

I hereby give notice that an ordinary meeting of the Devonport-Takapuna Local Board Workshop will be held on:

Date: Tuesday, 6 May 2025
Time: 9.30am
Meeting Room: Devonport-Takapuna Local Board Office
Venue: 1-7 The Strand
Takapuna

Devonport-Takapuna Local Board Workshop

OPEN AGENDA

MEMBERSHIP

Chairperson	Melissa Powell
Deputy Chairperson	Terence Harpur
Members	Peter Allen Gavin Busch George Wood, CNZM

(Quorum 3 members)

Henare King
Local Board Advisor

1 May 2025

Contact Telephone: 027 2043 466
Email: henare.king@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

This workshop will be held in-person and via Microsoft TEAMS. Please use the following link to join the meeting via Microsoft TEAMS: [Join the meeting now](#)

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1 Ngā Tamōtanga | Apologies

At the close of the agenda no apologies had been received.

2 Te Whakapuaki i te Whai Pānga | Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

Local Board Workshop

File No.: CP2024/20827

Te take mō te pūrongo Purpose of the report

1. To present the Devonport -Takapuna Local Board workshop agenda for 6 May 2025

Whakarāpopototanga matua Executive summary

The following will be board specific:

2. Most workshops are open to the public to attend as observers in person or online.
3. Some sessions may not be open to the public. The staff / chairperson and deputy chairperson decide which sessions are open to the public, depending on the sensitivity of the information being discussed. If a session is not open, a reason will be provided below.
4. The public can observe the workshop on via MS Teams. The link can be found on the front page of the agenda.
5. Local Board workshops provide an opportunity for local boards to carry out their governance role in the following areas:
 - a) Accountability to the public
 - b) Engagement
 - c) Input to regional decision-making
 - d) Keeping informed
 - e) Local initiative / preparing for specific decisions
 - f) Oversight and monitoring
 - g) Setting direction / priorities / budget.
6. Workshops do not have decision-making authority.
7. Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
8. Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
9. The following will be covered in the workshop:

Item 1 – 9.30 – 10.30

Bayswater Park Changing Rooms / Parks and Community Facilities update

Presenter/s: **Neil Atkinson** Programme Manager
Judy Waugh Work programme lead

Governance role: Work programme updates

Proposed Outcome/s: Receive update on progress

Attachment/s: Attachment A, B, C, D – see below

Item 2 – 10.30 – 11.00

Urban Ngahere Action Plan Development update

Presenter/s: **Howell Davies** Principal Specialist Urban Ngahere

Governance role: Work programme updates

Proposed Outcome/s: Receive update on progress

Attachment/s: Attachment E – see below

Item 3 – 11.00 - 12.00

Pools and Leisure 6 Monthly Performance update

Presenter/s: **Garth Dawson** Head of Service Partner Delivery

Ben Putet Centre Manager

Dawn Upu Senior Centre Manager

Edwin Ng Senior Centre Manager

Governance role: Work programme updates

Proposed Outcome/s: Receive update on progress

Attachment/s: Attachment F – see below

1 Hour Break

Item 4 – 1.00 – 1.45

Lake Road Service Assessment

Presenter/s: **John McKellar** Parks & Places Specialist

Governance role: Work programme updates

Proposed Outcome/s: Receive update on progress

Attachment/s: Attachment G, H – see below

Item 5 – 1.45 – 2.45

Eke Panuku update

Presenter/s: **Kate Cumberpatch** Priority Location Director

Governance role: Oversight and monitoring

Proposed Outcome/s: Review progress with projects

Attachment/s: Attachment I – see below

15 Minute Break	
Item 6 – 3.00 – 3.30	
Auckland Transport – Auburn Street Project update	
Presenter/s:	Raymond Tong Project Manager Sagar Kariya Consultant (Eliga Engineering)
Governance role:	Work programme updates
Proposed Outcome/s:	Receive update on progress
Attachment/s:	Attachment J – see below
Item 7 – 3.30 – 4.00	
Auckland Transport – 2 Old Lake Road Project update	
Presenter/s:	Martha Arifin Fady Ghanima Thomas Mark
Governance role:	Work programme updates
Proposed Outcome/s:	Receive update on progress
Attachment/s:	Attachment K – see below
Item 8 – 4.00 – 4.30	
Auckland Transport - CATTR funding update	
Presenter/s:	Francis Doesburg Paul Buckle Courtney Groundwater
Governance role:	Local initiative / Preparing for specific decisions
Proposed Outcome/s:	Provide direction on preferred approach
Attachment/s:	Attachment L – see below

Ngā tāpirihanga Attachments

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Bayswater Park - renew toilets and changing rooms

Devonport -Takapuna Local Board - 8/05/2025

Neil Atkinson – Programme Manager , Devonport-Takapuna & Kaipātiki, Parks & Community
Facilities



Purpose

To inform the local board and get feedback on the options for the changing and toilet block renewal at Bayswater Park





Background

- The toilets and changing facility at Bayswater Park are in a poor condition and currently unable to be used.
- Following a presentation last year, the local board requested some further options and for staff to work with the football club on progressing this project.
- Initial feedback from the local board was that they were in favour of progressing options with community use in mind.



Progress

- Initial seismic assessment has been completed on the building to assist with decision making.
- Collaboration with the North Shore Football Club to look at and assess options.
- Engagement with architect to provide high level costs and options analysis.



North Shore Football Club options discussed and investigated

- Repairing the existing timber building with club assistance.
- Extent of the damage and repairs required.
- The football club taking ownership of the building on a ground lease so can complete works themselves and have additional services that are not essential, eg office, tuck shop, coffee sales.
- How the existing building can be changed to become fit for purpose.



North Shore Football Club options discussed and investigated (continued)

- The existing building in its condition is too much for the club to renovate and maintain.
- Further renovations required to make building fit for purpose.
- Cost to renovate and maintain outweigh the advantages of the extra services.
- On this site main requirements are changing rooms, storage and toilets.



Renovate

Option 1: Renovate

Existing Building is approx. 95m²

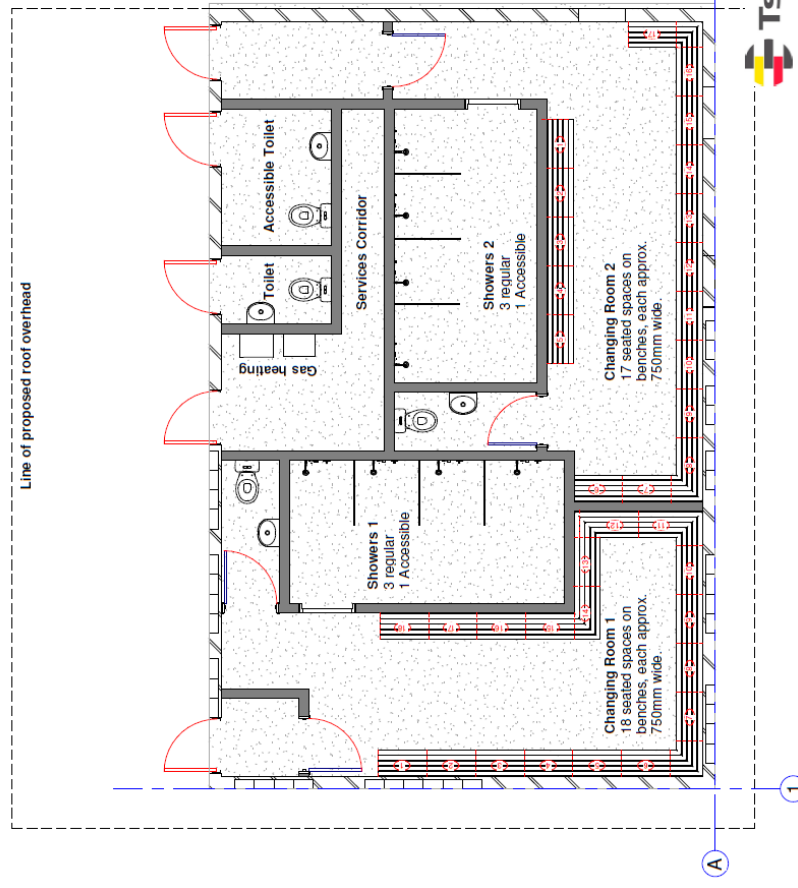
Proposed changing rooms are fitted with wooden benches that have 17-18 allocated spaces, each nominally 750mm wide, with corresponding clothes hook.

