8,232m$^2$ (Town Square, Hurstmere Road linkage, Anzac Street linkage, new informal recreation space behind 72A Hurstmere Road and Potters Park).

2.9 Our recommendations include identifying locations for building sites which will offer significant offsets for ratepayers. The building areas we recommend are as follows:

1. Site W (40 Anzac Street) 1,222m$^2$
2. a. Site X (40 Anzac Street (Ground floor) 1,051m$^2$
3. Site Y (30-38 Hurstmere Road) 1,020m$^2$
4. Site Z (offer of land to 40 Hurstmere Road) 189m$^2$

Total area for potential buildings (1, 2a, 3, 4) 4,373m$^2$

2.10 The value gained from rationalising Council’s properties on Hurstmere Road and reducing the size of the movement corridor though the site enables another 1,200m$^2$ of land to be freed up for development. This is comparative in area to a large building illustrated in various Council plans adjacent to 488 Lake Road. Hence, there is sufficient land to develop without filling 40 Anzac Street with buildings.

2.11 We consider the recommendations contained in this Report will help to create an enduring Town Square and civic space network for Takapuna Metropolitan Centre.
3.0 PLANNING CONTEXT

3.1 The following is a summary of the key principles of the "Open Space Provision Policy" and Auckland Design Manual, and key provisions in the Unitary Plan, which are relevant to the development of a Town Square and civic space network on 40 Anzac Street. These have informed the review of options for a Town Square (Section 5.0) and recommendations for a civic space network which includes a different location, size and configuration of a Town Square (Section 6.0).

Metropolitan Centre

3.2 Takapuna is recognised as a Metropolitan Centre in the Unitary Plan. The Zoning description (H9.1) states:

"The Business – Metropolitan Centre Zone applies to centres located in different sub-regional catchments of Auckland. These centres are second only to the city centre in overall scale and intensity and act as focal points for community interaction and commercial growth and development and contain hubs serving high frequency transport.

The zone provides for a wide range of activities including commercial, leisure, high-density residential, tourist, cultural, community and civic services. Zone provisions, in conjunction with rules in the other business zones, reinforce metropolitan centres as locations for all scales of commercial activity.

These centres are identified for growth and intensification. Expansion of these centres may be appropriate depending on strategic and local environmental considerations."

3.3 Other Metropolitan Centres in Auckland are Albany, Westgate, Henderson, New Lynn, Sylvia Park, Botany, Newmarket, Manukau and Papakura.

Open Space

3.4 The Open Space Provision Policy considers that high quality open space can create a vibrant and prosperous Metropolitan Centre, support greater urban density and add value to developments (p.26) by the following:

i) developing a network of civic spaces that offers a range of experiences, such as events, play, respite and meeting space
ii) considering opportunities to reconfigure open space as part of large brownfield developments to create high quality spaces that better provide for the needs of the future community
iii) locating high-density development near quality open spaces to provide amenity, recreation and social opportunities for households with little private open space
iv) locating civic spaces in prominent locations to form an integral part of the movement network
v) integrating the design of civic space and adjoining streets to create larger spaces, and add interest to the street
3.5 The Unitary Plan Open Space - General provisions require open space areas to be designed, developed, managed and maintained to provide for the needs of the wider community, as well as the needs of the community in which they are located (H7.3.1a Policies). This is appropriate, especially for a Metropolitan Centre which serves and attracts a sub-regional catchment rather than a local community exclusively.

3.6 The importance of local context is a critical factor in the Open Space Provision Policy. The Policy states “A successful open space network responds to the local context. Consideration of context specific factors is critical when applying the policy in order to create high quality open space networks that respond to community needs” (p10).

Metropolitan Centre civic space network

3.7 The Open Space Provision Policy states that a Metropolitan Centre must provide a civic space network commensurate with the scale of its urban centre (p31).

3.8 Civic space is a special category of Open Space in the Unitary Plan. The Unitary Plan Zone description (H7 7.1) states:

“The Open Space – Civic Spaces Zone applies to open spaces such as squares and plazas in centres and other urban areas. Civic spaces are becoming increasingly important as Auckland grows and becomes more compact, and access to high amenity open spaces is needed for residents, workers and visitors.

Civic spaces contribute to the character of centres and urban areas and provide opportunities for informal recreation, social interaction and community gatherings and events. They also support local character and sense of identity.”

3.9 A high quality civic space network will be supported by:

i) understanding the natural, heritage and cultural values necessary to create engaging and distinctive open space (OSPP, p14)

ii) building upon the intrinsic characteristics and values of the place (p14)

iii) locating civic spaces in prominent locations to form an integral part of the movement network (p26)

iv) conserving areas of natural and cultural value within the network as one way of addressing the effects of development (p15). Features such as significant trees should be incorporated in the open space network to make the urban centre feel more established and distinctive (p13).

3.10 A civic space network encompasses “a network of public space including squares, plazas, greens, streets and shared spaces. Civic space should be planned as part of an integrated network which responds to the local character and needs of an urban centre” (OSPP, p31).

3.11 The civic space network should be highly connected (OSPP, p20). The Open Space Provision Policy seeks physically connected and linked open spaces that are integrated with on-street connections in order to ensure a contiguous network of open space that will benefit recreational and social outcomes (p20).

3.12 The Auckland Design Manual emphasises the importance of a well-connected environment for the success of Civic Space, and all public spaces generally.
Develop parks that are well connected with the surrounding environment, both visually and physically. Ensure that designs maximise accessibility, and provide safe and legible movement networks that cater for a range of people.

It recommends this be achieved by:

ii) providing sheltered comfortable areas for people to relax and gather
iii) designing flexible spaces that can be used by a variety of groups for various purposes
iv) strengthening connections with neighbouring civic and commercial facilities to create active edges where people can engage with and enjoy the public space
v) catering for sensory and mobility impairments needs
vi) providing attractive entrances that incorporate artistic features that invite people into the space
vii) providing features that attract and appeal to children and young people.
viii) creating fluid links into the surrounding public transport network, cycleways or walkways.
ix) providing clear pathways that take people across the space in the ways they are most likely to walk (accommodating desire lines)
x) protecting important visual connections to the landscape or built features

Dimensions of a civic space network

3.13 A civic space network consists of a range of different sizes of civic space rather than being limited to or focused on providing one space in one area. The Open Space Provision Policy (p.31) requires a Metropolitan Centre to provide the whole range of civic spaces:

One or more small civic spaces <0.1 ha
One or more medium civic spaces 0.15 - 0.2ha

And

One large civic space, typically capable of hosting medium-scaled events 0.3 - 0.4ha
[l.e. 3,000m² - 4,000m²]

3.14 Auckland Council defines small events as events for 500 people, medium events for 500-5000 people, and large events for over 5000 people. To localise these numbers, Devonport’s small informal Anzac Day commemoration this year was attended by several hundred people, tightly packed into an area around the Cerolaph measuring ~20m x 30m. Typically, the formal service attracts well over a thousand people and covers an area =3,000m². By comparison, the Takapuna Metropolitan Centre service apparently attracts up to 3000 people.
3.15 The dimensions of civic space are discussed by Jan Gehl, the highly respected Danish urban designer, in his book "Cities for People" (2010, p163):

"In 1899 in his famous review of the spatial qualities of older cities, Camillo Sitte described the importance of dimensioning city space to fit the people and functions they will serve, as well as having closed space where the line of vision is halted by surrounding facades. The size of the space is a crucial factor for well-being and for the function of the space as a framework for human activities.

A study of spatial proportions in old cities reveals the same model in city after city. Street widths of 3, 5, 8 or 10 metres can easily handle pedestrian streams of between 2,400 and 7,800 people per hour. The squares often approach the magical 40 x 80 meters in size, which means that people can take in the entire scene, seeing the square itself and the faces of other people when they walk through the space."

3.16 The Open Space Provision Policy requires the Metropolitan Centre to provide enough land to cater for the proposed activity plus sufficient buffers and transition space to ensure facilities can be actively used throughout the day (p19). This means providing curtilage space for people to move around events safely without disruption to the event.

3.17 The Policy also requires "allowance for transition space between actively used areas of the civic space network which will also increase and improve surveillance, visibility and orientation" (p16). This means being able to see into spaces before moving into them, thereby providing prospect and refuge.

3.18 The need to provide transition spaces, buffers and connections within and between civic spaces increases the total amount of open space that is required for the civic space network.
One or more small civic spaces <0.1 ha
+ One or more medium civic spaces 0.15 - 0.2ha
+ One large civic space 0.3 - 0.4ha
And buffer areas, transition spaces and links x m² (site specific)

3.19 The Open Space Provision Policy also directs an open space network to maximise the efficiency and effectiveness of the network by:

i) introducing the idea of co-locating, whereby different types of open space can be joined to create larger, multi-functional open spaces e.g. co-locating green infrastructure land and recreational areas (p24)

ii) maximising the diverse benefits of parks and open spaces to create a green, resilient and prosperous city (p24)

iii) using land efficiently by creating open spaces of a regular shape and relatively equal proportion (p17)

Application of CPTED concepts

3.20 Surveillance (both informal and formal observation) and legibility/wayfinding are two key CPTED (Crime Prevention through Environmental Design) concepts incorporated in the Open Space Provision Policy and Auckland Design Manual:

i) locate open space at focal points and in prominent locations to create a legible urban centre that is easy for people to orientate and navigate around (p13)

ii) create open spaces that are easy for users to understand and orientate themselves (p19)

iii) avoid overly elongated, narrow or irregular shapes with dead-ends (p19)

iv) provide multiple entrance points and connections through the open space that link with the surrounding neighbourhood (p19)

v) ensure surrounding buildings front open space and commercial buildings have active uses at ground level (p16)

Laneways

3.21 The Open Space Provision Policy recognises the importance of providing multiple entrance points and connections through the open spaces that link with the surrounding neighbourhood (p19).

3.22 Takapuna’s laneways have been recognised in the Unitary Plan for their important contribution to the future urban structure and movement pattern of Takapuna Metropolitan Centre.

3.23 Existing open air laneways and through-site lanes already enable strong west-east pedestrian linkages between Lake Road, Anzac Street, Hurstmere Road and Takapuna Beach Reserve. Continued use of these, plus the addition of more pedestrian links with new development, will help the civic space network be better connected and integrated with the Metropolitan Centre.

3.24 Towards this, Policy 3 of the Unitary Plan - Takapuna 1 Precinct encourages future development to provide pedestrian linkages to and through the precinct that integrates with the public realm and are attractive and safe” (1540.3 Policy 3).
3.25 The ‘Takapuna 1 Precinct’ identifies two open air laneways and two through-site links as having particular value. It includes plans which show the location of them.

3.26 Of note, ‘Precinct Plan 1, Sub-precinct B open air laneways’ specifies (with some discretion allowed) the location of two open air laneways to be provided within 40 Anzac Street (I540.10.1).

3.27 The alignments of these laneways fall within currently Council-owned properties. A southern laneway must run from 38 Hurstmere Road (where Council has recently demolished a commercial building) across the internal service lane, through 40 Anzac Street to Lake Road. A second, northern laneway should be provided only within 40 Anzac Street to connect the western end of Parkway Arcade (46-60 Hurstmere Road) with the centre-line of Potters Park.

3.28 Surprisingly, Parkway Arcade itself is not recognised as a future open-air laneway or through-site lane even though it forms a critical part of the link from Potters Park and the comer of Lake Road and Anzac Street. This diagonal alignment is one of the most significant urban axes in Takapuna and a key desire line. The underlying geometry of the urban structure of Takapuna is discussed in the following section of the Report.

3.29 Nor do the Takapuna 1 Precinct provisions future-proof the existing through-site lane to 40 Anzac Street from 72A Hurstmere Road to 40 Anzac Street (between Melba and Frankies) even though Council currently owns the majority of land forming this link.

3.30 In both of the above situations, the Unitary Plan has missed an important opportunity to protect existing desire lines and improve the Metropolitan Centre’s civic space network (OSPP, p20). This will potentially lead to much less permeability of the Metropolitan Centre, poor legibility, orientation and wayfinding, and inefficient movement created by diversions to other links.

3.31 On the other side of Hurstmere Road, the Takapuna 1 Precinct provisions have identified two potential locations for through-site lanes to The Strand/Takapuna Beach Reserve. One storey height bonuses are available with the provision of the through-site lanes in any future development (I540 10.2 Precinct plan 2 and I540.10.3 Precinct plan 3).

3.32 In accordance with I540 6.5.4, through-site lanes must:

i) have a minimum width of 3m
ii) create a direct and logical pedestrian route through the site
iii) connect one street to another street or public place
iv) be open to the sky or be enclosed with roof-glazing that allows views to the sky

3.33 The locations shown for these through-site lanes, indicative only, are between 57-65 Hurstmere Road (which currently has an enclosed link at 61 Hurstmere Road) and between 21-27 Hurstmere Road (which currently has an enclosed link within the McKenzies’ Building redevelopment). The provisions appear to consolidate the use of these existing links although they do not secure them in any future development.

3.34 Other potential through-site links, either Council or privately owned, have not yet been recognised. This includes the Council-owned land between 73-87 Hurstmere Road.
Zoning changes

3.35 As a Metropolitan Centre, Takapuna will undergo transformational change in the height, density, character and expansion of its urban environment. The Metropolitan Centre’s civic space network needs to be understood and contextualised within this new planning vision for Takapuna and the profoundly different scale and spatial qualities it will create.

3.36 The Unitary Plan has zoned the street blocks around the central area of Takapuna a Terrace Housing and Apartment Zone (THAB). These cover an area measuring in length up to 1km southwards from Killarney Road and 500m west of Lake Road. The Unitary Plan Zone Description of THAB (H6 1) states:

The Residential – Terrace Housing and Apartment Buildings Zone is a high-intensity zone enabling a greater intensity of development than previously provided for. This zone provides for urban residential living in the form of terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.

The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres.

The zone provides for the greatest density, height and scale of development of all the residential zones. Buildings are enabled up to five, six or seven storeys in identified Height Variation Control areas, depending on the scale of the adjoining centre, to achieve a transition in height from the centre to lower scale residential zones. This form of development will, over time, result in a change from a suburban to urban built character with a high degree of visual change.

3.37 The Unitary Plan has rezoned the central area of Takapuna to reflect its Metropolitan Centre status and scale. The IS40. Takapuna 1 Precinct describes the new Precinct:

The zoning of land within the precinct is the Business – Metropolitan Centre Zone. The Takapuna 1 Precinct incorporates the central area of Takapuna.

Takapuna benefits from a coastal setting and includes a mix of commercial and residential activities. The built form is characterised by human scale building frontages along the main shopping streets and large towers set away from the coast. The purpose of the precinct is to enable development that creates a quality built environment that complements coastal character and supports the revitalisation of the beachfront environment.

The precinct comprises sub-precincts A to D. A variety of building heights are provided across each of the sub-precincts, ranging from an unlimited building height in the area west of Lake Road, to three and five-storey development closer to the beachfront. The precinct also includes frontage and buildings setbacks and encourages through site link.
3.38 The maximum building heights for these sub-precincts, not including bonuses, rises with their distance from the beach.