Each changing room includes an attached toilet.

Proposed showers, cubicles are 1000x1000mm except for the one accessible shower in each block which is 1200x1000mm to accommodate a bench and a rail.

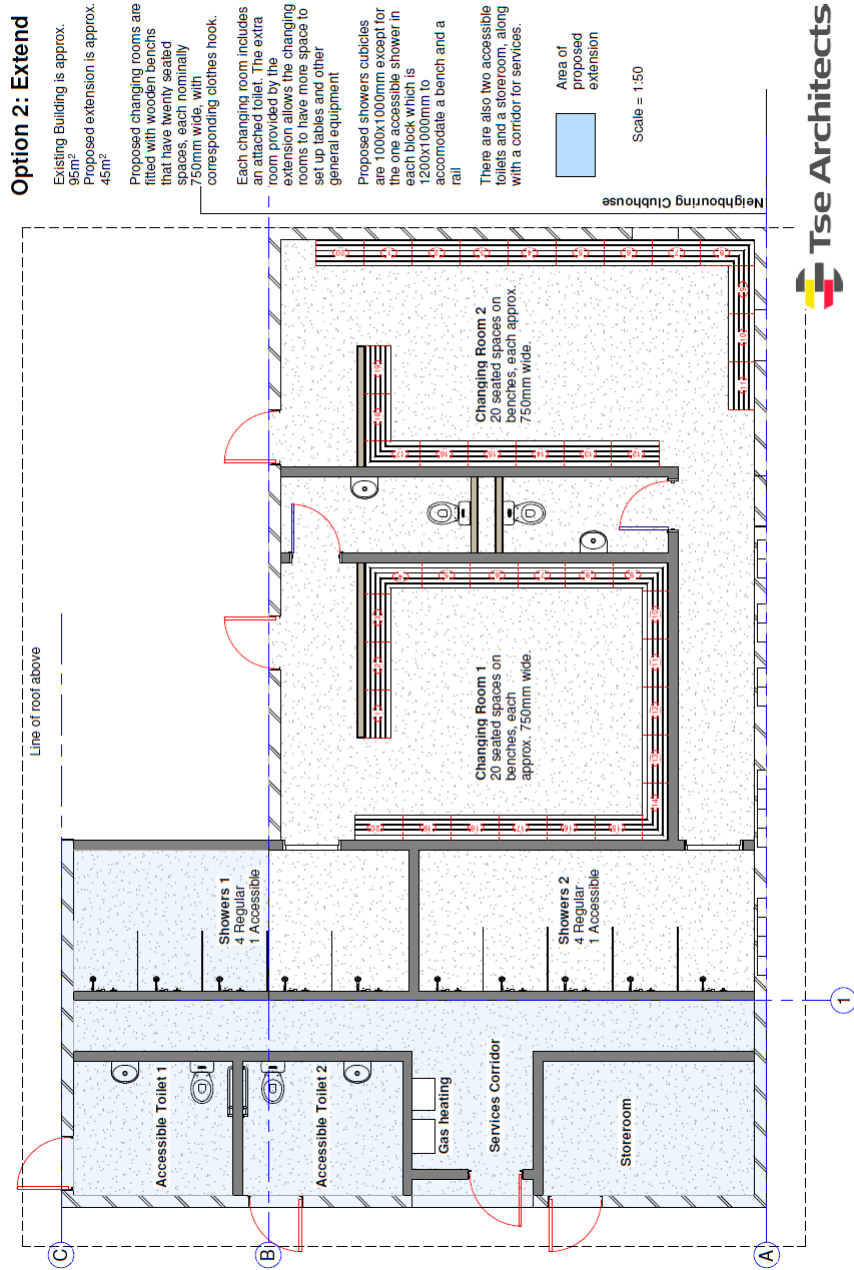
There are also 2 public toilets, 1 accessible and 1 regular, with an accompanying service corridor.

Scale = 1:50





Extend



Tse Architects



Build New

Option 3: Build New

Existing Building is approx. 95m²

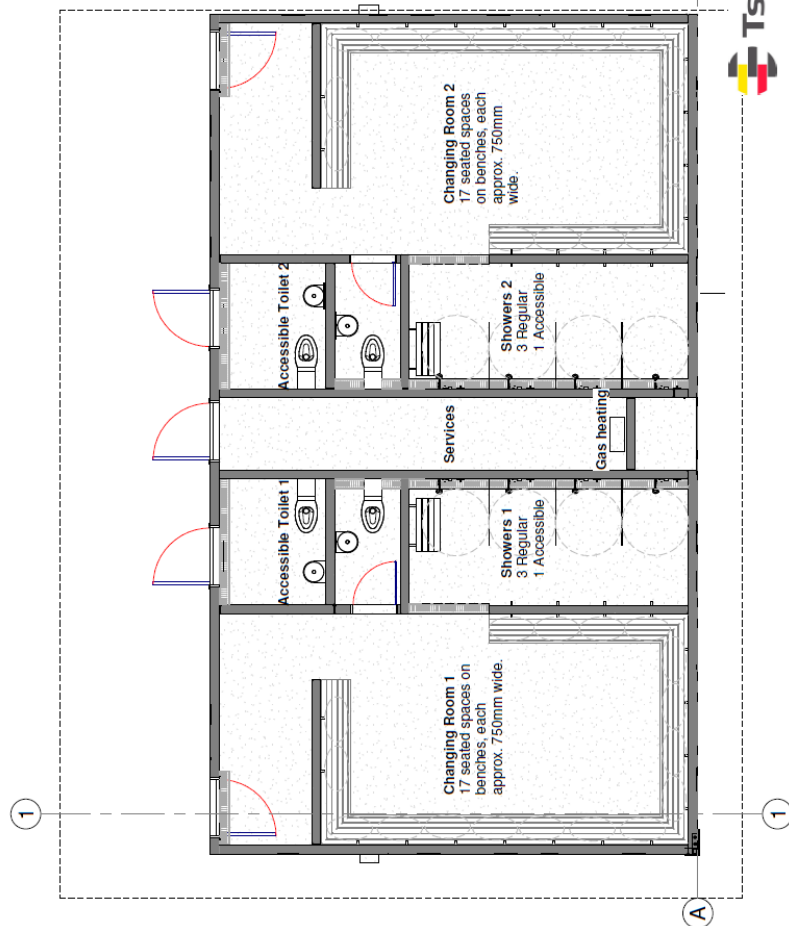
A new building can be the size required to most efficiently meet the council's needs, with a degree of customization not possible elsewhere. In this example the building is on a slightly smaller 93m²

In this example, proposed changing rooms are simple rectangles that allow for 17 allocated seats. Each changing room has its own set of showers, including one cubicle wide enough for an accessible shower with seat, and a separate toilet.

There are two public, accessible toilets and a generous service duct.

The roof projects forward to shelter the entrances to the changing rooms.