<table>
<thead>
<tr>
<th>Sub-precinct</th>
<th>Maximum building height</th>
<th>Storeys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub-precinct A</td>
<td>24.5m</td>
<td>6-7</td>
</tr>
<tr>
<td>Sub-precinct B</td>
<td>36.5m</td>
<td>9-11</td>
</tr>
<tr>
<td>Sub-precinct C</td>
<td>Unlimited</td>
<td>Unlimited</td>
</tr>
<tr>
<td>Sub-precinct D</td>
<td>12.5m</td>
<td>3-4</td>
</tr>
</tbody>
</table>

3.39 The whole of 40 Anzac Street, the site of the Town Square, has a zoning height of 36.5m which is equivalent to 9-11 storeys, depending on the commercial/residential mix. The site is bound by buildings along Hurstmere Road and Anzac Street which can be 24.5m high (6-7 storeys, depending on the commercial/residential mix). The small building directly south of Potters Park adjacent to 40 Anzac Street (488 Lake Road, presently housing Burger King and Servilles) is zoned 36.5m (9-11 storeys). Properties to the west of Lake Road, for example the Shore City Shopping Centre, are also zoned 36.5m high (9-11 storeys). There is no zoning height for Potters Park which is an Informal Recreation Open Space.

![Fig 02 THAB developments near the corner of Burns Ave and Anzac Street](image)

**Buildings within or adjacent to a Civic Space**

3.40 We note Auckland Development Committee on 10 March 2016 gave Panuku the mandate to dispose of seven properties to achieve the outcomes in the Takapuna High Level Project Plan, including development.

3.41 The Town Square is likely to be classified as an Open Space - Civic Spaces Zone under the Unitary Plan. There are specific objectives that apply to this zone. These underline the importance and value of Civic Space for the Metropolitan Centre, with buildings required to be designed to support and enhance the purpose and amenity of the Civic Space. The value created by high quality civic space for the community in turn validates greater urban density and the advantage of residential buildings and residents in close proximity to open space.
3.42 The following is a summary of the key considerations regarding buildings’ relationship to the Open Space - Civic Space Zone and open space network identified in the Unitary Plan, (UP), Takapuna 1 Precinct (T1P) and Open Space Provision Policy (OSPP). These require buildings to:

i) support the role that Takapuna plays as a Metropolitan Centre, with high quality design that complements the coastal character and mitigates the visual appearance of taller buildings (T1P 1540 6.2. (2) c))
ii) enable civic and community functions and events, and informal recreation activities
iii) limit buildings and structures to those that are necessary to support the purpose of the zone, and where this is demonstrated, ensure that they enhance the amenity values, functionality and use of the zone (UP H7.7.3 Open Space – Civic Spaces Zone - Policies)
iv) limit buildings, structures and activities to those necessary to enhance people’s ability to use and enjoy the open space for informal recreation (H7.5.3.5 Open Space – Informal Recreation Zone)
v) locate high-density development near quality open spaces to provide amenity, recreation and social opportunities for households with little private open space (p26)
vi) locate and design buildings and structures to:
   o complement the open and spacious character, function and amenity values of the zone
   o maintain public accessibility and minimise areas for exclusive use
   o protect any natural or historic heritage values (H7.5.3.6 Open Space – Informal Recreation Zone)
vii) avoid shading of actively used areas of open space by neighbouring buildings (OSPP, p18)
viii) manage the effects of building height (UP H9.6.1 Building height):
   o allow reasonable sunlight and daylight access to public open space excluding streets and nearby sites
   o manage visual dominance effects
ix) ensure surrounding buildings front open space (OSPP, p16)

3.43 With respect to the shading effects from neighbouring buildings on actively used areas of open space, Marcus and Francis state:

“A plaza should be located so as to receive as much sunlight as its surrounding environment will permit. The seasonal movement of the sun and the existing and proposed structures all must be taken into account so that the plaza will receive the maximum amount of summer and winter sunshine” (p32).

3.44 Marcus and Francis recount surveys in San Francisco where open space users cited access to the sun as their main concern in choosing a particular space, well above proximity to workplace, aesthetics and comfort, and the social aspect of parks and plazas (p32).

3.45 Marcus and Francis also see the value of summer shade in at least part of a plaza in countries and cities with very hot summers, which can be achieved by planting or shade from nearby buildings (p32). However, they note that where developers have been in control of providing open space as part of city development, these are frequently structured and programmed to satisfy the needs of their tenants and retail clients before those of the potential plaza users (p31):
“A 1977 study of San Francisco plazas found that 47% of downtown plaza space at that time was shadowed by buildings during the fall season noon hour. Ironically, most were shaded by the building that they were intended to serve. San Francisco plaza guidelines now preclude such situations regarding noon-hour sun access” (p.33).

Population increase

3.48 Household numbers are projected to increase by 69% in the Devonport-Takapuna Local Board area between 2013 and 2051.

3.47 For the area which will accommodate the majority of the uplift in Takapuna Metropolitan Centre (Sub-precincts A-D and almost all properties zoned THAB), the population increase between 2013 and 2051 is projected to be ±10,000 (from 2,760 to 12,568 = 9,808).

3.48 With an average household population of 2.1-2.3 people, this equates to only 112-122 units being built per year in and around the Metropolitan Centre. Given the number of developments already underway (e.g. along Anzac Street), and the potential uplift in development enabled by the Unitary Plan, the projected increase may be a conservative estimate of both the number and years to achieve them.

3.49 Nevertheless, the increase in Takapuna Metropolitan Centre’s residential population will also be transformational. By way of comparison, the number of inhabitants of Melbourne City Centre increased from 1,000 to 10,000 between 1994 and 2004. Housing units increased by a factor of 10. In preparation, Melbourne City Council had made significant investments in urban renewal projects, laying out new squares and small lanes, arcades, and promenades along the Yarra River for pedestrian traffic and people wanting to stay longer in the city (Gehl, p.15).

3.50 This in turn attracted more city centre residents, pedestrian traffic and staying activities which led to more public investment. As of 2018, the CBD is the most densely populated area in Australia, with more than 19,000 residents per square kilometre (Rohan Smith, 2018). Jan Gehl writes “the new squares, broad sidewalks and newly renovated passages offer many new and attractive staying possibilities, and the activity level has almost tripled on ordinary workdays” (Gehl, p.16). He reasons that “improving conditions for pedestrian traffic and city life lead specifically to new patterns of use and more life in city space. A precise connection between city space quality and the scope of city life has been clearly documented” (ibid).
4.0 URBAN CONTEXT

Introduction

4.1 This section of the report discusses the historical formation of Takapuna as a settlement and analyses the urban structure that underlies the present day centre.

4.2 Takapuna's unique urban structure is an intrinsic part of the character and identity of the place (OSPP, p14). Understanding its value and potential can help guide and balance the planning of the Metropolitan Centre, the development of a civic space network and the location, size and shape of the Town Square.

Historic formation of Takapuna Town Centre

4.3 The foundation blocks for Takapuna's urban structure were laid out in the original allotment subdivision of the North Shore in 1843 (Fig.03). The subdivision of land followed soon after the sale of the Mahurangi Block to settlers in 1841, although parts of this sale continued to be negotiated over many years, and was still the subject of Waitangi Tribunal claims into the 2000's.

4.4 The subdivision pattern appeared to have been organised in relation to the primary road laid along the middle of the narrow Devonport-Takapuna peninsula. This road was aligned on the centre-point of Takarunga (Mt Victoria) at its southern end and with the centre-point of Lake Pupuke (Pupukemoana) to the north. The direct alignment of roads with volcanic features is common with many of Auckland's arterial roads (e.g. Maungawhau Mt Eden, Te Takau a Ruikutu Three Kings and Ohirau).

4.5 The primary road was called North Road before it became known as Lake Road. At Takapuna, it shifted direction abruptly rather than continue to the top of the lake's crater rim. The change in direction was in order to cross the thin lip of land between the lake and coastline, connecting the road with East Coast Road to the north, Northcote Road to the west (also aligned on Lake Pupuke) and completing the circuit around the lake to Katrine Street (renamed Anzac Street after WW1), and its intersection with North Road at Takapuna (see Diagram 01 from the Drawing RRA/TTSQ/01).

4.6 This diversion around the Lake established the diagonal line of the road as a counterpoint to the orthodox planning of the rest of the town centre. This has created a tension and cross-grain that modern town planners and property developers have struggled to work successfully with, either internally within the triangular shaped city block, within the square city block it bisects, or the street's parallel relationship and close proximity with Takapuna Beach.

4.7 The extension of the northern axis of North Road up to the crater rim of The Lake was completed in 1863, in plan at least, with the first suburban subdivision of the area (see Fig.04). A new road, 'The Terrace,' inevitably completed the third side of the triangle started by North Road and Katrine Street. This continued up to Killarney Street, another new road, with the roads forming inner and outer triangular blocks.
4.8 In many respects, the street layout of Takapuna has not changed much since the 1863 plan. All the streets off The Terrace/Lake Road have been built, most of which were named after lakes (Como, Huron, Lemond etc). Only Campbell Road and The Promenade have been added.
4.9 The division of land within the triangular block also appears not to have changed much since the 1863 plan. In particular, the square plot of land at the corner of Anzac Street and Lake Road, which is now Potters Park, has remained the same size and shape since this subdivision.

Geometry of the Urban Structure

4.10 Analysis of the urban structure of Takapuna has revealed the centre has an idealised geometry uniquely attuned to the landform. It is not known whether this was willfully...
planned, however the coincidence of many alignments, which together form a coherent order, does not appear arbitrary.

4.11 The central urban area, bounded on three sides by Anzac Street, Lake Road and the Strand, forms an almost perfect square which fits comfortably into the tripartite street block arrangement of the northern end of the peninsula (see Appendix One, Diagram 02 from the Drawing RRA/TTSQ/01). The three streets are the same length, with The Strand deviating slightly from the others in angle.

![DIAGRAM 02 UNDERLYING GEOMETRY](attachment_d.png)

4.12 What makes the formal arrangement distinctive is that the square has been symmetrically divided into two triangular blocks by Hurstmore Road. Its alignment cuts diagonally through the square on its route north around the lake.

4.13 This shift in alignment creates a strong sense of rotation within the central area. The grain of the two triangular blocks and the buildings perpendicular to them are twisted around to face Takapuna Beach. Their rotation focuses attention on the ‘core’ of the central area in a way that a grid pattern alone would not achieve.

4.14 The western triangular block is a ‘special right triangle’ (Wikipedia). This is a ‘right triangle’ with angles that are regular and form simple relationships, in this case 90°45° 45° corners.
The right angle formed by the corner of Anzac Street and Lake Road is reinforced by the square plot of land which has been a reserve since 1929. The one acre of land gifted by Frederick Potier is generous enough in size to anchor the corner, and it seems as if it was from this direction that the park was mainly accessed and experienced.

Fig. 06  The triangular block bounded by Hurstmere Road, Anzac Street and Lake Road with Potier Park at its top western corner, 1959 (Source: Auckland Council GIS).

4.15 The Park also contributes to the overall shape and internal area of the triangular block (see Fig.05). When seen from this perspective, Potters Park sits at the apex or head of the triangular block, with Hurstmere Road as its base. Its cornerstone position and open space dimensions create a bilateral symmetry and desire line through the middle of the triangular block (see Appendix 1, Diagram 02 from the Drawing RRA/TT/SQ/01). Buildings, generally, are sited equally either side of this line. So, too, is the present day car park which stretches between Anzac Street and Lake Road. Potters Park conffers on the triangular block an internal order, balance and symmetry which is both elegant and auspicious.

4.16 Potters Park’s high level position must have been recognised, in some way, by the architect Ken Douglas who designed the new St. Georges Presbyterian Church on the opposite corner of Anzac Street and Lake Road in 1974. The chapel’s hexagonal roof form, central spire and square base are aligned with the street corner on the same diagonal line bisecting Potters Park (see Diagram 02 opposite). The church, as well as the pohutukawa and puni placed equally on either side, extend the geometry and character of the park into its site (and vice-versa), creating a sanctuary-like space complementing Potters Park.
4.17 Potters Park may not have always conveyed this strength of position, as the 1959 aerial photograph suggests at that time it was more of an insular space. Most likely it was the transformation of the bus depot into an open-air car park and Sunday market place when Potters Park’s relevance as an open space for the rest of the central area started to emerge (or re-emerge).

4.18 Even then, it was still isolated by the car park and traffic roundabout on Anzac Street, both of which dissuade pedestrian access and activity at the street corner. A signalised intersection with four-way pedestrian crossings here would transform access to Potters Park and the central area too (see Appendix 1, Drawing RRA/TTSQ/04), which will be necessary as all the surrounding streets are zoned for significant uplift under the Unitary Plan.

4.19 Over time, building owners on Hurstmere Road and management of the car park came to recognise the key desire line through Potters Park. Remarkably, the Parkway Arcade, drawing customers into/from Hurstmere Road, was built on the same alignment, and markings on the car park ground surface provide a clearing (or sorts) for pedestrians navigating their way through the cars. Parkway Arcade should be recognised as a future open-air laneway or through-site lane to protect its significant position within the urban structure of the Metropolitan Centre.

4.20 The bilateral symmetry and pattern of development in the western triangular block is reflected on the other side of Hurstmere Road:

i) the corner of the eastern triangular block is anchored by Takapuna Beach Reserve
ii) a ring road and car parking separate the reserve from the main street
iii) buildings are focused on Hurstmere Road and turn their back on the recreational area
iv) east-west laneways and through-site lanes are the most effective passage between reserve and main street

4.21 The land comprising Hurstmere Green is a relatively recent attempt to open up the main street to the beach and a view of Rangitoto. Its position may not appear to conform to the urban structure of the central area discussed above, however its property boundaries, remnants from the original subdivision and kindergarten long since removed, are in fact consistent with the same organisation of space. Parts of the park are aligned on both the vertical halfway line of the square and the second of three equal divisions of the square along Lake Road (Como Street, Huron Street and Northcroft blocks).
5.0 ASSESSMENT OF TOWN SQUARE OPTIONS

Introduction

![Image](image.png)

Fig. 07 Panuku poster advertising Town Square development, Takapuna 2019

5.1 Much weight has been attached to Panuku’s options brochure and consultation process for a new Town Square in Takapuna during July-August 2018. This brochure was the main source and dissemination of information to the public on whether there should be a change in land use of 40 Anzac Street, and what location, size and shape could best utilise the site for a Town Square.

5.2 The brochure contained three options, the last of which was to leave the site as an open-air car park and Sunday market. The third option is outside the scope of the Report.
5.3 This section will review the first two options to test their workability and assess whether they meet Council’s criteria for a Town Square and civic space network. The Auckland Council Planning Committee passed Resolution PLA/2018/23 which agreed that:

(e) the town square created will follow Auckland Council’s Open Space Provision Policy 2016 guidelines for a Civic Space.