Scale - 1:50



Tse Architects



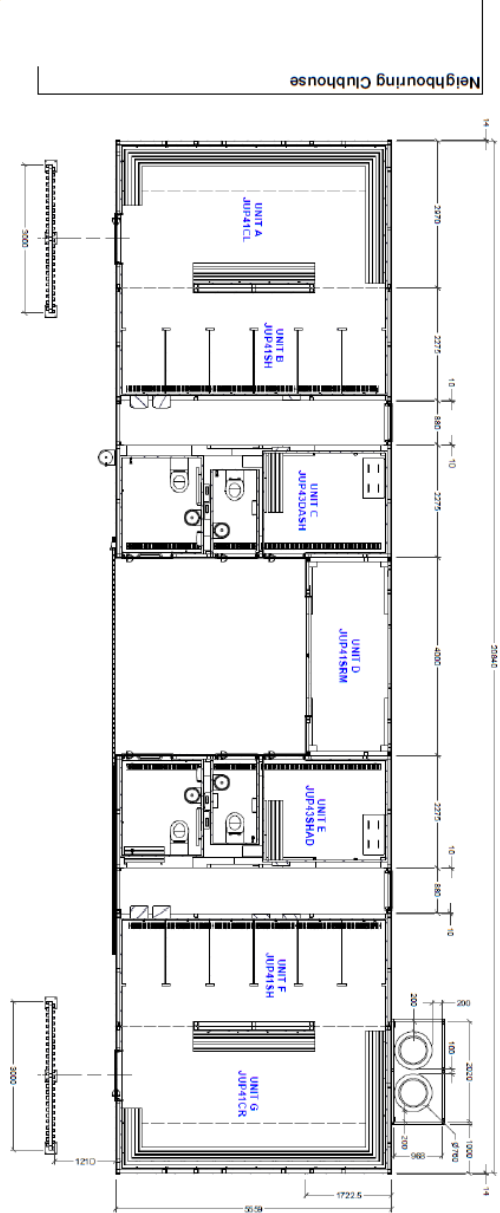
Exeloo

Option 4: Exeloo

Prefabricated Changing rooms from Exeloo.

This version is as per the new changing rooms at Becroft Park, comprising two changing rooms and showers, public toilets and a referees room. This could be reconfigured to suit the requirements of this site.

Scale = 1:75



High Level Cost Estimates

OPTION 1: RENOVATE		OPTION 2: EXTEND	
	Value		Value
1.0 Preliminaries & General	\$103,000	1.0 Preliminaries & General	\$120,000
2.0 Demolition	\$90,000	2.0 Demolition	\$95,000
3.0 Structure	\$120,000	3.0 Structure	\$150,000
4.0 External Fabric	\$75,000	4.0 External Fabric	\$190,000
5.0 Internal Finishings	\$150,000	5.0 Internal Finishings	\$150,000
6.0 Services	\$150,000	6.0 Services	\$150,000
8.0 External and Sundry	\$55,000	7.0 External and Sundry	\$60,000
9.0 Contractor's Margin (8%)	\$70,000	8.0 Contractor's Margin (8%)	\$70,000

Construction Total	\$813,000
Contingency 10%	\$81,300
Construction Estimate Total	\$894,300

OPTION 3: BUILD NEW		OPTION 4: EXELOO	
	Value		Value
1.0 Preliminaries & General	\$110,000	1.0 Exeloo Quote	\$1,200,000
2.0 Demolition	\$120,000		
3.0 Structure	\$195,000		
4.0 External Fabric	\$165,000		
5.0 Internal Finishings	\$150,000		
6.0 Services	\$150,000		
7.0 External and Sundry	\$55,000		
8.0 Contractor's Margin (8%)	\$92,000		

Construction Total	\$1,017,000
Contingency 10%	\$101,700
Construction Estimate Total	\$1,118,000

Summary:

We recommend total demolition of the existing structure, with a new structure to be built using concrete walls, either precast concrete panels or concrete block (as existing). This will be easier for the contractors than partial demolition. We also recommend the aesthetic, plan, and material freedoms that come with design flexibility. These factors allow for a greater likelihood that the finished changing rooms are a building that local community members will not just accept, but appreciate. As a consequence, we recommend Option 3 and believe that building a new changing room will provide a higher quality outcome than the other options, which will in turn more than justify the expected higher upfront cost





Initial Seismic Assessment

Initial seismic assessment has been completed on the building to assist with decision making.

Conclusion And Recommendations

Based on the results of the IEP analysis, buildings structures achieve 35% NBS with a Seismic Grade C. According to Table 2.2 NZSEE Risk "Classification and Improvement Recommendations" this building is classified as a "Medium Risk Building" with a building structural performance "Acceptable (improvements are recommended)".

This building is categorized as Medium Risk; therefore, we strongly recommend carrying out a Detailed Seismic Assessment (DSA) to establish a more precise NBS% rating of the building and identify weak structural elements and provide strengthening concept to increase the building capacity to greater than 67% if required by the client. The minimum NBS% recommended by NZSEE is 34%.

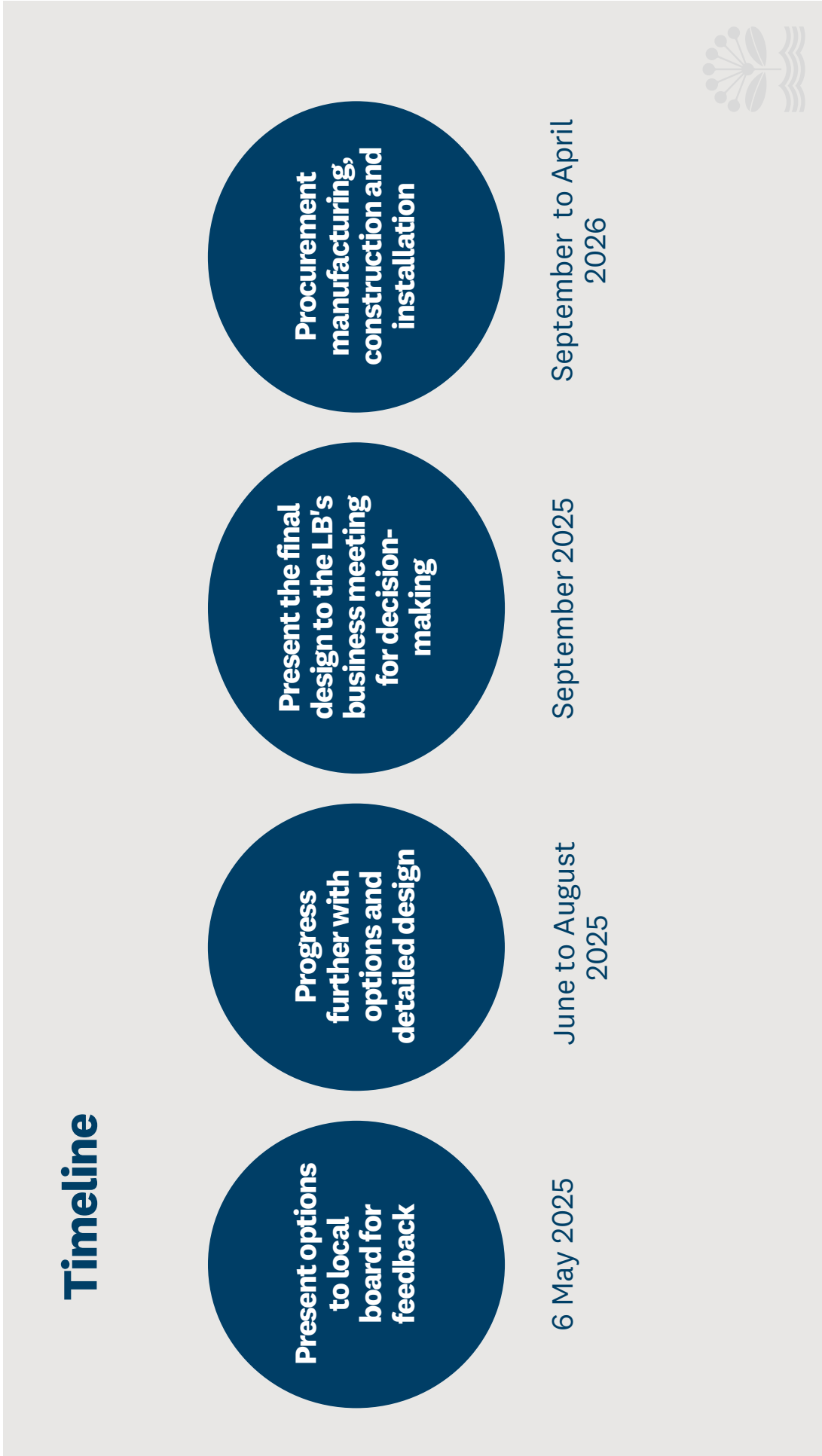
The significant effects contributing to these results is the age and condition of the structural systems, the lack of restraint to the top of the masonry walls and the incomplete bracing that has been installed within the building. The IEP is largely a qualitative process as it does not take into account the non-structural items.