5.4 At the Local Board’s request, this review should also be consistent with the Auckland Design Manual and relevant provisions of the Unitary Plan. A summary of the key principles and provisions from these documents was included in Section 3.0 of this Report.

Brochure Information

5.5 Analysis of the two options illustrated in the brochure has established that these were inaccurately drawn in relation to the site and surrounding context.

5.6 The size of Potters Park is drawn incorrectly, at a much smaller size, shape and scale to real life. The building adjacent to Potters Park, 486 Lake Road, which presently houses Burger King and Servilles, is shown as much as twenty-five metres away from its real location. This means that the contextual information and design co-ordinates for both options do not coincide with real site data.

5.7 For example, for Option One, the brochure shows the western extension of the Town Square with a very generous opening to Lake Road (see Fig.08). Only the top corner of the space meets the 486 Lake Road building which appears out-of-the-way, on the edge of the space. The intention of the drawing seems to be that the Town Square will form a very wide and strong open space connection to Lake Road which will become increasingly dominant on its surroundings as people walk westwards.

5.8 In real life, however, with the building in its correct location, the same width opening to Lake Road is dramatically reduced and potentially the whole of 486 Lake Road Building may block the western end of the Town Square. In both cases, there will be little or no visual relief from this building for people walking westwards in the square. The building will form a wall 36.5m high (9-11 storeys) which will dominate the Town Square in an oppressive way.

5.9 As outlined in paragraph 5.46, our measurement of Option Two depends upon whether the shape of the Square is the determining element or its correlation with the site information shown on the brochure. As far as we can gauge, Option Two is not able to achieve both at the same time.

5.11 The perspectives produced also raise concerns. We are not sure whether the perspective shown for Option One even shows the Town Square. If it is looking south towards the Town Square from adjacent to Potters Park, as the brochure indicates, our understanding is that the Town Square is actually much deeper into the picture plane than shown and is probably behind the buildings in the background, not in front of them.

5.12 The perspective for Option Two shows an alignment of buildings which appears along Hurstmere Road because of their low height and human scale (three to five storeys). However, the buildings are actually sited within the Unitary Plan Sub-Precinct B Zone which enables 9-11 storeys to be built, and on both sides of the square, including the western side just cropped from view. Buildings of that height would completely change the volumetric...
space of the square as well as experiences of it (see para 5.46-5.51 for further discussion on this). The alignment of these buildings is also curious. If it is parallel with Potters Park, as the brochure suggests, this will leave a very difficult triangle of left-over space on their eastern side.

5.13 As a consequence we consider the brochure:

i) misrepresents the real situation and the potential outcomes from both options
ii) makes the real alignments and dimensions of each option hard to verify and open to conjecture
iii) produces conflicting design information which cannot be resolved in the forms published
iv) creates alignments for both options that are not based on credible evidence
v) leaves out real site data from the representation of options which may change people’s perception of their value
vi) illustrates key connections, such as the Rangitoto Walk, that do not align easily with the options and which may not be able to be achieved in real-life, and if they are, not to the extent or importance stated
vii) confuses the intention for each option
viii) overstates, or incorrectly states, the purported outcomes from each option.

5.14 Our analysis concludes that the information presented to the public was inaccurate and may have been prejudicial to the consultation process.

5.15 We also consider the quantity and depth of information provided to the public, on what is likely the most important and influential urban project for Takapuna over the next one hundred years, fell well short of what is required.
Option One  Town square Hurstmere to Lake Road

5.16 This is described in the information pamphlet as:

“This option locates the square between Lake and Hurstmere Roads. This option would be sunny and safe, with strong links from Shore City and the bus stops down to the beach. It would have views of Rangitoto and could accommodate large events, particularly in conjunction with Hurstmere Road.”

Size and shape

5.17 Our measurement of Option One, based upon the setout published in the information pamphlet, shows it could vary from anywhere between 2,300 - 2,550m². The location, size and shape of the Town Square shown is unachievable in situ because the drawing of the site is not accurate.
5.18 Given the Open Space Provision Policy specifies a size of 3,000 - 4,000m² for a large civic space, Option One is too small to be defined as a large civic space. There is no larger open space adjacent, like Potters Park, that this option can co-locate with in order to maximise open space and multi-functional opportunities. On area alone, it is doubtful Option One could hold large events with over 5,000 people as these require a larger civic space.

5.19 More importantly, Option One is not a viable shape for a Town Square or for holding public events.

5.20 Utilising Hurstmere Road, as cited, to increase the dimensions of the Town Square would only exacerbate the fundamental problem with this option. It is too long, too narrow and too straight. Gehl describes this as “the tiring length perspective” where the “pedestrian can see the whole route at a glance before even starting out” (p127).

5.21 The length exceeds 100m which is beyond Gehl’s recommendation for a town square (p35-38). The 100m+ length of the space will only serve to accentuate its narrowness. The width of the space appears to be just over 20m, the same width as Hurstmere Road. The Town Square will look, function and be used as a movement corridor, not a square. It is too narrow to stage public events and it is too long and narrow to watch or listen to them. It is too narrow to set up market stalls and weave in and around them to observe what is for sale. There are no transition spaces or buffers to ensure facilities can be actively used while others go about their business (OSPP, p19). The space is all edge and no room. Gehl writes: “Whereas movement space says “go, go, go,” the square says “stop and see what’s happening here” (p38).

5.22 The Open Space Provision Policy states “avoid overly elongated, narrow or irregular shapes with dead-ends” (p19). The western end of this Town Square terminates at the wall of the 488 Lake Road building which is zoned to be 11 storeys high. The tower will likely have a visual control over the space and the people moving along it.

5.23 Gehl uses the example of Strøget in Copenhagen as an ideal pedestrian street, not an ideal town square (Fig.09). Strøget is a narrow pedestrian street, with occasional widened areas, up to 27m, to reflect street intersections and nodal points.

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**Figure 09** Strøget, Copenhagen
5.24 At various points along the 1.1km route, the street opens up into very large open spaces which are “structured clearings in the fabric of the city.” Otherwise, Stratel might be unrelenting and monotonous. “Countless twists and turns along the way keep the spaces closed up and interesting. Four squares further divide the route and make walking the length of the city centre psychologically manageable” (Gehl, p129).

5.25 Option One Town Square’s proportions will mean the space will be read and experienced as a link to Hurstmere Green rather than a destination in itself. It will place too much emphasis on Hurstmere Green as an arrival point when that space is part of a continuum of movement towards Takapuna Beach. Hurstmere Green is not a standing space for large groups of people or events. Its place is only large enough for individuals and very small groups, who are there to sit, socialise and eat/drink coffee in the sun, well above and away from the incline of the ramp moving people to the beach.

Scale of development adjacent to the Town Square

5.26 The Option One Town Square straddles the Unitary Plan Sub-precinct A and B Zones. These have a maximum building height (without including bonuses) of 24.5m (7 storeys) and 36.5m (11 storeys) respectively. The section of Option One permitted to build to 24.5m high spans between Hurstmere Road and the service lane adjacent to 40 Anzac Street. The section of the Option permitted to build to 36.5m covers the rest of its passage from the service lane to Lake Road.

5.27 The height of permitted buildings and the proportions of the Town Square space will reinforce its movement corridor appearance and function. The perspectives prepared to illustrate this option are misleading. Option One in the information pamphlet published last year actually did not show the Town Square at all, or if it is there, it is invisible. Its point of view is from near Potters Park from which a view of the Town Square is likely to be interrupted by new buildings. The perspective exhibited on a temporary wall at 38 Hurstmere Road more recently (see Fig 07) shows a building of only two storeys along the northern side of 38 Hurstmere Road when it is zoned for seven.

Sun access

5.28 There will likely be significant shading issues with Option One due to the orientation and width of the open space and the permitted height and position of adjacent buildings north of it. Aerial photos of Hurstmere Green show that half of it is in shade at noon for most of the year because of the five storey building to the north of it. The shaded side is sensibly used as a movement corridor because no-one will sit in the cool of the building’s shade.

5.29 The extent of shading from six-to-eleven-storey buildings to the north of Option One Town Square will affect a significant part of the open space. Shading studies done in 2014 for an option prepared for the Devonport-Takapuna Local Board (discussed later in this section) showed:

21 March

- between Hurstmere Road and the service lane bordering 40 Anzac Street, half the width of the Town Square will be in shadow until 3pm, at which time the shadow has receded to one third of the width.
between the service lane and Lake Road, most of the Town Square will be in shadow after 3pm

21 June

- the whole length of the Town Square will be in full shadow the whole day

21 December

- the whole length of the Town Square will likely be in the sun all day

5.30 Businesses on the northern side will be worst affected, especially cafes. Businesses on the southern side will look towards 7-11 storey building facades in shade all year along the 100m length of the square. The square will not be a staying space, with shadow encouraging people to move on in search of the sun.

5.31 To reiterate Marcus and Francis:

"A plaza should be located so as to receive as much sunlight as its surrounding environment will permit. The seasonal movement of the sun and the existing and proposed structures all must be taken into account so that the plaza will receive the maximum amount of summer and winter sunshine" (p32).

5.32 Assessed against the Open Space Provision Policy and Unitary Plan, Option One does not avoid shading of actively used area of open space by neighbouring buildings (OSPP, p18). The amount of sunlight and daylight access to public open space is not reasonable (UP H9.6.1).

5.33 The Town Square will not be "sunny" as the pamphlet states. It will look and feel like a cold place, the opposite outcome of best practice design and the requirements and expectations of the Open Space Provision Policy. The large area dedicated to what is essentially a movement corridor is a waste of space.

Wind

5.34 The information pamphlet is careful to state with Option Two that it will be sheltered from winds. The inference is that the corridor created for Option One will be a funnel for Auckland’s seasonal winds.

5.35 NIWA state:

"The airflow over Auckland is predominantly from the southwest. This is particularly so in winter and spring, but in summer the proportion of winds from the northeast increases. This arises from the changing location of the high pressure belt, which is further south in summer and early autumn than it is in winter and spring. In addition, sea breezes add to the proportion of easterlies in eastern areas in summer and early autumn.” (NIWA, p13)

5.36 The corridor is aligned on a north-east/easterly to westerly axis. Marcus and Francis observe that “Excessive windiness is an aggravation to plaza users even when it doesn’t make a plaza seem too cold” (p33). They note “the negative effect of wind will be most
noticeable in a climate where the ambient temperature is just high enough to support sitting outdoors, or where many outdoor areas are not in direct sunlight.” (p33)

**Option One Town Square’s contribution to a civic space network**

5.37 This option connects Lake Road to Hurstmere Road and Hurstmere Green. It is a singular gesture which does not demonstrate it is part of a wider civic space network, including transition spaces, buffers and in-between spaces. It is unclear whether there are other links provided and what their dimensions are. There is no obvious connection to Potters Park.

5.38 The southern open-air laneway required by the Takapuna 1 Precinct has been incorporated into the area of the Town Square. It is another signal that this square is conceived as a primary movement corridor rather than a staying and gathering space. The northern laneway required should be provided within a development footprint adjacent to Potters Park. Other laneways and through-site links that are a feature of the central area are not identified. It is difficult to know whether the wider urban structure of the central area has been considered.

5.39 When reviewing this Town Square option from its potential place within a civic space network, it becomes clear Option One’s size, shape and height-to-width ratio will not clearly distinguish it from a movement corridor. It is not located in a prominent place (OSPP, p26) and it does not build upon the intrinsic characteristics and values of the place save for its connection to Hurstmere Green (OSPP, p14). It forms no associations with previous or historic uses of the area (e.g. market).

5.40 As a result, Potters Park and Hurstmere Green will look and feel like the primary civic spaces in the central area, with the Town Square having an intangible civic presence at best. Signposting it would not make sense because people will keep walking along it looking for it until they arrive at Hurstmere Green.
Option Two Town square adjacent to Potters Park

5.41 This is described in the information pamphlet as:

“This option is sheltered from winds with strong connections to Potters Park. It could accommodate large events, especially in summer when Potters Park could be used.”

![Map of Option Two, Town square adjacent to Potters Park (Panuku)](image)

**Fig 10** Option Two, Town square adjacent to Potters Park (Panuku)

**Size and configuration**

5.42 Our measurement of Option Two, based upon the setout published in the information pamphlet, is 1,400m² if its rectangular shape is the determining element.

5.43 Given the Open Space Provision Policy specifies a size of 3,000 - 4,000m² for a large civic space, Option Two is too small to be defined as a large civic space. It is also too small to be defined as a medium civic space (1,500m²). It is not a viable size for a Town Square.
5.44 Option Two is also too small to hold large events in the Town Square (over 5,000 people). It is also debatable whether Option Two could hold medium-sized events (up to 5,000 people) based on the size of the space. Potters Park would need to be used in its entirety to provide the required additional area.

5.45 With this Option, Council would essentially need to redefine Potters Park as a large civic space in order to satisfy the criteria for civic space however this would inevitably lead to Potters Park being significantly modified to manage events commensurate with this scale. Potters Park would need to be paved to handle the expected foot traffic and its associated impact and trees both within and around its edges may have to be removed to create a more efficient and practical use of its area. The tranquil character and soft setting of Potters Park would be irreversibly changed and informal recreation activities for individuals and small groups ("walking, running, cycling, relaxing and socialising, picnics, playing and enjoying the environment") would be compromised. The park would become a much more open and hard-edged environment, the opposite of its current status and value.

Scale of development adjacent to the Town Square

5.46 Our measurement of Option Two indicates its dimensions would be approximately 31m x 45m, depending upon whether the width is the determining requirement (it is shown wider than Potters Park) or its depth (it is shown running over the service lane boundary). As far as we can gauge, it is not able to achieve both criteria at the same time.

5.47 Option Two sits within the Unitary Plan Sub-precinct Zone B which has a 36.5m maximum building height (11 storeys). The dimensions and proportions of Option Two Town Square indicate that it will be visually dominated and over-scaled by adjacent buildings of this height.

5.48 Newmarket Train Station Square demonstrates this (Fig 11). Newmarket Train Station Square measures 36 x 45m and has an area of 1,700m². It is larger than Option Two and squareer. The Train Station Square is fully enclosed on all four sides by buildings. It has a seven storey apartment building on its southern side, four storey buildings on its western and northern sides and a two storey entrance pavilion to the train station to its east. The open space is a comfortable size relative to the scale of the residential buildings although its function is vague – it supposedly acts as a gateway entrance to the train station – however due to the residential character of the development, and the separation of the square from Broadway, it also feels like an over-scaled private courtyard.

5.49 If the Train Station Square had similar sized buildings around it to Takapuna (11 storeys), the open space would be too small and vertically defined, the buildings over-scaled and too dominant, and there would be significant shading issues. Being in the open space would feel more like being entrapped within a well, with only the sky above remaining open, than a private courtyard or Town Square.
Sun access

5.50 As inferred above, there will likely be significant shading issues with Option Two due to the dimensions and orientation of the space and the permitted height and position of adjacent buildings. The area directly connected to Potters Park will receive noon-day sun in summer, and the southern depths of the Square may receive sun for some hours of the day as well, but very little of the Town Square will receive sun during other seasons where the sun is lower in the sky. The building facades on each of the four sides of the square will also be in shade most of those days. The Town Square would look and feel a cold place, the opposite outcome of best practice design and the requirements of the Open Space Provision Policy.

5.51 Assessed against the Open Space Provision Policy and Unitary Plan, Option Two does not avoid shading of actively used area of open space by neighbouring buildings (OSPP, p18). The amount of sunlight and daylight access to public open space is not reasonable (UP H9.6.1).

Option Two - Town Square's contribution to a civic space network

5.52 This option's connection to Potters Park is positive. The link theoretically would be beneficial for both open spaces, in the sense that co-location usually creates a larger multi-functional open space overall, with both complementary and contrasting settings and character potentially to be enjoyed between them. This option also enables a continuous open space thoroughfare from Anzac Street to Hurstmere Green and Takapuna Beach via the link through 38 Hurstmere Road.

5.53 When reviewing this Town Square option from its potential place within a civic space network, it becomes clear Option Two's size, shape and height to width ratio will not clearly distinguish it from the linkage spaces along the route.

5.54 The Town Square is a bigger area than 38 Hurstmere Road but not significantly so, and its proportions are similar to such an extent that these do not define it as a major civic space...
by comparison. Taken as one joined-up sequence of spaces, there is a monotonous regularity and consistency about the route.

5.55 In fact, the route from Potters Park to Hurstmere Green has the same length and proportions as Option One Town Square except one half of it has been kinked sharply to the right to connect it with Potters Park and to possibly provide it with wind protection. Both options essentially form a movement corridor whereas a Town Square should signal ‘staying’ (Cehl, p38).

5.56 This Town Square option is much smaller than Potters Park (by nearly two-thirds) and half the size of Hurstmere Green. As a result, Potters Park and Hurstmere Green will look and feel like the primary civic spaces along the route, with the Town Square only a preface to Potters Park rather than a destination and arrival space in its own right. These will also be the only spaces that receive sun access, although as assessed above, this is a limitation of the Option Two Town Square as well.

5.57 Option Two includes a pedestrian access from Lake Road although it is not clear from the information pamphlet to what degree this is consistent with the rest of the network.

Pedestrian access and connectivity

5.58 It is not clear whether the Option Two pedestrian access from Lake Road is a minor link with commensurate dimensions (like an open-air lane or through-site link) or consistent in scale with other parts of the civic space network.

5.59 The join between these different sections is also not clear.
The Takapuna Centre Plan 2014-2044

Introduction

5.60 The Plan was developed by the Devonport-Takapuna Local Board in 2014 to highlight key projects which will help to transform the Takapuna Centre over the next 30 years. These projects are The Anzac Quarter, The Beachfront and The Streets. The plan included a caveat that artists’ impressions and architectural graphics were purely conceptual. In developing the projects, the Plan stated more weight should be placed on the text of the plan.

5.61 The Centre Plan states (p14):

URBAN FORM

Everybody benefits when we get the relationship between buildings, streets and open spaces right. When we design and build our cities and neighbourhoods well, the urban environment can improve our quality of life, economy and general sense of well-being.

A high quality urban form is one of the principles underpinning the Takapuna Strategic Framework. This principle will be central to the projects highlighted in this plan. The projects will also need to enhance Takapuna’s ‘sense of place’. Sense of place refers to the constantly changing experiences and characteristics that make a place unique to us. For Takapuna, this means access to sky, sea, sun, and increasingly – urban sophistication.

Designing our buildings well, creating visual excitement, and protecting sunlight to the street all contribute to a positive urban environment. Alongside this, we need to ensure that we accommodate growth using sensible and efficient building types that reflect Takapuna’s character and values.

5.62 Even so, our assessment of this Plan will focus on the conceptual renderings because they convey the potential relationship between buildings, streets and open spaces and especially, the potential effects from the location, height and scale of building development in relation to civic space.

5.63 It is our understanding that at the stage of preparation of these drawings, there was no requirement to provide a network of civic space with a specific range of sizes according to the Open Space Provision Policy (2016) and no requirement to provide a Town Square which only came after a special Auckland Council resolution on 6 March 2018.

5.64 All drawings have adopted the full permitted building heights set by the Draft Unitary Plan for the central area which have remained unchanged since it became operative. The drawings show perspectives of buildings with permitted heights around the central area not just within 40 Anzac Street.

5.65 A shading study was undertaken later in 2014 of the architectural concept for the Anzac Quarter. This mapped the shadows generated by building development on the days of 21
March, 21 June and 21 December. This document has been referred to already in this section and is attached as Appendix 2.

The Anzac Quarter concept

5.66 In the Anzac Quarter concept plan, building development was shown around Potters Park, including alongside the Burger King building, and outside 40 Anzac Street, along Hurstmere Road, Lake Road and Anzac Street. A square entrance plaza to 40 Anzac Street is provided off Lake Road which links with the open space corridor replacing the building at 38 Hurstmere Road. A new wedge-shaped building interrupts the full opening of the corridor space. It is not clear why it does this except to maximise the area of building development possible and perhaps hinder a wind tunnel effect in the corridor.

5.67 The architectural plan included with the shading study varies slightly from this (see Fig. 12). The square plaza off Lake Road has been largely replaced with more building development. It appears the space left-over has been protected to provide a very narrow sightline (if there is one) to Rangitoto through the development.

![Anzac Street car park site](image)

Fig. 12 Anzac Street car park site (prepared for a workshop on the Takapuna Centre Plan, 2014)

5.68 The Anzac Quarter concept may not differ too much from Option One when building development is included in that plan, if the maximisation of building potential is the ultimate objective.

5.69 The Anzac Quarter plan is therefore instructive for its potential three dimensional built outcome and shading effects.
Scale of development adjacent to Potters Park

5.70 The main point of focus in the Anzac Quarter plan is Potters Park. New buildings face the park on its eastern and southern sides within 40 Anzac Street, and line Anzac Street outside the site. The buildings within 40 Anzac Street are shown fully developed to the Unitary Plan maximum height of 36.5m, and the buildings along Anzac Street to 24.5m.

5.71 The 36.5m high buildings extend almost the entire length of Potters Park on their two sides, with a 6.8m wide laneway on the corner enabling a diagonal pathway through the middle of Potters Park to carry through to Parkway Arcade. A much smaller gap is provided between the 488 Lake Road building and the new building to its east, creating only a 10m distance between the two nine-storey towers.

5.72 The building on the eastern side of Potters Park has a monumental presence from this view. Its scale and proportions appear similar to the Bledisloe Building in the Auckland City Aotea Square precinct. Its impact on Potters Park is brutal. All the buildings, however, over-scale the people who are walking in Potters Park. The sheer scale of development visually dominates the park and the people in it. This does not support the purpose of the open space zone nor complement its amenity values, functionality and character (UP, H7.5.3.6; UP H9.6.1).

5.73 These buildings, in so strongly facing the park, appear to turn their backs on the open space corridor behind them, closing off its passage to Lake Road. The two areas of open
space are separate and their connections not obvious. In fact, people would have to use the service lane for this.

5.74 In this plan, the buildings occupy a privileged position because of the park’s favourable aspect, its openness and the forecourt setting this provides them. There is a sense of exclusivity in the way they command the space for themselves. By comparison, the corridor behind struggles for light, space and a clear direction. Even without the wedge-shaped building intruding into the space, the corridor would still be a background, behind-the-scenes shortcut space to Lake Road.

5.75 The importance place given to Potters Park, therefore, means it would assume the prime civic space in the central area. As with Option Two, Council would likely need to modify the park to manage events commensurate with its status and use. Potters Park might need to be paved to handle the expected foot traffic and its associated impact, and trees both within and around its edges may have to be removed to create a more efficient, spacious and practical use of its area (as the drawing above has done). The park would become a much more open and hard-edged environment, deferring to the architecture overlooking it, the opposite of its current status, intended use and value.

Sun access

5.76 The shading study demonstrates there will be significant shading issues across the Anzac Quarter. This is mainly due to the majority of 40 Anzac Street being filled with buildings, their height, and the orientation of the open spaces in relation to the buildings.

5.77 It is important to note that the permitted height of buildings is not an intrinsic problem. It is the buildings’ location and site coverage which is. The buildings have not been planned to support the purpose of the open spaces or manage their effects on open space.

5.78 The shading study shows:

21 March

- between Hurstmere Road and the service lane bordering 40 Anzac Street, half the width of the open space corridor will be in shadow until 3pm, by which time the shadow has receded to one third the width
- between the service lane and Lake Road, most of the open space corridor will be in shadow all day
- Potters Park will be significantly affected by shadow at 9am, in full sun at 12pm and increasingly shadowed at 3pm by buildings on the opposite side of Anzac Street

21 June

- the whole length of the open space corridor connecting Hurstmere Road and Lake Road will be in full shadow the whole day except for the service lane at 12pm
- Potters Park will be significantly affected by shadow at 9am, half in full sun at 12pm and nearly fully shadowed by 3pm by buildings on the opposite side of Anzac Street
21 December

- the whole length of the open space corridor will likely be in full sun all day
- Potters Park will be in full sun all day

5.79 The Anzac Quarter does not avoid shading of actively used area of open space by neighbouring buildings (OSPP, p18). The amount of sunlight and daylight access to public open space is not reasonable (UP H9.6.1). There is an over-reliance on Potters Park for sun access.
6.0 RECOMMENDATIONS FOR A TOWN SQUARE AND CIVIC SPACE NETWORK

Introduction

6.1 The preceding section reviewed three options to test their workability and assess whether they meet Council's criteria for a Town Square and civic space network. Our analysis established that these options do not conform to Council's requirements for a civic space network or achieve best practice urban design.

6.2 As part of this review we have reflected upon the key aspects from these options which contributed to them failing to deliver appropriate outcomes for the site, community and council. These are:

i) Sun access
ii) Location, size and configuration of the Town Square
iii) Location, height and scale of buildings adjacent to the Town Square
iv) Providing a differentiated and connected civic space network, including pedestrian laneways and linkages

6.3 We now consider an alternative approach to achieving the same provisions. We have illustrated our recommendations for an appropriate fit for the Town Square and civic space network. Plan drawings are included in the Appendix of this Report (see Fig 15, also Appendix 1, Drawings 01-05) and the shading diagrams are a separate attachment (see Appendix 3, Drawings A102-110).

6.4 We note Auckland Development Committee on 10 March 2016 gave Panuku the mandate to dispose of seven properties to achieve the outcomes in the Takapuna High Level Project Plan, including development.

6.5 We also acknowledge the partnership model Auckland Council is entering into with the private sector in order to provide these public facilities. This was highlighted in the Takapuna Centre Plan (2014-2014):

"Making Anzac Quarter a success will require collaboration between the council and private developers. Offering the private sector the opportunity to build a compatible high quality mixed use development provides the council with the ability to achieve public open space and car parking benefits for the community while offsetting or minimising the cost to ratepayers."

6.6 Our alternative approach has integrated development opportunities which will achieve offsets to ratepayers in a different way to Panuku's current thinking.
Sun access for the Town Square

6.7 In Sections 3.44 and 5.31 we cited Marcus and Francois:

"A plaza should be located so as to receive as much sunlight as its surrounding environment will permit. The seasonal movement of the sun and the existing and proposed structures all must be taken into account so that the plaza will receive the maximum amount of summer and winter sunshine" (p32).

6.8 Our overall analysis shows that the best way of achieving the maximum amount of sun for the Town Square is to ensure buildings sited to the north and east of the civic space do not overshadow it. Our shading study highlights that the area which gains maximum sun is south to south-east of Potters Park.

6.9 We note that all buildings sited on the 40 Anzac Street site are zoned 36.5m (9-11 storeys, depending on the commercial/residential mix). We have observed that where buildings extend into the site from Anzac Street (from the north to the south) the more these buildings overshadow Potters Park and the prime area of potential sun adjacent to it. Therefore, the building footprint of any building from Anzac Street should extend no further south than the rear building line of Takapuna Cinema, which will also strengthen the urban structure of the Anzac Street block.
6.10 We note the buildings along Hurstmere Road are zoned 24.5m high (6-8 storeys, depending on the commercial/residential mix). The shadowing from these buildings at that height will be most pronounced with the early morning sun (see the shading diagrams A102, A105 and A108, all at Item 6.10), however for the rest of the day these buildings do not cast shadow on 40 Anzac Street. In fact, the situation is the reverse; they are the beneficiaries of excellent sun access all day from mid-morning till dusk. These buildings have exactly the same aspect as the Viaduct hospitality strip and could also be developed into terraced levels of cafes, restaurants and bars overlooking the Town Square. The line of these buildings therefore forms an ideal boundary for sunlight control from the east.

6.11 We do not support any buildings adjacent to the 488 Lake Road building, as all three options in the preceding section indicated them. Any buildings here will cast shadow over Council’s proposed Town Square / open space corridor to Hurstmere Road and a network of laneways in-between buildings. Our shading diagrams show the area to the east of 488 Lake Road is a prime area to enjoy morning and lunchtime sun, all year round.

6.12 These controls on development will secure an appropriate area for the public to enjoy excellent access to the sun. Our shading diagrams show the middle area of the site will, after 9am, be covered in sun all year round, including especially the 21st June sun, which is the lowest in the sky (see Fig.17). This should be compared to the Council options for a Town Square which appear to receive no sun at all on that day/month.
6.13 This approach still enables very good development opportunities which we outline in paragraphs 6.77 – 6.84 of this section.

6.14 There are in fact multiple benefits from this approach. For instance, the recommended building footprints identified to the north (identified as 'W' on DWG RRA/TTSQ/03) and at 488 Lake Road, form a gateway entrance to the Town Square through the middle of Potters Park (on the central area's conspicuous diagonal line). The buildings' similar position and vertical emphasis link them together, making bookends to the civic space.

**Location of the Town Square**

6.15 We recommend the location of the Town Square in the central area of the triangular block for many reasons, with maximum access to sun being one of them. There are many other reasons, which range from the location's fit within the existing urban structure of the central area, the community's association with the site as a market place and the co-locational opportunities with Potters Park.

6.16 In the first instance, the recommended site is the central area of the central block of Takapuna. The central area will become more compact and dense as the Takapuna Metropolitan Centre increases its residential and working population.

6.17 Kraijik’s analysis of the literature on town square locations demonstrates that “The square should be centrally located in the heart of the town. This allows for all users to access the square and enables a great range of activities to be organised and take place in the
square. It also ensures that the square is a focal point for the community as it has been throughout history in Western society, maintaining the historical significance of the square” (Kraljik, p87 and Gehl, 2000).

6.18 The site builds upon the traditional use of the place as a market.

6.19 Gehl writes that “the history of urban development shows how the oldest settlements were developed along paths, trails and market places. The original paths and market places that were the starting point for city development have left traces in many modern cities. These old, organic cities tell the story of urban development from a human landscape at eye level…” (p198).