Building Grade	Percentage of New Building Standard (%NBS)	Approx. Risk Relative to a New Building	Life-safety Risk Description
A+	>100	<1	Low risk
A	80 - 100	1 to 2 times	Low risk
B	67 - 79	2 to 5 times	Low or medium risk
C	34 - 66	5 to 10 times	Medium risk
D	20 - 33	10 to 25 times	High risk
E	< 20	More than 25 times	Very high risk

Recommendation

- Timber building also in very poor condition.
- Club have investigated maintaining and renovating, financially not viable.
- The club only require changing rooms and storage.
- Currently not fit for purpose.
- Suggest both buildings demolished.
- Build new changing rooms and include storage option.







Pātai

Item 5

Attachment A

Memorandum

4 April 2025

To: Devonport-Takapuna Local Board

Subject: Bayswater Park-changing rooms and toilet-renewal options analysis

From: Neil Atkinson, Programme Manager, Parks and Community Facilities

Contact information: neil.atkinson@aucklandcouncil.govt.

Purpose

1. To inform the Devonport-Takapuna Local Board of options and estimated costs to renew the toilets and changing rooms at Bayswater Park, 131 Bayswater Avenue, Bayswater, and to seek feedback on the preferred option to progress and investigate further.

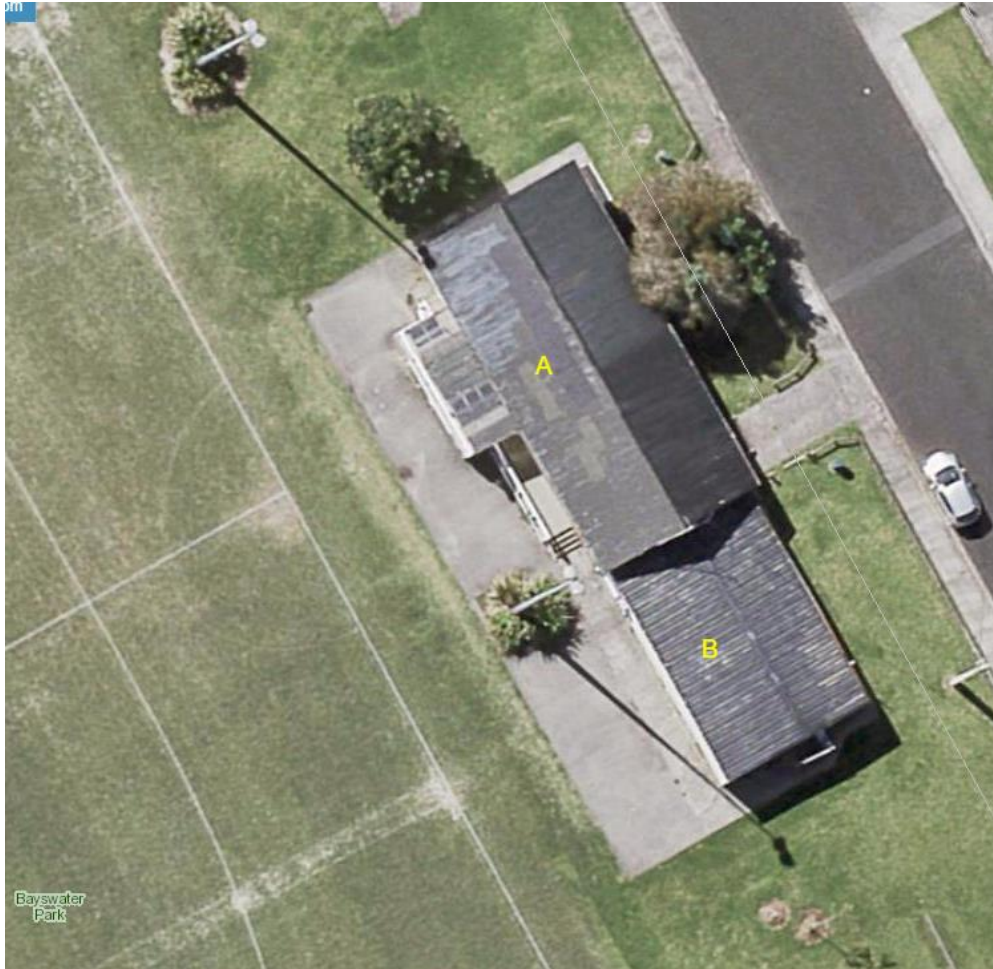
Summary

2. The changing rooms and toilets at Bayswater Park are in very poor condition.
3. The local board approved a project to renew the toilets and changing rooms at Bayswater Park in the Customer and Community Services Work Programme 2023/2026 (resolution [DT/2024/95](#)).
4. On 18 June 2024 the local board has allocated \$560,000 of renewals funding towards the renewal of the toilets and changing rooms (resolution [DT/2024/95](#)). Further funding has been requested through the work programme.
5. The North Shore United Football Club has been involved in initial discussions and provided a list of requirements for the renewal of the facility.
6. The initial asbestos report has been completed, identifying small amounts of asbestos.
7. Initial seismic testing has been completed and identified the building at 35 per cent New Building Standard (NBS) rating indicating medium risk. The minimum NBS rating recommended by New Zealand Society for Earthquake Engineering (NZSEE) is 34 per cent.
8. The buildings currently do not meet Auckland Council design standards and are currently not fit for purpose.
9. Direction from the local board for a preferred option to progress is required.

Context

Facilities - location and layout

10. The clubrooms, toilets and changing rooms are located at Bayswater Park, 131 Bayswater Avenue (see Figure 1 below). The park is generally used for cricket in summer and football in winter and includes junior zone days from local schools.



b)

c) **Figure 1: old timber clubrooms (Building A) and the masonry changing rooms (Building B)**

11. There are two buildings on site that were built at different times with different materials. However, they have effectively been connected to class them as one building.
12. The original main building (building A) is of a timber construction and was originally used as a clubroom. It was constructed between 1950 and 1968. The club has made alterations in recent years and created two changing rooms within the building.
13. The second building (building B) has toilets and two changing rooms and is constructed of a masonry block wall. It was added to building A between 1972 and 1975. The toilets and changing rooms are not currently being used.



d)

e) **Figure 2: old timber clubrooms.**



f)

g) **Figure 3: the masonry changing rooms.**

Facility assessments

14. A building assessment, asbestos assessment and initial seismic investigations have been completed on the buildings.
15. An asbestos management survey identified that the buildings are mainly asbestos free, with only a couple of small areas identified containing asbestos.
16. Initial seismic assessment has identified the building at 35 per cent NBS rating, indicating medium risk. The minimum NBS rating recommended by NZSEE is 34 per cent.
17. The building assessment has identified the building in a poor condition with extensive deterioration. The building requires major renovation to the roof, rainwater system, cladding, windows and doors and parts of the floor, specifically where the old chiller was located for the bar.

Renewal considerations

18. As a part of the Devonport-Takapuna Local Board 2023/2026 Customer and Community Services Work Programme, the local board approved a project to renew the toilets and changing rooms at Bayswater Park (resolution [DT/2024/95](#)).
19. Bayswater Park has two full size football fields which can be made smaller for junior games. Ideally, four changing rooms would be required to host sport at this park.
20. The masonry changing rooms are of an old design and were originally built for the use of the rugby teams. There are no doors on the changing rooms and the showers are of a communal design. They do not meet the Auckland Council Local and Sports Park Design Guidelines for changing rooms and public toilets.
21. The alterations that have been made to the timber structure by the football club to create two changing rooms also do not meet the council guidelines and have blocked off windows.
22. A previous workshop on 4 June 2024 resulted in more consultation with the North Shore Football Club to progress this project.
23. With further investigations and discussions the North Shore Football Club would ideally like to see the following in the renewal project:
 - additional capacity - four changing rooms that are female friendly
 - showers (individual cubicles as opposed to communal)
 - toilets
 - equipment storage.