6.20 Kraljik states “Ideally, from a planning perspective, an attempt should be made to maintain the central location while incorporating the original civic and economic function, historical significance and cultural meaning of the square to a community. The design of a modern day town square needs to take those traditional factors into account along with the current needs of the community particularly in terms of technology. A square, by doing so, can help build strong, cohesive, resilient communities where people feel as though they belong” (p44).

6.21 Gehl recommends for “planning in existing urban areas, one obvious starting point would be to study city life as it actually exists and then use this information to make plans for where and how to reinforce city life (p139).

6.22 The market was created by the community who continue to strongly identify with its location and use. That community, which is sub-regional in its catchment rather than purely local, have a clear image that this site is the heart of their community.

6.23 Kraljik states “the square should ideally have an intricate connection to the city which in turn gives the square meaning and purpose to the community which in turn connects back to the social and cultural value associated with the square. This is even more valid and relevant to a small urban community where the square has the ability to remain the heart and can still have meaning for the whole community” (ibid).

Co-location with Potters Park

6.24 Co-location of the Town Square with Potters Park is recommended because this will maximise the multifunctional, open space opportunities between and across adjacent recreational spaces, as the Open Space Provision Policy directs.

6.25 Co-location will also secure sun access to the middle area of the site.

6.26 Although our Brief does not include a design for the Town Square, and legally they are separate legal entities, we envisage that the interlocking of these open spaces through careful detailing of the ground plane will create a rich spatial relationship between them. The experience of moving from one space into the other, or of views from one space into another, will provide variations and contrasts in character, openness and enclosure, softness and hardness, sun and shadow, prospect and refuge, sanctuary and stage, as well as different uses. One complements the other and both benefit from each other’s differences.
Size and configuration of the Town Square

6.27 Our recommended dimensions for the Town Square - property boundary to property boundary - are between 70-90m long x ~42m wide. This measures 3,428m² in area.

6.28 This area does not include the service lane which borders the square as this is a separate legal entity. However, the Town Square and service lane will work best if they are read as one open space, with the buildings beyond the service lane defining the solid boundary to the east. The service lane should be a shared space with no barrier imposed on pedestrians’ movement, as is found in central Auckland and many public spaces overseas (see Fig. 18).

![Image](attachment:7 Vendersgade, Copenhagen (Google Maps)

6.29 As cited earlier in this Report, the dimensions of civic space are discussed by Jan Gehl, the highly respected Danish urban designer, in his book "Cities for People" (2010, p163):

"In 1889 in his famous review of the spatial qualities of older cities, Camillo Sitte described the importance of dimensioning city space to fit the people and functions they will serve, as well as having closed space where the line of vision is halted by surrounding facades. The size of the space is a crucial factor for well-being and for the function of the space as a framework for human activities.

A study of spatial proportions in old cities reveals the same model in city after city. Street widths of 3, 5, 8 or 10 metres can easily handle pedestrian streams of between 2,400 and 7,800 people per hour. The squares often approach the magical 40 x 80 meters in size, which means that people can take in the entire scene, seeing the square itself and the faces of other people when they walk through the space."

6.30 Our recommended dimensions come close to Gehl’s "magical" size.
6.31 The recommended area of the Town Square may be variable over time. Ultimately, it will be set by future building footprints and setbacks which are unknown at this stage.

6.32 The western edges of the square will reduce over time with the continued growth of mature trees gently pushing into Potters Park. At present, one of these, a pohutukawa, is 48m from the eastern boundary. The trees will form a soft fourth wall to the square.

6.33 Our Town Square can accommodate 55-60% of the present market. Areas to the north and south of the Town Square, covering ~40% of the present car park, will be used for development. The current arrangement of stalls can be maintained to maximise the efficiency of movement, number of stalls and the community's familiarity with the experience.

6.34 The Open Space Provision Policy directs that civic space build upon the intrinsic characteristics of a site. In this situation, not only should any configuration of the Town Square be able to retain the market, it should also fit with and strengthen the existing urban structure of the central area. Of crucial importance, the Town Square needs to be aligned with the diagonal axis and bilateral symmetry of the triangular block.

6.35 Our investigation of options whilst preparing this report has taught us that the more symmetrical the Town Square is in relation to the diagonal axis and bilateral symmetry of the triangular block, the more convincing was the outcome. Respect for this symmetry in turn has influenced our recommendations towards the location of building sites.

6.36 We found if we extended buildings too far into the interior of the triangular block, they would push or pull the open space off this all-important centre-line. Our Diagram 02 – Underlying Geometry of the Central Area (Fig.05, see DWG RRA/TTSQ/01) evolved our understanding of the planning of the block. The more we privileged open space at the centre of the block, the more successful the open space was in integrating with the urban structure of the central area. The overall configuration of the Town Square needs to be in balance with the internal and overall proportions of the triangular block.

6.37 At a micro-level, the configuration of the Town Square should also be influenced and shaped by the number and alignments of local pedestrian linkages. The site is on level ground and is easily accessed from the surrounding urban environment. We have counted nine pedestrian entry points from adjacent streets which should be accommodated in the recommended Town Square site.

6.38 In fact, the intersection of these desire lines coincides with the recommended open space area in the middle of the site, which is also the area which enjoys the best sun (see Fig.19, also DWG. RRA/TTSQ/01 Diagram 03 – Existing Desire Lines).
6.39 The recommended Town Square will enable the full range of desire lines to continue through the site which will create excellent permeability, connectivity and accessibility within and across the central area of Takapuna.

6.40 We also recommend the Lake Road/Anzac Street intersection be signalised with 4-way pedestrian crossings at an appropriate time in the future to improve accessibility from the surrounding neighbourhoods.

**Local and international case studies**

6.41 We have analysed other squares to compare similar sizes and configurations of open space, as well as to study the three dimensional outcome from building heights permitted by the Unitary Plan. Relevant case studies will give an accurate impression of the size and configuration of a similarly dimensioned open space which is enclosed by buildings of five-to-nine storeys.

**Federation Square, Melbourne**

6.42 The Google Maps photo taken from within Federation Square is similar to the recommended size of the Town Square (it is 76 x 42m) although the buildings are lower than the Unitary Plan maximum building height zoning by several storeys.
Bryggegangen, Oslo

6.43 The height-width ratio of building-to-open space in Bryggegangen may be closer to the recommended outcome at Takapuna. Buildings are 7-9 storeys high. The open space measures 76 x 42. However, its configuration has a longitudinal emphasis, with the buildings’ interface producing a harder environment at ground level, while Potters Park will soften a more rounded Takapuna Town Square.
Wellington Civic Square

6.44 The Civic Square measures ~78 x 43m, depending upon whether the square includes the City to Sea staircase or whether the staircase is defined as a linkage space (our dimensions include to the top of the landing, where the photo was taken). The Civic Square is very similar in size to our recommendation for a Town Square.

6.45 The square is surrounded by a mixture of building heights and civic functions. On the right of the view, the City Gallery is the equivalent in today’s terms of 4 storeys in height (12m+); the Central Library in the middle of the view is five generous sized storeys on a plinth; the new Administration Building is six storeys; the old Administration Buildings is eight storeys+; and the Town Hall to the far left is the equivalent of 4-5 storeys high.

Fig. 22 Wellington Civic Square (Google Maps)

6.46 The variety in height of the buildings, as well as their locations around the square, feel appropriately proportioned in relation to the space and configuration of the town square, and vice-versa.

6.47 The square is accessed from multiple directions (as many as nine) including the harbour behind and Victoria / Willis Street in front. The library café up the stairs, directly ahead, is a primary conveyer of people moving to/from through the square. A two-storeyed aerial bridge connecting the two middle buildings has recently been removed (for earthquake reasons) which has opened up the square more to the city from the inside, even if this does not feel satisfactorily resolved from the street.

6.48 The square has not yet been successfully activated around its edges. Planned cafes have not materialised (due to ongoing earthquake strengthening of buildings) which has meant the square has a strong civic quality without retaining people in the space for long periods except luncheomes on small areas of lawn. The laying of astro-turf has made a significant difference to people’s appreciation of the square. The green carpet softens the space; it is a more versatile surface for different activities and feels more relaxed. Some people argue it suits the informal Kiwi personality more than a hard paved square which can appear too ceremonious or official, as well as cold due to the cooler climate.
Aotea Square

6.49 Aotea Square is Auckland’s primary civic space. It measures 13,000m² in area which is significantly larger than any Metropolitan Centres’ civic space in Auckland. It includes a formal paved forecourt to Aotea Centre accessed off Queen Street (≈5,000m²), a more informal terraced landscape area off to the side of the main space (≈6,000m²) and a mixture of buffer zones, transition spaces and pedestrian links connecting the civic space to the city.

6.50 The events and activities in Aotea Square cover the full spectrum of public interests including performances, festivals and protests to casual socialising between small groups and individuals relaxing.

6.51 Like our recommendation for Takapuna Town Square, Aotea Square’s formal and informal areas are co-located so that a mixture of social events and individual experiences can be co-managed and/or maximised. However, there are some key differences between Aotea Square and Takapuna.

6.52 Firstly, in terms of scale, Aotea Square is twice the size of our recommendation for Takapuna Town Square and Potters Park combined (13,000m² vs 6893 m²). The Takapuna Town Square shown on our drawings, on its own, is similar in length, width and area to the green terraced landscape to the side of the main space of Aotea Square (see Fig. 23).

![Aotea Square, Auckland (Google Maps)](image)

6.53 Secondly, our Town Square is more strongly defined and enclosed, with three sides of the square walled with buildings and the fourth framed by mature trees.

6.54 Thirdly, all our edges can be activated with retail and hospitality, with the potential also for civic facilities like the Takapuna Library to relocate to one of the buildings. We expect all buildings will front the square, including the two 7-8 storey buildings along the middle of Hurstmere Road which have laneways between them.

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6.55 Fourthly, there is no artificial division between the formal and informal areas of our civic space, unlike Aotea Square where they are uncomfortably aligned. The need for some control over events, or at least control over the shape of events, has determined an awkward fitting boundary between the two spaces. The rectangular space feels unnecessarily rigid.

6.56 Fifthly, Takapuna Town Square will not suffer the same access issues as Aotea Square due to its level and gradient changes. Furthermore, Takapuna does not have the same severance issues that Mayoral Drive creates for Aotea Square. This road ringbarks access to Aotea Square, as well as the energy emanating out from it.

**Hurstmore Road Linkage**

6.57 Council’s thinking on the Town Square appears in many ways to be consistent across the three options assessed, which in strategic terms, may follow the direction and outcomes sought in the Takapuna High Level Project Plan. As we understand it, this plan provided a public open space off Hurstmore Road, similar to the space created by the demolition of 38 Hurstmore Road, as well as the identified laneways and through-site links required by the Unitary Plan; it preserved Potters Park and divided the rest of 40 Anzac Street into building sites.

6.58 Since the development of the High Level Plan, and a subsequent Framework Plan, the Auckland Council Planning Committee has agreed to include a Town Square in the new use of 40 Anzac Street, and also agreed that the town square created will follow the Open Space Provision Policy 2016 guidelines for a Civic Space.

6.59 This resolution seems to change, in a fundamental way, the outcome intended for 40 Anzac Street, as well as the status, purpose, uses and dimensions of open space required for it. Yet the options prepared later in 2016 do not reflect this change. Nor do they seem to have considered what a Town Square might require that is different from a laneway or a relatively small recreation open space connected to Hurstmore Road, other than to stretch or expand them across the site.

6.60 The Open Space Provision Policy has specific requirements which the Takapuna High Level Plan is unlikely to have been able to meet: for starters, the provision of a large civic space of 3,000-4,000m² rather than an area of open space equivalent to that for the whole site.

6.61 This large civic space is very different in typology, character, function and use to Potters Park, which is an informal recreation reserve used mainly by individuals and small groups. The third option appeared to claim this park as a primary open space for the central area of the Metropolitan Centre in lieu of creating a high quality open space elsewhere on the site. The Open Space Policy may foreclose this possibility.

6.62 The Policy’s requirement for a large civic space in addition to Potters Park and other civic spaces, both small and medium in scale, creates the foundation for a network of civic spaces. The Policy avoids focus on one singular space and one singular use of that space which the three options essentially do.

6.63 Our analysis has established that a very long, narrow, tall corridor of open space between Hurstmore Road and Lake Road is not a Town Square and will never function or work as a
Town Square, either for large groups of people or different activities. It will be shaded for long periods of the day over the whole year, particularly the winter months, as too will be the buildings’ facades that face its northern side, which will look permanently cold like the building to the north of Hurstmere Green. The corridor may also be subject to a wind tunnel effect. It will not be a staying space, like almost all successful Town Squares are, because as Jan Gehl observes, “a movement space says ‘go, go, go’”.

6.64 The Open Space Provision Policy requires open space to “avoid overly elongated, narrow or irregular shapes with dead-ends (p13).” The first and third options create this kind of space, with both being terminated by a 9–11 storey building at 488 Lake Road which closes down the end of the space.

6.65 The large area dedicated to a movement corridor in this location is, in effect, a waste of space.

6.66 In light of these realities, we have re-thought what the purpose and potential of a connection from Hurstmere Road to Lake Road should be.

6.67 We have drawn on the successful tradition established by the business community for laneways as the key east-west links between Lake Road and Takapuna Beach Reserve. The laneways and through-site links are extremely efficient in size, area and function; they work well with the urban structure of Takapuna (in fact they are innovative interventions in the urban structure), and they still provide commercial opportunities.

6.68 We believe it is far better to create another laneway connection of slightly larger dimensions than the five metre requirement (Unitary Plan Takapuna 1 Precinct) and re-assign the excessive area of movement space planned for the Town Square to a more amenable location with inviting proportions and micro-climate for people to gather, meet, linger and pass through.

6.69 Our recommended laneway connection is nine metres wide x = fifty-three metres long, just a metre wider than Straget in Copenhagen, and a touch narrower and shorter than Vulcan Lane (9.5m x 57m), one of Auckland’s favourite movement spaces. We recall Gehl’s ‘magic’ dimensions:

“A study of spatial proportions in old cities reveals the same model in city after city. Street widths of 3, 5, 8 or 10 metres can easily handle pedestrian streams of between 2,400 and 7,800 people per hour.”

6.70 The purpose of laneways is primarily movement. Shading in these narrow thoroughfares is an acceptable and indeed, inevitable, environmental effect.
6.71 A laneway with our recommended dimensions measures 486m² in area versus the much larger movement corridors in Option One and Three which are ~2,550m². This is a space-saving of 2,065m² which can be more effectively and profitably used elsewhere.

6.72 We see a greater value in Council amalgamating the properties on Hurstmere Road it does not need for sale and development. The surplus land would be more productively used by a developer for one project than be divided into smaller lots amongst adjacent property owners.

6.73 Although successive Council schemes have prioritised an open space corridor aligned with a distant view of Rangitoto, our analysis shows this angle is stretched too far for little gain. It shifts focus and movement away from the interior of the triangular block and leaves too distant the connection with Potters Park.