Discussion

Item 5

24. Over the last 12 months staff have been working with the football club. Due to the condition of the buildings and the ongoing overheads for repair and maintenance the club have realigned their needs.
25. Their previous requirements have changed, with their main focus now on toilets, changing rooms and storage, the later of which they believe would make the use of the park more serviceable, with a possibility of adding further changing rooms in the future.
26. The club have indicated they would work with council and relinquish their lease on the old buildings.
27. Table 1 below outlines the staff identified options for progressing the project to renew the toilets and changing rooms at Bayswater Park.

h) Table 1: Options and estimated costs

i) Options	j) Capex k) (preliminary estimate only)	l) Commentary
m) 1 - Do nothing	n) \$0	o) This would leave the club and parks users at a disadvantage with no access to changing facilities and buildings going into further states of disrepair.
p) 2 - Demolish both buildings and have no facility	q) \$80,000	r) This would remove the issue of two old buildings in poor condition. It would leave the site in safe condition but would remove the asset of clubrooms and changing facilities for North Shore Utd and other park users.
s) 3 – Renovate concrete changing rooms t)	u) \$894,000	v) This would provide two changing rooms and public toilets. However substantial demolition work and refiguring would still be required and will be made more complex by retaining existing structure.
w) 4 – Renovate and extend concrete changing rooms	x) \$1,083,000	y) This would provide two larger changing rooms and public toilets. However substantial demolition work and refiguring would still be required and will be made more complex by retaining existing structure.
z) 5 – Demolish and build new changing rooms	aa) \$1,118,000	bb) Provides a new purpose built structure meeting all modern standards. Gives more freedom on the floor plan and options to add further facilities at a later date.
cc) 6 – Demolish and Install exeloo changing rooms	dd) \$1,200,000	ee) Provides a new purpose built structure meeting all modern standards. Floor plan slightly restricted due to prefabrication. Fixed cost for construction.

ff)

28. Below is a Multi-criteria decision matrix table which measures the feasibility of the options.

Attachment B

gg) Table 2 – Multi-criteria decision matrix

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Demolition	3	1	3	3	1	1
Refurbishment	3	3	1	1	3	3
New Construction	3	3	3	2	1	1
Consents	1	1	2	2	2	2
Seismic	3	1	3	3	1	1
Community Use	3	3	1	1	1	1
Cost	1	1	2	2	2	2
Total	17	13	15	14	11	11
Feasibility Rank	6	3	5	4	1	1

Key	Ideal	Moderate	Poor
Colour			
Points	1	2	3

hh) *The lower the total score received the better the feasibility rank assigned, with 1 being the best feasibility rank and 6 the worst.*

29. The staff recommendation would be to demolish the two buildings as they are in poor condition and not fit for purpose. New facilities are ideally required for future use of the park. A decision on the new facility size and facilities within will depend on budget allocation.

Next steps

30. Following local board feedback, staff will:
- investigate in detail the short listed options, based on members feedback
 - book another workshop to discuss the next round of information
 - work with the Work Programme Lead to identify future budget if required
 - present a report at a business meeting to confirm the single option to be taken through detailed design, consenting and tendering.
- ii)

Attachments

TSE Architects high level options analysis

Powerpoint presentation



Devonport-Takapuna Local Board 2025/2026 Draft work programmes

Pre-workshop 8 Capex discussion

6 May 2025

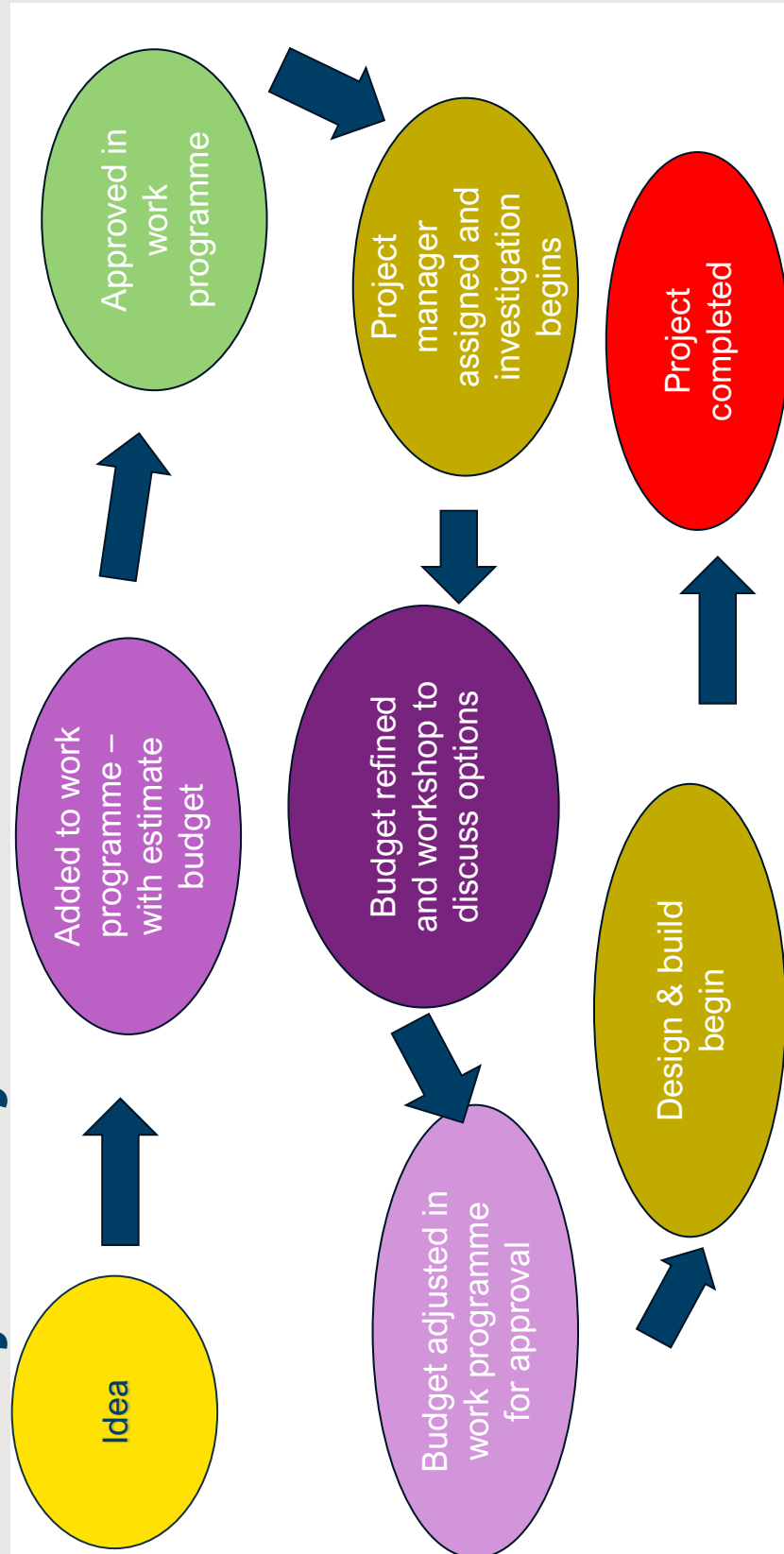
Proposed capex budget allocation

Work programme Budget Summary	2025/2026	2026/2027	2027/2028
Local capex			
Renewals - Budget	\$5,841,343	\$6,124,242	\$8,582,994
Renewals - Proposed Allocation	\$6,147,041	\$6,124,242	\$8,582,994
Net under delivery – carry forward	305,698		
Renewals - Unallocated budget	\$0		
Regional capex			
Specific Purpose Funding - Allocation		\$20,000	\$72,000
TOTAL	\$6,147,041	\$6,144,242	\$8,482,496





Project life cycle



Tō Tātou Hāpori / Our Community – Capex, changes from workshop 6.

ID	Activity	change	New Total	Status / Notes
1	139 Beach Road Castor Bay – renew building	-\$437,000	\$479,386	Change of scope, renewing exterior only
13	Claystore Heritage Building renewal	No financial change	\$1,501,424	Project delayed - update to follow
26	Renew Sports fields components	+\$770,000	\$770,000	New project – renewing irrigation, lighting etc to sports fields
33	Kennedy Park – renew carpark	No financial change	\$812,272	Project brought forward to start FY25/26
39	Knightsbridge reserve – playground renewal	+63,000	\$432,600	Funds added as per workshop to allow for option and add water fountain and cherry trees
42	Milford Beach Front reserve – develop pathway	+93,300	\$186,000	Funds added to allow for both path options as per workshop
46	Milford Marina path – local park renewal	+500,000	\$610,000	As directed following workshop





Index	ID	Activity Name	Activity Description	RAP	Further Decision Points for LB	Estimated completion date	WP Planning Status	2024/2025 Pipeline + prior years Actual	2025/2026	2026/2027	2027/2028	Total Cost
1	18203	139 Beach Road, Castor Bay - Old Barracks - renew building	Remove asbestos and refurbish the exterior of a heritage building, including heritage signage. <input type="checkbox"/> FY24/25 - investigation and design. <input type="checkbox"/> FY25/26 - physical works. <input type="checkbox"/>	-	Options to be presented to Local Board for review and input 2023.	Estimated project completion June 2026	Continue	\$169,386	\$310,000	\$0	\$0	\$479,386
2	31688	Achilles Crescent Reserve - renew playground	Achilles Crescent Reserve playground is to be renewed. Investigation and design have been completed and physical works are to be undertaken. <input type="checkbox"/> FY24/25 to FY25/26 - physical works. <input type="checkbox"/> <input type="checkbox"/>	-	No further decisions are anticipated.	Estimated project completion June 2026	Stop	\$133,640	\$172,488	\$0	\$0	\$306,128
3	40162	Achilles Reserve - renew sports surface area	Renew the surface by reinstating the grass and planting to the sports area of Achilles Reserve. Concept design will be discussed with Local Board prior to implementation. <input type="checkbox"/> FY24/25- investigation and design. <input type="checkbox"/> FY25/26 - physical works.	-	No further decisions are anticipated	Estimated project completion June 2026	Continue	\$20,000	\$80,000	\$0	\$0	\$100,000
4	52627	Allenby Scout Den - renew building	Renewal and restoration of the heritage building - Allenby Scout Den. Design options will be brought to Local Board for review and input. <input type="checkbox"/> FY25/26 - complete investigation and design. <input type="checkbox"/> FY26/27 to FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	New	\$0	\$50,000	\$60,000	\$890,000	\$1,000,000
5	48696	Anzac Street to Patuone Track - develop pedestrian connection	Construct a walkway to connect Anzac Street to the Patuone track. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/>	-	No further decisions are anticipated	Estimated project completion June 2027	New	\$0	\$25,000	\$50,000	\$0	\$75,000
6	37704	Balmain Reserve - renew public toilet facility	Renew the public toilet facility at Balmain Reserve. <input type="checkbox"/> FY26/27 - investigation and design. <input type="checkbox"/> FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	-	No further decisions are anticipated	Estimated project completion June 2028	Continue	\$0	\$0	\$50,000	\$200,000	\$250,000
7	51576	Bath Street Reserve - toilet block renewal (heritage)	Collaborate with the heritage department to renew the toilet block facility at Bath Street Reserve. Options to be discussed with local board prior to delivery. <input type="checkbox"/> FY26/27 - investigate and design. <input type="checkbox"/> FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	-	No further decisions are anticipated	Estimated project completion June 2028	New	\$0	\$0	\$50,000	\$300,000	\$350,000

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Attachment D

8	32080	Bayswater Park - renew toilets and changing rooms	Renew the toilet and changing rooms leased to North Shore United Football club, including water fountain and bike parking. FY23/24 to FY24/25 - investigation. FY25/26 - design and commence physical works. FY26/27 to FY27/28 - continue physical works. <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	Concept design to be presented to the local board for review and input	Estimated project completion June 2028	Continue	\$13,000	\$207,000	\$100,000	\$911,698	\$1,231,698
9	37707	Bayswater Park -renew playground, paths and fence	Renewal of the playground equipment, the ramp into the playspace, park signage, and the paths at Bayswater Park. FY25/26 - investigation and design. FY26/27 - physical works. <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	Concept plans to be presented to local board workshop for input and review	Estimated project completion June 2027	Continue	\$0	\$50,000	\$200,000	\$0	\$250,000
10	20104	Becroft Reserve - renew toilets and changing rooms	Renew the toilet block and changing rooms at Becroft Reserve. <input type="checkbox"/> FY22/23 - scoping and design. FY23/24 - complete concept design and consent. FY24/25 to FY25/26 - physical works. <input type="checkbox"/>	-	Concept design to be presented to the local board for review and input	Estimated project completion June 2026	Continue	\$1,711,195	\$21,000	\$0	\$0	\$1,732,195
11	23658	Blair Park (Stanley Point) - renew pathways, dinghy ramp and associated retaining structures	Renew pathways, dinghy ramp and retaining structures at Blair Park (Stanley Point). FY21/22 - investigation and design. FY21/22 - complete concept design. FY24/25 to FY26/27 - physical works. <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/> <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2027	Continue	\$172,804	\$175,000	\$250,000	\$0	\$597,804
12	42582	Castor Bay Reserve - new stairs from grass reserve to beach	Investigate options for a new staircase midway along the grass reserve to the beach, with a handrail. FY27/28 - investigation, design and physical works. <input type="checkbox"/>	-	Options to be presented to local board for approval.	Estimated project completion June 2028	Continue	\$0	\$0	\$0	\$65,000	\$65,000
13	17990	Claystore Heritage building - full facility renewal	Comprehensive renewal of the heritage building, scope in collaboration with the heritage team. Building currently leased by the Devonport Community Workshop Trust. FY18/19 - investigate, design and scope the works required. <input type="checkbox"/> FY19/20 - complete concept design. FY20/21 to FY27/28 - physical works. <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/> <input type="checkbox"/>	RAP Project	Concept design to be presented to the local board for review and input	Estimated project completion June 2028	Continue	\$455,934	\$49,000	\$200,000	\$796,490	\$1,501,424

14	45566	Dacre Park - comprehensive renewal	Full renewal of Dacre Park including car park, gates, fences, paths, retaining wall, access from Allenby Terrace and Abbotsford Terrace and grandstands. □ FY24/25 - investigation and prioritisation. □ FY25/26 - design and commence physical works. □ FY26/27 - continue physical works. □ □ Risk Adjusted Programme (RAP) project □	RAP Project	Investigation of priorities and design options to be discussed with local board for input	Estimated project completion June 2027	Continue	\$75,000	\$400,000	\$325,000	\$0	\$800,000
15	42583	Devonport cemeteries - undertake improvements	Improvements to Mount Victoria cemetery including signage, water connection for public and graves and ground improvements. Also address the sinking of graves and install more lighting at O'Neills cemetery. □ FY25/26 - investigation and design. □ FY26/27 to FY27/28 - physical works. □ □ Risk Adjusted Programme (RAP) project	RAP Project	Options to be presented to local board for review and input	Estimated project completion June 2028	Continue	\$0	\$26,000	\$50,000	\$50,000	\$126,000
16	30508	Devonport Domain - renew play space □	Renew play space at Devonport Domain (design in conjunction with iwi). □ FY24/25 - investigation, design and consenting. □ FY25/26 - physical works. □ □ □	-	Concept design to be presented to the local board for review and input	Estimated project completion June 2026	Continue	\$10,135	\$185,000	\$0	\$0	\$195,136
17	37706	Devonport Takapuna - car park renewals	Renewal of car parks in Devonport Takapuna, including: □ - Sunnynook Park □ (more sites to be confirmed) □ FY23/24 - investigation and design. □ FY24/25 to FY27/28 - physical works. □ □ Risk Adjusted Programme (RAP) project □	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	Continue	\$653,834	\$87,179	\$370,000	\$300,000	\$1,411,012
18	42270	Devonport Takapuna - community buildings investigation and minor capital works	Investigation and options of work required on community buildings, including heritage sites, and allow for essential minor capital work, including upgrading fire systems. whilst investigations are ongoing. □ Work includes: □ Devonport Domain houses □ all abilities ramp at the Pump house. □ Replace the floor at the Devonport Community Centre. □ FY23/24 - investigation and design. □ FY24/25 to FY28/29 - physical works. □ □ Risk Adjusted Programme (RAP) project □	RAP Project	Options to be presented to Local Board for decision	Estimated project completion June 2029	Continue	\$368,880	\$146,958	\$407,797	\$377,292	\$1,473,425
19	36639	Devonport Takapuna - increase the level of service in youth and neuro diverse play	Investigate existing play spaces for upgrade to include the development of youth play and equipment for neuro diverse children. □ FY22/23 - investigation and concept design. □ FY23/24 - consultation and detail design. □ FY24/25 to FY25/26 - deliver approved physical works. □	-	Possible locations and equipment to be presented to the local board for review and input	Estimated project completion June 2026	Continue	\$15,000	\$100,000	\$0	\$0	\$115,000