6.74 The demolished building at 38 Hurstmere Road has bequeathed an awkward property line that will be difficult for any proposal to harmonise. Its alignment makes little sense too for the businesses spread along the through-site link housed within 40 Hurstmere Road. All of their services are located along the boundary wall which would likely prevent them from re-orientating towards the open space. We see the value in straightening this building edge to bring it into line with the urban structure of the central area, as with the other laneways. This creates another 180m² of surplus land which 40 Hurstmere Road would better profit from using, both to make more efficient their floor plate in a future development and/or provide more room at ground level to activate their property towards the laneway.
6.75 The 1200m² land area gained from a rationalisation of Hurstmere Road properties is nearly the equivalent area of the Town Square in Option Two.

6.76 We also believe that a laneway will retain the focus on Hurstmere Road as a shopping street rather than break the street in two at this point.

Development opportunities

6.77 The Town Square is likely to be classified as an Open Space - Civic Spaces Zone under the Unitary Plan. There are specific objectives that apply to this zone. These underline the importance and value of Civic Space for the Metropolitan Centre, with buildings required to be designed to "support the purpose of the zone, and where this is demonstrated, ensure that they enhance the amenity values, functionality and use of the zone" (UP H7.7.3 Open Space – Civic Spaces Zone - Policies).

6.78 In paragraphs 6.8 to 6.13, we outlined our thinking regarding the appropriate location of buildings on the site. The shading diagrams we have prepared demonstrate the building locations are appropriate and will meet the Unitary Plan’s objectives for the Civic Spaces Zone.

6.79 In paragraphs 6.38 – 6.39 we identified the same middle area of open space is the natural meeting point for a whole host of desire lines.

6.80 In 6.27 - 6.36 we explained our recommended size and configuration for the Town Square. Our recommended dimensions come close to Gehl's "magical" size.

6.81 Whilst this approach prioritises the amenity values, functionality and use of the Civic Spaces zone, it nevertheless still identifies significant parcels of land for development.

6.82 The building areas we recommend are as follows:

1. Site W (40 Anzac Street) 1,222m²
2. a. Site X (40 Anzac Street (Ground floor) 1,051m²
   b. Site X (40 Anzac Street (2nd - 5th floor) 2,110m²
3. Site Y (30-38 Hurstmere Road) 1,020m²
4. Site Z (offer of land to 40 Hurstmere Road) 180m²
   Total area for potential buildings (1, 2a, 3, 4) 4,373m²

6.83 The value gained from rationalising Council’s properties on Hurstmere Road and reducing the size of the movement corridor to a laneway enables another 1,200m² of land to be freed up for development. That is the equivalent in area of Site ‘X’ on the 40 Anzac Street site; or framed another way, comparative in area to the building shown in Option Three adjacent to 488 Lake Road. Hence, there is sufficient land to develop without filling 40 Anzac Street with buildings.

6.84 In total, the land area identified for development would cover 60% of 40 Anzac Street if all the land for development was within the site. However, our lateral approach to the project means the maximum building coverage should be no more than 45% of 40 Anzac Street, in the locations shown, which is still a substantial area.
6.85 A civic space network is a combination of gathering, movement and transition spaces and buffer zones.

6.86 Other linkages which have been identified for inclusion in the network include a pedestrian linkage from Anzac Street to the new Town Square.

6.87 This zone of open space is necessary to distance the visual dominance of a 9-11 storey building adjacent to Potters Park. We recommend a setback of 8 metres.

6.88 An 8m distance will also help prevent the building from privatising Potters Park for its own benefit or turning its back on the park if it was sited right up against it.

6.89 An 8m distance will enable appropriate room for a pedestrian link to the Town Square without having to remove planting within Potters Park to provide this.

6.90 We recommend providing footpaths on both sides of the service lane at the Anzac Street and Lake Road vehicle entrances, in the first instance to provide safe (and legal) passage for pedestrians and secondly, to improve accessibility within the central area. The footpaths will also widen the space between these buildings, signalling they are pedestrian linkages and making the streets more permeable.

6.91 Investigation of car parking requirements has not been undertaken in any detail yet, and in any case, would be better timed when the uses and sizes of buildings have been identified.

6.92 However, we envisage the service lane will access car parking entrances to buildings at the northern and southern ends of the site. A primary objective should be to minimise movement of traffic through the block. Access to the rear of the middle properties along Hurstmere Road could be via a ramp underneath a small informal recreation area possible to be created where AT currently own land used as a business car parking space though this will require further analysis and testing.

6.93 A shared space for vehicles and pedestrians has been provided along the edge of the Town Square through the middle of the site, as outlined in paragraph 6.28. The shared space should have no barrier imposed on pedestrians’ movement, as works well in central Auckland and many public spaces overseas (see Fig 10).

6.94 We recommend the building footprint at the southern end of the site adjacent to Lake Road be set back an additional distance from the kerb to be the equivalent of the 5.5m wide footpath beside Shore City Shopping Centre. This width seems to work well as a combined footpath/bus interchange. We believe the footplate of the new building can extend over the bus interchange from the second floor onwards which will provide shelter, and possibly remove the need for shelter, at ground level. This also requires further investigation. We like the idea that the inset and the overhang are akin to the mature trees in Potters Park performing the same service.
7.0 CONCLUSION

7.1 This Report sets out our understanding of the planning and urban contexts for the creation of a Town Square and civic space network for Takapuna Metropolitan Centre.

7.2 It identifies key requirements which should be taken into account in order to meet the objectives of the Open Space Provision Policy and relevant provisions of the Unitary Plan. It establishes a sound and strong urban framework for planning civic space and building development which builds upon the intrinsic characteristics and historical structure of the urban centre.

7.3 The Report is critical of options developed thus far which do not meet the criteria required by the regulatory framework, do not balance or fit with the values of the site and do not provide workable solutions to key environmental and social issues.

7.4 Finally, we recommend a location, size and configuration for a Town Square and civic space network which we believe meets the purpose of a Civic Spaces Zone and principles and objectives of the Open Space Provision Policy.

7.5 Our recommendations include identifying locations for building sites which will offer significant offsets for ratepayers.

7.6 We consider the recommendations contained in this Report will help to create an enduring Town Square and civic space network for Takapuna Metropolitan Centre.
8.0 REFERENCES

Richard Reid & Associates CITYMAKERS
Devonport, Auckland

Introduction

We are a small, multi-disciplinary practice specialising in designing large-scale infrastructure, urban and landscape projects. A hallmark of our work is the development of design proposals which demonstrate how a project can satisfy development objectives at the same time as protecting and integrating a recognised area or feature, whether it be a historic building (Birdcage Hotel), nationally significant urban precinct (Basin Reserve Historic Area, Wellington), nationally important landscape (Puketapapa Mt Roskill Volcano) or Significant Ecological Area (Waikumete Cemetery).

Urban planning and design

We have played a formative role in key urban planning projects:

- we developed the idea and gained support for returning the Birdcage Hotel to its original position on top of the Victoria Park Tunnel (2003-10);
- we prepared a research report for Auckland City Council on how to transform the CBD’s public space shortcomings which won the NZILA National Supreme Award for Landscape Planning in 2006;
- we led Manukau City Council’s Urban Design Group in the preparation of a Public Domain Manual for the redevelopment of Manukau City Centre (2009-10);
- we prepared an integrated transport and urban design package for the reconsideration of NZTA’s Basin Bridge Proposal (2012-14) which was supported by a Government-appointed Board of Inquiry;
- we were engaged by Puketapapa Local Board to provide a masterplan for the Three Kings suburb, including redevelopment of the Three Kings Quarry and Town Centre (2016-17); and
- our alternative design for Narrowneck Retirement Village for Devonport Peninsula Precinct Society was adopted by Ryman Healthcare Ltd (2016-17)

Infrastructure

We have had a formative influence on the re-design of six nationally important transport infrastructure projects, four of which have been implemented, with the other two supported at resource consent and Board of Inquiry stages.

Landscape

We have made significant contributions to the protection of nationally important landscapes and indigenous vegetation, including preventing destructive development of five Auckland volcanoes.

Richard Reid
Director, Richard Reid & Associates CITYMAKERS
## References in the Report

- Bartlett, Jean (ed) (2001) *Takapuna People and Places*
- Gehl, Jan (2010) *Cities are for people*
- Gehl, Jan (2000) *New City Spaces*
- Kralik, David (2014) *The Value of Public Space - A Town Square in a Small Urban Community*
- Saimond Reed (2010) Heritage Assessment for Anzac Street West Precinct (Source of 1863 Plan: Auckland City Libraries (NZ) Map #4130)
9.0 APPENDICES

1 RRA DRAWINGS
   (included with the Report and separately)

   RRA / TTSQ / 01 KEY ALIGNMENTS
   RRA / TTSQ / 02 EXISTING SITE
   RRA / TTSQ / 03 CIVIC SPACE NETWORK SETOUT
   RRA / TTSQ / 04 RECOMMENDED CIVIC SPACE NETWORK
   RRA / TTSQ / 05 METROPOLITAN CENTRE CONTEXT

2 THE TAKAPUNA CENTRE PLAN SHADING DIAGRAMS (2014-2044)
   (Separate document)

3 RRA TAKAPUNA TOWN SQUARE SHADING DIAGRAMS
   (Separate document)
Background

1. Unlock Takapuna High Level Project Plan – March 2016
2. Community engagement – vision and objectives
3. Unlock Takapuna Framework Plan 2017
4. Change of use for 40 Anzac Street
   • Consultation August 2017
   • Approval by the Planning Committee March 2018
5. Town square location options 2018
   • Public engagement, consultation and representative survey August 2018
Preferred spatial arrangement
1. Public consultation and representative survey results
2. Auckland Council Open Space Provision Policy review group
3. Design critique – Isthmus and an independent design
4. Continues with the approved design for the Hurstmere Road streetscape upgrade.
The Brief

Area:

Function:

Location:

Provide 3000m² of contiguous public space that can support a large gathering and in part the market and enable development.

Spatial Arrangement

1. What is the best spatial arrangement?
2. What are the development opportunities?
3. What is the look & feel?

Successful Anzac Quarter.
Civic Space

Auckland Council’s Open Space Provision Policy

Meeting, socialising, play and events in Auckland’s urban centres.

Encompasses a network of squares, plazas, green, street and shared spaces.
Sun Studies
Next steps

Concept design

- Community input
- Local board decision-making

Subdivision

Development spaces
Thank you
18 **Responding to flood safety risk in Piha**

Resolution number WTK/2019/87

MOVED by Deputy Chairperson S Toms, seconded by Member S Tollestrup:

That the Waitākere Ranges Local Board:

a) endorse a combined intervention package of initiatives from options one – three outlined in Table 1 below and as detailed in Attachment A to this report:

<table>
<thead>
<tr>
<th>Table 1: Combined intervention package of initiatives</th>
</tr>
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<tbody>
<tr>
<td>Current situation to keep people away from flooding</td>
</tr>
<tr>
<td>Enhancing readiness and response to flooding</td>
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</tbody>
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1) note that it has asked for changes to be made to the report that will be provided to the Environment & Community Committee to help make it more accessible to the public.

2) thank staff for speeding up the process through to this stage. **CARRIED**
SIX WORK AREAS

1. BETTER INFORMATION
   - IMPROVE transparency and information sharing

2. STRATEGY AND POLICY
   - ENHANCE strategy and policy effectiveness

3. INTERVENTIONS
   - STRENGTHEN operational excellence

4. MONITORING AND EVALUATION
   - IMPROVE understanding of effectiveness

5. COORDINATING AND BUILDING CAPACITY
   - ENHANCE accountability and execution

6. COMMUNICATION AND ENGAGEMENT
   - STRENGTHEN partnership and support
Section 35 Policy Effectiveness

Develop fine spatial and temporal scale monitoring of land use change
Collection, availability and use of consent monitoring data
Monitoring of growth areas (and other planning provisions)
Integrated receiving environment monitoring

Land
- Soil
- Slope Exposure
- (DEM)
- Stability
- Land cover

Land use
- Area of land use
- Area of bare earth
- Area of consented activity (including PA, RD)

Regulatory processes and operations
- Compliance
- Consent outcome monitoring
- Device effectiveness
- GD04
- GD05
- Programme effectiveness monitoring

Freshwater receiving environments
- Event based
  - TSS
  - Turbidity
- Regional
  - Particle size distribution
    - TSS
    - Turbidity
    - Deposited
    - Ecological response

Marine receiving environments
- Particle size distribution (muddiness)
- Ecological health
- Historic SAR
  - Annual SAR

Modelled
Bankside erosion
BSTEM

FWMT (modelled)
Regional Monitoring (measured)

Regional Monitoring (measured)

Red text = attributes (NPSFM) or guidelines/objectives (e.g. SeaChange)
SITE SIZE CLASSIFICATION

*Calculations for the approximate area of land subject to earthworks are based on the number of consents received in 2018.
Indicative thresholds are based on Unitary Plan provisions and do not take into consideration provisions for special or sensitive areas.
‘CLOSE THE GAP’

ACHIEVING COMPLIANCE ON SMALL SITES

$100k initiative to ensure sediment controls in place from first cut
120 Building Inspectors to
report on sediment controls at
inspections from August 2019
‘CLOSE THE GAP’ ENFORCEMENT ACTIONS (May – June 2019)
NEXT STEPS

1 BETTER INFORMATION
   • Scope FWMT v2 to include scenarios for developing land
   • Establish priorities/costs for further research for LTP 2021

2 STRATEGY AND POLICY
   • Include recommended changes to AUP(OP) land disturbance provisions within NPS-FM implementation

3 INTERVENTIONS
   • Integrate ‘end-to-end’ monitoring of small sites to improve compliance
NEXT STEPS

4 MONITORING & EVALUATION
• Develop case studies to assess effectiveness of sediment controls and monitoring devices under different conditions

5 COORDINATING & BUILDING CAPACITY
• Develop and encourage use of transparent, consistent guidance
• Advocate for national industry qualifications and accreditations

6 INTERVENTIONS
• Run a series of industry workshops
• Develop partnerships with community and mana whenua

• Develop scope of strategic solutions to address sediment from other sources
Community Facilities Work Programmes

Environment and Community Committee

10 July 2019
Programmes

- Governing body is sole decision maker
  - Regional parks
    - Regional Parks, Holiday Parks, Botanic Gardens, Auckland Domain
    - Cemeteries

- Governing body allocates budget to specific projects, local boards are decision maker for projects relating to local parks and assets
  - Coastal renewals
  - Slips prevention
  - Local parks and sports fields development (growth)
Regional parks and cemeteries

- $40 million (approx.) over next 3 years
- Renewals
  - Approx. $27 million over next 3 years
  - General renewals across network
  - Visitor infrastructure and track network in Regional Parks
  - Significant investment in Wintergardens at Auckland Domain
  - Holiday Park amenity blocks addressing historic deferred maintenance
- Development
  - Approx. $13 million over next 3 years
  - Basic visitor infrastructure at new Regional Parks
  - New burial berms a three major cemeteries
Coastal and slips

- Coastal
  - Approx. $10 million per annum
  - Focus on priority coastal protection, with some access structure works
  - Future budget capacity to be allocated, to be informed by Coastal Compartment Management Plans

- Slips
  - Approx. $2 million per annum
  - Focus on remediation of existing slips
  - Future budget capacity to be allocated, to be informed by future assessment of at risk areas
Local parks and sportsfield development (growth)

- Approx. $75 million over next three years
- Primarily funded from development contributions
- Increasing demand for investment
- Prioritisation of projects based on:
  - Requirements of development contribution funding
  - Committed spend
  - Project dependencies and other contributing funding
  - High growth areas and extent/quality of existing provision
Local parks and sportsfield development (growth)

- Local Board feedback
  - Support for projects included in programme
  - Desire for additional projects or delivery sooner than proposed
  - Concern where projects have been deferred/removed from programme
  - Desire for more involvement in determining programme

- Future programme refinement
  - Ongoing engagement with local boards on their priorities and funding options
  - Appropriate contribution to project budgets rather than full project funding
Item 20

Increasing the Regional Historic Heritage Grants Fund

Environment and Community Committee, 10 July 2019
Privately-Owned Historic Heritage Places

Wesley Church, Waiuku

Graves in Te Muri Cemetery, Mahurangi

Commercial building, Queen Street

Te Pua a te Marama, near Helensville

Apartments, City Centre
Regional Grants for Historic Heritage

- Critical “pull” factor to complement rules in the Auckland Unitary Plan
- Supports the work of private landowners to actively conserve Auckland’s Historic Heritage
- One of very few funds available to individuals
- Leverages private investment ($2 for every $1 spent)
- Contributes to urban/neighborhood regeneration

Gutter replacement at 211-235 Karangahape Road
RHHF: Big Role, Little Funding

- High, Chronic Oversubscription
  - FY 2019 - $83k to give, $430k in eligible applications
  - Last 4 years – 350% oversubscription
- Trailing the rest of NZ for Historic Heritage Grants
- Applicants are frustrated, discouraged

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Making the Most of our Heritage Incentives

Seeking your approval, in principle to reallocate funding (up to $500k per year), from:

- Built Heritage Acquisition Fund – using unallocated Capex in future years
- Heritage Professional Fees Revenue – potential to apply to grants in the short-term
- Appropriate Balance to be worked through with Finance as part of the Annual Plan

Rewiti Avenue, Takapuna
Former Onehunga Post Office

Wm. Granger Brick House, Whitford
Waikumete Cemetery Feasibility Study

Environment and Community Committee
10 July 2019
Our challenge

- Current capacity for lawn burials at Waikumete is limited
- No ‘easy’ areas for development of additional capacity
- Long term solution of a new cemetery for north west
- Feasibility Study to identify short/medium term options for providing additional capacity at Waikumete
Multi criteria analysis
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Total

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Overall Totals

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Potential yield and costs
Next steps

- Develop a master plan incorporating potential expansion areas 1-6, with more detailed consideration of development stages, consent strategy, and access and circulation.
STRATEGIC APPROACH TO SEDIMENT

PROGRESS AND NEXT STEPS

Environment & Community Committee

10 July 2019
SIX WORK AREAS

1. BETTER INFORMATION
2. STRATEGY AND POLICY
3. INTERVENTIONS
4. MONITORING AND EVALUATION
5. COORDINATING AND BUILDING CAPACITY
6. COMMUNICATION AND ENGAGEMENT

- IMPROVE transparency and information sharing
- ENHANCE strategy and policy effectiveness
- STRENGTHEN operational excellence
- IMPROVE understanding of effectiveness
- ENHANCE accountability and execution
- STRENGTHEN partnership and support
Section 35 Policy Effectiveness

Development fine spatial and temporal scale monitoring of land use change

Collection, availability and use of consent monitoring data

Monitoring of growth areas (and other planning provisions)

Integrated receiving environment monitoring

Land
- Soil
- Slope Exposure
- (DEM)
- Stability
- Land cover

Land use
- Area of land use
- Area of bare earth
- Area of consented activity (including PA, RD)

Regulatory processes and operations
- Compliance
- Consent outcome monitoring
- Device effectiveness
- GD04
- GD05
- Programme effectiveness monitoring

Freshwater receiving environments
- Event based
  - TSS
  - Turbidity
- Regional
  - Particle size distribution
  - TSS
  - Turbidity
  - Deposited
  - Ecological response

Marine receiving environments
- Particle size distribution (muddiness)
- Ecological health
- Historic SAR
- Annual SAR

Red text = attributes (NPSFM) or guidelines/objectives (e.g. SeaChange)

FWMT (modelled)
Regional Monitoring (measured)

Regional Monitoring (measured)
SITE SIZE CLASSIFICATION

- Calculations for the approximate area of land subject to earthworks are based on the number of consents received in 2018.
- Indicative thresholds are based on Unitary Plan provisions and do not take into consideration provisions for special or sensitive areas.

Small Sites
Small scale developments (earthworks activities often permitted under the Unitary Plan)

Medium Sites
Larger developments (earthworks activities require either a district or regional resource consent)

Large Sites
Large scale, nationally significant proposals which require resource consent(s) through the Environmental Protection Agency

Approximate area of land subject to earthworks during 2018

- Up to 500m² or 250m³
- Between 500m² to 10,000m²
- Over 10,000m²

*Or over 2,500m² if located in a sediment control protection area
‘CLOSE THE GAP’

ACHIEVING COMPLIANCE ON SMALL SITES

- $100K initiative to ensure sediment controls in place from first cut
- Training 120 Building Inspectors to report of sediment controls at inspections from August 2019
- Industry education and training
‘CLOSE THE GAP’
ENFORCEMENT ACTIONS
(May – Mid July 2019)

Total inspections: 1178

All calculations based on provisional data
NEXT STEPS

1. BETTER INFORMATION
   - Scope FWMT v2 to include scenarios for developing land
   - Establish priorities/costs for further research for LTP 2021

2. STRATEGY AND POLICY
   - Include recommended changes to AUP(OP) land disturbance provisions within NPS-FM implementation

3. INTERVENTIONS
   - Integrate ‘end-to-end’ monitoring of small sites to improve compliance
NEXT STEPS

4 MONITORING & EVALUATION
- Develop case studies to assess effectiveness of sediment controls and monitoring devices under different conditions

5 COORDINATING & BUILDING CAPACITY
- Develop and encourage use of transparent, consistent guidance
- Advocate for national industry qualifications and accreditations

6 COMMUNICATION & ENGAGEMENT
- Run a series of industry workshops
- Develop partnerships with community and mana whenua

- Develop scope of strategic solutions to address sediment from other sources
Attachment B

**CLIENT**
Clark Road Landowners Group

**PROJECT**
Scott Point

**HG PROJECT NO.**
1021-134350-01

**HG DOCUMENT NO.**
R001v3-AK134350-01-ia1

**DOCUMENT**
Adaptive Environmental Monitoring and Management Response Plan

**DATE OF ISSUE**
December 2014

**STATUS**
Final

**ORIGINATOR**
John Petrovic

**REVIEWED**
Chris Maday

**APPROVED FOR ISSUE**
Abu Hoque

**OFFICE OF ORIGIN**
Newmarket

**TELEPHONE**
09-9175000

**EMAIL**
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### APPENDICES

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<td>Appendix 1</td>
<td>Sediment &amp; Erosion Control Plan (DWG 194350-1:220A)</td>
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**Note:** The page number indicates the page number in the document.
1.0 BACKGROUND

Scott Point is located at the north-western end of the former Waitakere City Territorial Boundary. The catchment boundary is defined approximately by Scott Road and Clark Road. The area is currently zoned Countryside Living under the Operative Auckland District Plan – Waitakere Section.

Scott Point is unique in its relative location close to two of Auckland’s major town centres, Waitakere and Albany. It is currently surrounded by urban zoned land and immediately beside one of the fastest growing masterplanned communities Hobsonville Point Development.

Scott Point is also adjacent to the Waitemata Harbour and drains to a sensitive estuary environment - Coastal Protection Area 1 (Regional Coastal Plan).

The total area of Scott Point is approximately 156 hectares and this area is under the ownership of 37 land owners including Auckland Council, which currently owns about 17 hectares of land. The area is generally of flat to low gradient over most of the area with gullies and coastal area generally being steeper.

The Clark Road Landowners Group land includes the properties from 133 to 165 Clarke Rd, and 5 & SA Scott Road under multiple ownership. A combined total of approximately 21ha is proposed for development, commencing during the 2014/2015 construction season. The combined area is likely to be staged over several construction seasons due to limiting factors with some owners not wishing to develop at the same time. However, this monitoring plan assumes the worst case scenario, i.e. full development simultaneously for the entire area.

2.0 INTRODUCTION

Due to the size of the combined area, and proximity to the receiving environment of the Bomb Bay Stream, the Waitemata Harbour, and the sensitive Epilobium Hirtigerum protected zone, an 'Adaptive Environmental Monitoring and Management Response Plan' (AEMMRP) will be adopted. This will be to satisfy and alleviate Council concerns over the cumulative and adverse effects that these developments may potentially have in regards to discharge to the receiving environment.

The purpose of the AEMMRP is to monitor the efficiency of the onsite erosion and sediment controls and to monitor if the volume of sediment discharged from the site is resulting in an adverse environmental effect on the receiving environment.

If it is determined that the discharges of sediment from the site are having an adverse environmental effect then the Management Response portion of the Plan will be implemented to develop modifications to the site measures or procedures to prevent or mitigate these effects.

The proposal is to develop the site in such a way that the Clark Road Land owners Group can complete the earthworks on the site in order to facilitate the civil infrastructure works commencing over the following construction seasons.

On completion of the earthworks and site stabilisation the AEMMRP will cease to be required. Development of the future lots will require separate consents and will address any environmental effects at the stage of consent application.
Any modification to this plan will be submitted to the Manager (Group Manager, Consents and Compliance, Auckland Council) for approval prior to implementation.

This AEMMRP includes the following:

2.1 WATER QUALITY

1. Flow Monitoring – Continuous Discharge Flow Monitoring will be undertaken on selected Sediment Retention Ponds.

2. Sediment Discharge Monitoring – A mix of manual and automatic sediment sampling will be undertaken to measure suspended solids concentrations through storm events.

2.2 EFFECTS MONITORING

1. Freshwater Downstream Fauna Monitoring – Freshwater Fauna Monitoring will be undertaken to determine if the sediment discharges from the site are having an adverse environmental effect on the receiving environment. This monitoring will be undertaken four times a year/course of the construction period.

2. Suspended Solids Concentrations Downstream during Storm Events and Pond Discharges – During Storm Events and at other times during Pond Discharges the Concentrations of Suspended Solids will be determined downstream and will be compared to both upstream concentrations and concentrations in the watercourses without discharges from the site.

3. Sediment Deposition Monitoring – Photographic and other visual observations of Sediment Deposition will be made during the project to determine if the project is resulting in increased sediment deposition within the watercourses.

2.3 REPORTING

1. The results of the sampling programme will be forwarded to the AC at monthly intervals – the 14th of every month; a Monitoring Report will also be submitted containing monitoring results and an assessment of discharge compliance at the completion of works.

2. The results of the Freshwater Fauna monitoring will be forwarded to the AC within 2 weeks of completion of the surveys.

2.4 MANAGEMENT RESPONSE

1. Based on the initial fauna monitoring, typical erosion and sediment control efficiencies and current environmental knowledge a series of thresholds and trigger levels will be set which determine further actions in the event that these threshold or triggers are exceeded.

These aspects are discussed in detail in the following sections.

3.0 WATER QUALITY

The concentration of sediment within discharges from the site will be measured both automatically and manually. The automated measurements and samples will be taken from Sediment Retention Ponds (SRP) 2A, 3A & 4A; manual samples will also be taken from SRP.
1A, 1B, 5A and 6A not being automatically measured or sampled and manual samples will also be taken from decanting earth bunds utilised on the site.

3.1 SELECTION OF SEDIMENT RETENTION POINTS TO MONITOR

Universal Soil Loss Equation (USLE) have been used to determine that SRP 1A and 1B have the potential to discharge the greatest volume of sediment as they are predominately the largest catchments where the most potential of sediment discharge is likely to occur. However, these are not located adjacent to the stream so it is considered that standard monitoring with additional controls will be satisfactory to mitigate any increased risk from the larger receiving catchment areas.

3.2 RAINFALL MONITORING

Rainfall on the site will be monitored by utilising the automated data obtained from the Auckland Council GIS Data for the Whenuapai monitoring station.

Records will be maintained recording the following data:
- Total Daily Rainfall.
- Peak Hourly Rainfall.

3.3 FLOW MONITORING

The outflow of the selected SRPs will be monitored and recorded using a weir in conjunction with a submersible pressure transmitter.

3.4 SEDIMENT DISCHARGE MONITORING

The measurement and sampling of the sediment discharges will be undertaken utilising the monitoring devices. This will be supplemented with manual sampling of areas not subject to the automated sampling detailed below.

3.4.1 AUTOMATED SAMPLING

Two automated devices will be installed on SRP 1A and 2A. These devices are to be automated sampling which takes an 800ml sample (to a maximum of 24 samples) from the outflow of the pond at a predetermined interval of flow discharge. This sample is then collected and sent to a laboratory for testing. In this location the contributing catchment of the SRPs is typically 2.0–4.1ha. In a 50mm rainfall event this catchment will generate approximately 2,000m³ in a 24 hour period. In order to ensure that this total storm is sampled the initial frequency of sampling will be set at 200m³.

The frequency of this sampling may be varied through the project to ensure that the variable nature of storm events are fully monitored. In particular this may be varied to account for the shorter, high intensity rainfall of the summer period as opposed to the longer more consistent intensity of winter rainfall.

3.4.2 MANUAL SAMPLING

In addition to the automated samples, additional manual samples will be taken of inflows to the SRPs and from other appropriate locations including at the boundary on the Bombay Stream and the outflow from other Sediment Retention Devices such as Decanting Earth Bunds or other SRPs etc. This manual monitoring will typically be undertaken during or following selected storm events to provide information regarding pond efficiency, any additional sediment retention provided by the discharge channels and to check and or correlate the efficiency of other on site controls.
The manual sampling shall take place:

1. During and within 24 hours of a rainfall event, defined as 25mm or greater within a 24 hour period or 15mm or greater within an hour period.
2. These samples will be analysed for turbidity and TSS.

All samples will be tested to determine the suspended solid concentration which will then be used in conjunction with the flow monitoring to estimate the sediment mass load from the site.

### Data Collection Interpretation

All collected data will be collated in a spreadsheet to allow interpretation of various factors with the intention of developing a calibrated method of estimating mass sediment loading from this site under various variables including:

- Rainfall
- Exposed Area
- Sediment Retention Device Type

This interpretation will be utilised in any responses to environmental effects to determine potential modifications to site measures or procedures (including maximum exposed area) to be implemented to reduce any identified environmental effects as a result of the site activities.