20	40144	Devonport Takapuna - lighting for safety improvements in parks and reserves	Install lighting to improve safety in Windsor Reserve, Stanley Bay wharf, Devonport Domain, Sunnynook Park, Takapuna playground and Bond reserve car park. <input type="checkbox"/> FY23/24 - investigation and design. <input type="checkbox"/> FY24/25 to FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	Continue	\$55,000	\$125,000	\$380,000	\$200,000	\$760,000
21	51599	Devonport Takapuna - minor refurbish of destination toilet blocks	refurbish of destination toilet blocks such as Milford Beach Front, Gould and Pumphouse Café toilets, where heavy usage is causing damage, but the facilities are not yet scheduled for full renewal. <input type="checkbox"/> FY25/26 to FY27/28 - physical works as required. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	New	\$0	\$35,000	\$10,000	\$100,000	\$145,000
22	42575	Devonport Takapuna - new swimming pontoons	Investigate possible sites and install new swimming pontoons in the local board area. <input type="checkbox"/> FY23/24 - investigation and consent. <input type="checkbox"/> FY25/26 to FY26/27 - physical work. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	Site options to be presented to local board for input	Estimated project completion June 2027	Continue	\$0	\$33,000	\$20,000	\$0	\$53,000
23	40032	Devonport Takapuna - renew park and facilities signage	Renew park and facilities signage, including changing old legacy signs to Auckland Council brand. <input type="checkbox"/> FY25/26 - investigation, design and complete physical works. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	-	No further decisions are anticipated	Estimated project completion June 2026	Continue	\$92,500	\$37,500	\$0	\$0	\$130,000
24	40147	Devonport Takapuna - renew park furniture, fixtures and play items 2026 to 2028	Renew park furniture, fixtures and play items such as seating, fencing, gates, bollards, slides and swings as need is identified. Items include the fence at Wairoa Road Reserve, and replacing the 60 litre bin at the Pumphouse Theatre to a large capacity bin. More sites to be identified. <input type="checkbox"/> FY25/26 to FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	New	\$0	\$178,000	\$158,000	\$150,000	\$486,000
25	31700	Devonport Takapuna - renew paths, tracks and structures 2025 to 2028	Renew paths, tracks and structures such as handrails, retaining walls and pedestrian bridges as identified and prioritised, including: <input type="checkbox"/> -Blomfield Spa beach access <input type="checkbox"/> -Macky Ave, Cheltenham Beach accessway <input type="checkbox"/> -Probert Park <input type="checkbox"/> -Minnehaha Avenue - handrail renewal. <input type="checkbox"/> FY24/25 - investigation and design. <input type="checkbox"/> FY25/26 to FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	Continue	\$630,000	\$80,000	\$100,000	\$200,000	\$1,010,000

26	55206	Devonport Takapuna - renew sports fields components	Renew components at sport fields, including irrigation systems and /or controllers at Allen Hill, Vauxhall reserve and Taharoto Park, renew surface and replace lights at Allen Hill training field, and install lights on field 1 at Taharoto Park. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 to FY28/29 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2029	New	\$0	\$50,000	\$100,000	\$300,000	\$770,000
27	40321	Devonport Takapuna - upgrade renewal project with new or donated minor assets	Upgrade projects including shade sails, seating and water fountains, using CAPEX or philanthropic funds as required. <input type="checkbox"/> FY24/25- investigation and design. <input type="checkbox"/> FY25/26 to FY26/27- physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2027	Continue	\$41,100	\$32,360	\$50,000	\$0	\$123,460
28	52767	Devonport Takapuna Disc Golf	Support and assist community led development of Disc Golf in the Devonport Takapuna, bringing site options and designs to the Local Board for input, prior to construction of disc golf course. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 - physical works.	-	Site options and design to be discussed with local board	Estimated project completion June 2027	New	\$0	\$2,500	\$2,500	\$0	\$5,000
29	52768	Devonport Takapuna Paerewā The 1,000 year Project	Investigate site and construct a Pae in the Devonport Takapuna area, bringing location and design options to the local board for input and feedback. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	Site options and design options to be brought to Local Board	Estimated project completion June 2027	New	\$0	\$2,500	\$2,500	\$0	\$5,000
30	51600	Gould Reserve - solutions for changing places room and swing barrier	Provide a solution for weather tightness to the changing places room and a replacement for the hedging around the swing area at Gould Reserve, Takapuna. <input type="checkbox"/> FY25/26 - investigation, design and build.	-	No further decisions are anticipated	Estimated project completion 30 June 2026	New	\$0	\$30,000	\$0	\$0	\$30,000
31	52765	Greville Reserve - renew artificial sports surface	Renew the artificial turf on the sports field at Greville Reserve <input type="checkbox"/> FY27/28 - physical works.	-	No further decisions are anticipated	Estimated project completion June 2028	New	\$0	\$0	\$0	\$500,000	\$500,000
32	49784	Kennedy Park - remediate storm damage	Remediate the damage caused by the 2023 Auckland Anniversary flood to Kennedy Park and stairs to beach. This is likely to be covered by Insurance. <input type="checkbox"/> FY25/26 - investigation, design and physical works (insurance funds). <input type="checkbox"/>	-	No further decisions are anticipated	Estimated project completion June 2026	Continue	\$0	\$50,000	\$0	\$0	\$50,000
33	27717	Kennedy Park - renew carpark and site drainage	Renew carpark and alleviate drainage issues. Investigation and concept design have been completed. Physical works to be undertaken. <input type="checkbox"/> FY25/26 - complete design work. <input type="checkbox"/> FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2027	Continue	\$82,271	\$428,057	\$301,945	\$0	\$812,274

34	23094	Kennedy Park - renew World War II tunnels	Remediate leaking World War II tunnels at Kennedy Park. <input type="checkbox"/> FY19/20 - investigation and design. <input type="checkbox"/> FY23/24 to FY24/25 - complete concept design and continue to assess and monitor. <input type="checkbox"/> FY25/26 to FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	Report of options to be presented to local board for direction and decision	Estimated project completion June 2027	Continue	\$87,505	\$20,000	\$126,500	\$0	\$234,005
35	52766	Kennedy Park Observation Post Building renewal	Renew the Observation Post Building (heritage) on Kennedy Park. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2027	New	\$0	\$50,000	\$130,000	\$0	\$180,000
36	52725	Kennedy Park: Military History Signage	Create information boards regarding the history of Kennedy Park, including 139 Beach Road, and other significant sites at Kennedy Park. Concept designs to be discussed with local board prior to implementation. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2027	New	\$0	\$10,000	\$20,000	\$0	\$30,000
37	51553	King Edward Parade Reserve - Toilet block renewal	Renewal of the public toilet facility at King Edward Parade Reserve. Including the urgent need to address the plumbing issues that are causing regular maintenance. <input type="checkbox"/> FY25/26 - investigate plumbing issues and physical works. <input type="checkbox"/> FY26/27 - investigation and design of renewal work. <input type="checkbox"/> FY27/28 - physical works of renewal work. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	New	\$0	\$20,000	\$30,000	\$250,000	\$300,000
38	55135	King Edward Parade houses - renewal	Renew the 3 residential properties on reserve land at King Edward Parade. <input type="checkbox"/> FY25/26 - investigation. <input type="checkbox"/> FY26/27 - design and urgent physical works. <input type="checkbox"/> FY27/28 to FY29/30 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	Designs to be approved by local board	Estimated project completion June 2030	New	\$0	\$5,000	\$30,000	\$50,000	\$1,000,000
39	32052	Knightsbridge Reserve - renew playground	Renew the playground at Knightsbridge Reserve with an Asian inspired theme, and assess the decommissioning of nearby Selwyn Reserve playground. Also including a water fountain and cherry trees (or similar). <input type="checkbox"/> FY22/23 - investigation and design. <input type="checkbox"/> FY23/24 - complete concept design. <input type="checkbox"/> FY24/25 to FY25/26 - physical works. <input type="checkbox"/> <input type="checkbox"/>	-	Concept design to be presented to the local board for review and input	Estimated project completion June 2026	Continue	\$69,600	\$363,000	\$0	\$0	\$432,600