### EFFECTS MONITORING

The effects of the sediment which is ultimately discharged from the site will be monitored predominantly by an Ecological Assessment of the Receiving Environment undertaken at approximately 3 monthly intervals earthworks season.

These assessments will be undertaken prior to commencement of works, January, early April and completion.

These assessments will be used to determine if there has been a cumulative effect on the environment and or any trend in any observed effects.

Regular monitoring during the earthworks season will be undertaken to determine Suspended Solids concentrations during storm events and pond discharges.

Regular visual monitoring will also be undertaken to assess sediment deposition within the receiving watercourses.

### Ecological Assessment

An initial ecological assessment has been undertaken as part of the application. This will be used as a baseline for further regular assessments during the construction period:

An assessment of the current habitats and biodiversity values of freshwater receiving environment upstream and downstream of the proposed discharge points, including stream sediments, freshwater invertebrates, and freshwater fish.
These assessments will be prepared by a suitably qualified freshwater ecologist and will specifically involve a survey of indigenous fish and freshwater invertebrates below the earthworks within the site using a combination of electric fishing and kick netting.

4.2 SUSPENDED SOLIDS MONITORING

Prior to commencement of works a Baseline sample from the receiving environments of the Bomb Bay Stream shall be taken.

During and immediately following selected storm events samples will be taken from the receiving streams upstream and downstream of the discharge points. These samples will be tested to determine suspended solids concentrations to determine the effect of the site discharges on suspended solids concentrations within the receiving streams.

These samples will be taken during storms which have been forecast by the NZ Meteorological Service as a Severe Weather Warning (greater than 50mm of rainfall in 6 hours or 100mm in 24 hours). Where practical samples will also be taken during smaller storm events where these have been adequately forecast.

Samples will also be taken within 12 hours of any rainfall event which has exceeded 25mm in a 24 hour period.

4.3 SEDIMENT DEPOSITION MONITORING

In addition to the assessment of sediment deposition undertaken during the Ecological Assessment of the Receiving Environment visual assessments of sediment deposition will be made following the significant rainfall events detailed above and any other event which could result in significant sediment discharges. These events could include high intensity short duration storm events (particularly where spillways are activated), failure of onsite controls or other accidental sediment discharges.

These assessments will typically focus on areas where significant deposition is likely to be observed such as in pools or low velocity areas of the streams.

5.0 REPORTING/NOTIFICATION

The results of the monitoring and sampling shall be forwarded to AC as follows:

5.1 EXCEEDANCE OF APPROVED THRESHOLDS OR TRIGGER LEVELS

In the event that any of the approved Thresholds or Trigger Levels (see section 6) is exceeded the Manager will be notified within 3 days of the exceedance being identified. This notification will include what Threshold or Trigger Level has been exceeded, the extent of the exceedance and the subsequent actions taken.

5.2 MONTHLY REPORT

The results of all sampling and monitoring will be forwarded to the AC at monthly intervals – the 14th of every month.

5.3 ANNUAL REPORT

An annual report containing the sampling and monitoring results and an assessment of discharge compliance will be forwarded to the AC annually.

This report will contain, as a minimum the following details:
Any changes in ecological values as determined by the 'before and after' ecological assessments;

Any ecological thresholds or trigger levels exceeded;

Any corrective actions to above exceedances;

Subsequent ecological responses observed; and

Any amendments to the Adaptive Environmental Monitoring and Management Response Plan.

6.0 MANAGEMENT RESPONSE

In order for this AEMMRP to be effective a series of Thresholds or Trigger Levels need to be defined that determine when actions are required to further investigate the volume of sediment discharged from the site.

This further investigation of the volume of sediment discharged from the site may determine that changes are necessary on site to reduce this volume of discharged sediment.

These Thresholds or Trigger Levels are divided into two separate groups. The first group are those levels quantified by an assessment of the effects on the receiving environment; these will typically be undertaken annually. The second group are those levels quantified by the monitoring of the Sediment Pond discharges, these levels will be determined on a continuous basis as sampling results are received.

6.1 RECEIVING ENVIRONMENT

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<tbody>
<tr>
<td>Investigate if the loss is localised or widespread.</td>
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</table>

| If localised is the loss a result of a 'natural' event such as a bank slump. |

| If the loss is widespread determine if the loss occurs upstream of the discharge point. |

| If the loss occurs upstream of the discharge point investigate what upstream activities may have resulted in a sediment discharge that could result in this loss, and also determine if there is an increase in the loss downstream of the discharge point. |

| Where the loss is downstream of the discharge point and appears attributable to the site discharges investigate whether the sediment discharges from the site have been in accordance within anticipated levels and have been below trigger levels. |

| Investigate what changes could be made on site to reduce the discharge volume in subsequent earthwork stages. |
TABLE 2:

<table>
<thead>
<tr>
<th>ASSESSMENT CRITERIA</th>
<th>THRESHOLD/TRIGGER</th>
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<tbody>
<tr>
<td>LOSS OF AQUATIC FAUNA</td>
<td>SIGNIFICANT (AS DETERMINED BY FRESHWATER ECOLOGIST) LOSS OF AQUATIC FAUNA</td>
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ACTION

- Investigate if the loss is a result of sediment discharge, increased temperature or other change in water quality such as pH or the result of a discharge of contaminants.
- Investigate if the loss is localised or widespread.
- If localised is the loss a result of a 'natural' event such as a bank slump, localised loss of riparian vegetation or new stormwater discharge.
- If the loss is widespread determine if the loss occurs upstream of the discharge point.
- If the loss occurs upstream of the discharge point investigate what upstream activities may have resulted in this loss, and also determine if there is an increase in the loss downstream of the discharge point.
- Where the loss is downstream of the discharge point and appears attributable to the site discharges investigate whether the discharges from the site have been in accordance within approved levels and have been below any trigger levels.
- Investigate what changes could be made on site to reduce the discharge volume in subsequent earthwork stages.

6.2 SEDIMENT POND DISCHARGES

TABLE 3:

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<th>ASSESSMENT CRITERIA</th>
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</tr>
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<tbody>
<tr>
<td>SUSPENDED SOLIDS CONCENTRATION</td>
<td>SUSPENDED SOLIDS CONCENTRATION MEASURED IN THE RECEIVING WATERCOURSE BELOW THE POINT OF DISCHARGE FROM THE SITE IS MORE THAN 150 GRAMS PER CUBIC METER GREATER THAN THE CONCENTRATION MEASURED ABOVE THE POINT OF DISCHARGE FROM THE SITE</td>
</tr>
</tbody>
</table>

ACTION

- Investigate if there have been any significant events or site control failures that could be the cause of the discharge.
- Investigate that all site controls are operating in accordance with approved plans.
- Following the above investigations determine if this discharge is likely to be an isolated incident or is likely to be repeated.
- If likely to be repeated determine on site modifications that would reduce this volume of sediment discharge, these modifications could include:
  - Reducing exposed area
### TABLE 3:

<table>
<thead>
<tr>
<th>ASSESSMENT CRITERIA</th>
<th>THRESHOLD/TRIGGER</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Increasing Pond Size</td>
<td></td>
</tr>
<tr>
<td>* Modifying Chemical Treatment Procedures</td>
<td></td>
</tr>
<tr>
<td>* Undertaking temporary stabilisation</td>
<td></td>
</tr>
</tbody>
</table>

### TABLE 4:

<table>
<thead>
<tr>
<th>ASSESSMENT CRITERIA</th>
<th>THRESHOLD/TRIGGER</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUSPENDED SOLIDS CONCENTRATION</td>
<td>SUSPENDED SOLIDS CONCENTRATION MEASURED AT THE DISCHARGE FROM THE POND IS MORE THAN 20% GREATER THAN THE AVERAGE CONCENTRATION OF ALL SAMPLES TO THAT TIME</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Investigate if there have been any significant events or site control failures that could be the cause of the increase.</td>
</tr>
<tr>
<td>* Investigate that all site controls are operating in accordance with approved plans.</td>
</tr>
<tr>
<td>* Following the above investigations determine if this increase is likely to be an isolated incident or is likely to be repeated.</td>
</tr>
<tr>
<td>* If likely to be repeated determine on site modifications that would improve pond efficiency; these modifications could include:</td>
</tr>
<tr>
<td>* Reducing exposed area</td>
</tr>
<tr>
<td>* Increasing Pond Size</td>
</tr>
<tr>
<td>* Modifying Chemical Treatment Procedures</td>
</tr>
<tr>
<td>* Undertaking temporary stabilisation</td>
</tr>
<tr>
<td>* Discuss and agree the above changes with AC prior to implementation</td>
</tr>
</tbody>
</table>

### TABLE 5:

<table>
<thead>
<tr>
<th>ASSESSMENT CRITERIA</th>
<th>THRESHOLD/TRIGGER</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEDIMENT RETENTION POND CLARITY</td>
<td>CLARITY OF THE SRP IS LESS THAN 100MM</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Investigate if there have been any significant events or site control failures that could be the cause of the loss of clarity.</td>
</tr>
<tr>
<td>* Investigate that all site controls are operating in accordance with approved plans.</td>
</tr>
<tr>
<td>* Following the above investigations determine if this loss of clarity is likely to be an isolated incident or is likely to be repeated.</td>
</tr>
<tr>
<td>* If likely to be repeated determine on site modifications that would improve pond clarity; these modifications could include:</td>
</tr>
</tbody>
</table>
### TABLE S:

<table>
<thead>
<tr>
<th>ASSESSMENT CRITERIA</th>
<th>THRESHOLD/TRIGGER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reducing exposed area</td>
<td></td>
</tr>
<tr>
<td>Increasing Pond Size</td>
<td></td>
</tr>
<tr>
<td>Modifying Chemical Treatment Procedures</td>
<td></td>
</tr>
<tr>
<td>Undertaking temporary stabilisation</td>
<td></td>
</tr>
<tr>
<td>Discuss and agree the above changes with AC prior to implementation</td>
<td></td>
</tr>
</tbody>
</table>
3.2.4 Implementation Methods - Water Management Classes and Standards

3.2.4.2 Waikato Region Surface Water Class Standards

For resource consent applications Method 3.2.4.1 sets out how the classes will be had regard to.

The standards listed must be met where referred to in relevant permitted activity rules. The standards shall apply:

a. after reasonable mixing of any contaminant or water with the receiving water and disregard the effect of any natural perturbations that may affect the water
b. to all surface water irrespective of whether the waters may also be subject to other water classification standards.

Standards

a. The following shall not be allowed if they have any significant adverse effects on existing aquatic ecosystems:
   i. changes in dissolved oxygen
   ii. changes in flow regimes due to instream structures
   iii. changes in pH
   iv. increases in deposition of bed sediments
   v. increases in undesirable biological growths
   vi. discharge of a contaminant.

b. As a result of added heat, the water temperature shall not be changed by more than three degrees Celsius.

c. All water intake structures shall be screened with a mesh aperture size not exceeding three millimetres in diameter at locations less than 100 metres above mean sea level, or five millimetres in diameter at locations greater than 100 metres above mean sea level.

d. The maximum intake velocity for any water intake structures shall not exceed 0.3 metres per second.

e. Any discharge into, or utilisation of, the water resource shall not cause a conspicuous change in visual colour or clarity.

f. The discharge of suspended solids shall comply with the standards in Section 3.2.4.5.

g. The water shall not be tainted or contaminated so as to make it unpalatable or unsuitable for consumption by humans after treatment (equivalent to coagulation, filtration and disinfection).

h. The water shall not be tainted or contaminated so as to make it unsuitable for irrigation.
3.2.4.6 Suspended Solids Standards

The environmental effects of suspended solids discharges for activities requiring consent will be assessed on a case-by-case basis and appropriate standards set.

The following suspended solids standards must be met where referred to in relevant permitted activity rules relating to discharges, or activities that may result in a discharge, to surface water bodies:

a. The activity or discharge shall not increase the concentration of suspended solids in the receiving water by more than 10 percent; and either
b. The suspended solids concentration of the discharge shall not exceed 100 grams per cubic metre; or
c. The activity or discharge shall not result in any of the following receiving water standards being breached:
   i. Indigenous Fisheries and Fish Habitat Class waters – 80 grams per cubic metre suspended solids concentration
   ii. Significant Trout Fisheries and Trout Habitat Class waters – 25 grams per cubic metre suspended solids concentration
   iii. Contact Recreation Class waters – black disc horizontal visibility greater than 1.6 metres.

Standards a), b) and c) apply, except where the suspended solids concentration in the receiving water is greater, at the time and location of discharge or of undertaking the activity, than the standards specified. Then there shall not be any increase (i.e. further deterioration) in the receiving water suspended solids concentration as a result of the activity or discharge.

The point at which compliance with this standard shall be measured is:

i. For rivers and streams (including Hydro Electricity Reservoirs): at a distance downstream of the discharge point (or site of the activity) which is no more than three times the width of the river or stream and which in any instance does not exceed 200 metres from the point of discharge.
ii. For lakes (other than Hydro Electricity Reservoirs): at a distance no more than 15 metres from the location of the discharge or the activity.
Increasing the Regional Historic Heritage Grants Fund

Environment and Community Committee, 10 July 2019
Privately-Owned Historic Heritage Places

- Wesley Church, Waiuku
- Graves in Te Muri Cemetery, Mahurangi
- Commercial building, Queen Street
- Te Pua a te Marama, near Helensville
- Apartments, City Centre
Regional Grants for Historic Heritage

- Critical “pull” factor to complement rules in the Auckland Unitary Plan
- Supports the work of private landowners to actively conserve Auckland’s Historic Heritage
- One of very few funds available to individuals
- Leverages private investment ($2 for every $1 spent)
- Contributes to urban/neighborhood regeneration
RHHF: Big Role, Little Funding

- High, Chronic Oversubscription
  - FY 2019 - $83k to give, $430k in eligible applications
  - Last 4 years – 350% oversubscription
- Trailing the rest of NZ for Historic Heritage Grants
- Applicants are frustrated, discouraged

<table>
<thead>
<tr>
<th>Local or regional authority</th>
<th>Total funding pool</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christchurch City</td>
<td>$697,700</td>
</tr>
<tr>
<td>Dunedin City</td>
<td>$670,000</td>
</tr>
<tr>
<td>Wellington City</td>
<td>$400,000</td>
</tr>
<tr>
<td>Nelson City</td>
<td>$107,798</td>
</tr>
<tr>
<td>Hamilton City</td>
<td>$100,000</td>
</tr>
<tr>
<td>Whanganui District</td>
<td>$100,000</td>
</tr>
<tr>
<td>Auckland Council</td>
<td>$83,640</td>
</tr>
</tbody>
</table>
Making the Most of our Heritage Incentives

Seeking your approval, in principle to reallocate funding (up to $500k per year), from:

- Built Heritage Acquisition Fund – using unallocated Capex in future years
- Heritage Professional Fees Revenue – potential to apply to grants in the short-term
- Appropriate Balance to be worked through with Finance as part of the Annual Plan

Rewiti Avenue, Takapuna

Former Onehunga Post Office

Wm. Granger Brick House, Whitford