40	53162	Lake House, Takapuna - renew carpark and continue to develop Korean Garden	Renew the car park at the Lake House, Barry's Point Reserve, with drainage and asphalt for sustainability. Also working with the Korean Garden Trust regarding their requirements following a grant from the Korean Government. <input type="checkbox"/> FY25/26 - investigation. <input type="checkbox"/> FY26/27 - design. <input type="checkbox"/> FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	New	\$0	\$50,000	\$50,000	\$300,000	\$400,000
41	46272	Lake Pupuke - renew lake edge assets	Renewal of lake edge assets on Lake Pupuke, including the ramps at Killarney Park, the large ramp at Sylvan Park, the wharf and edge at Henderson Park and the eroded section at Quarry Lake. <input type="checkbox"/> FY24/25 - investigation and design. <input type="checkbox"/> FY25/26 to FY26/27 - physical work. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2027	Continue	\$25,000	\$195,000	\$360,000	\$0	\$580,000
42	42581	Milford Beach Front reserve - develop pathway	Develop a pathway from the playground to the toilets to provide safe and accessible connection for all community and park users. <input type="checkbox"/> FY24/25 - investigation and design. <input type="checkbox"/> FY25/26 - physical works. <input type="checkbox"/> <input type="checkbox"/>	-	Options to be presented to local board for review and input	Estimated project completion June 2026	Continue	\$27,700	\$160,000	\$0	\$0	\$187,700
43	51549	Milford Beach Front Reserve - renew bridge to Beach Road	renewal of the sound system and general appearance (repainting) of the pedestrian bridge from Milford beach front Reserve to Beach road. <input type="checkbox"/> FY25/26 - investigate and physical works.	-	No further decisions are anticipated	Estimated project completion June 2026	New	\$0	\$50,000	\$0	\$0	\$50,000
44	42580	Milford Beach front reserves - road end upgrades investigation	Investigate the options for tidying up the beach front ends of roads at Milford Road, Cecil Road and Craig Road. Options to be discussed with local board for direction and approval. <input type="checkbox"/> FY26/27 - investigation and design. <input type="checkbox"/> FY27/28 - physical works.	-	Options to be presented to the local board for approval.	Estimated project completion June 2028	Continue	\$0	\$0	\$15,000	\$50,000	\$65,000
45	42546	Milford Beach to Takapuna - renew path including the hoggin path at Takapuna campground	Renew the hard surface path between Oceanview Road and the Watercare facility and also the hoggin path at the Takapuna campground. <input type="checkbox"/> FY26/27 - investigation and design. <input type="checkbox"/> FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	-	No further decisions are anticipated	Estimated project completion June 2028	Continue	\$0	\$0	\$10,000	\$190,000	\$200,000
46	45598	Milford Marina path - local park renewal	Upon completion of the coastal retaining wall renewal, renew the grass walkway with a boardwalk to today's standards. <input type="checkbox"/> FY24/25 - investigation. <input type="checkbox"/> FY25/26 - design. <input type="checkbox"/> FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/> <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2027	Continue	\$11,000	\$99,000	\$500,000	\$0	\$610,000

47	37708	Mount Cambria Reserve - renewal of park assets	Renew the park assets, including paths, steps, planters, seats and pergola at Mount Cambria Reserve. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/> <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2027	Continue	\$0	\$10,000	\$290,000	\$0	\$300,000
48	45567	Ngataranga Park - install interpretive signage	Interpretive signage for Ngataranga Park, using the 1850's Devonport Geology and Landforms map to educate the public on the history of the area surrounding Ngataranga Park. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	Design options to be presented to the local board for input	Estimated project completion June 2027	New	\$0	\$5,000	\$15,000	\$0	\$20,000
49	31763	Ngataranga Park - investigate relocation of the skatepark to Woodall Park	Investigate the future use and relocation of the skate park at Ngataranga Park to Woodall Park. <input type="checkbox"/> FY22/23 to FY24/25 - investigation and design. <input type="checkbox"/> FY25/26 - deliver physical works. <input type="checkbox"/> <input type="checkbox"/>	-	Concept design to be presented to the local board for review and input	Estimated project completion June 2026	Continue	\$105,500	\$840,500	\$0	\$0	\$946,000
50	54126	PHAB building Takapuna - renew decks and handrails	Renew the decks and handrails on the PHAB building in Takapuna. <input type="checkbox"/> FY25/26 - investigation, design and physical works.	-	No further decisions are anticipated	Estimated project completion June 2026	New	\$0	\$60,000	\$0	\$0	\$60,000
51	51598	Pump House Theatre - weather tightness renewal	Investigate the various leaks and develop a plan of works to ensure the Pump House Theatre is weather tight. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 to FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	New	\$0	\$50,000	\$200,000	\$100,000	\$350,000
52	52045	Queens Parade Reserve - stone capping renewal	Renew the parts of the stone capping along the top of the sea wall that are damaged and cracked, in conjunction with the heritage department. <input type="checkbox"/> FY25/26 - physical work. <input type="checkbox"/>	-	No further decisions are anticipated	Estimated project completion June 2026	New	\$0	\$30,000	\$0	\$0	\$30,000
53	51551	Stanley Bay playground renewal	renewal of the playground at Stanley Bay, including furniture, signage and sun shades. Options will be discussed with the local board prior to community consultation and delivery. <input type="checkbox"/> FY25/26 - investigation and planning. <input type="checkbox"/> FY26/27 - detailed design. <input type="checkbox"/> FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	New	\$0	\$20,000	\$20,000	\$260,000	\$300,000
54	26462	Sunnynook Community Centre renewal	Renewal of the Sunnynook Community Centre including the replacement of the Tawa room floor, heating, boiler and air conditioning options. <input type="checkbox"/> FY24/25 - investigation and urgent work. <input type="checkbox"/> FY25/26 - physical works. <input type="checkbox"/>	-	No further decision points are anticipated	Estimated project completion June 2026	Continue	\$63,000	\$275,000	\$0	\$0	\$338,000

55	31867	Takapuna Beach - investigate permanent accessibility options to the beach	Identify suitable permanent accessibility options to Takapuna Beach, this will be delivered in collaboration with the coastal specialist team. <input type="checkbox"/> FY22/23 to FY23/24 - investigation and consultation. <input type="checkbox"/> FY24/25 to FY25/26 - deliver physical works as approved by the local board. <input type="checkbox"/>	-	Investigation findings to be presented to the local board for review, input and direction setting	Estimated project completion June 2026	Continue	\$276,656	\$200,000	\$0	\$0	\$476,656
56	31569	Takapuna Community hub development	Comprehensive renewal of the Takapuna Library and community centre. <input type="checkbox"/> FY25/26 - investigation and design. <input type="checkbox"/> FY26/27 - FY28/29 - physical work. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	Options to be brought to the Local Board for decision	Estimated project completion June 2029	Change	\$325,000	\$10,000	\$20,000	\$1,524,500	\$2,179,500
57	39953	Takapuna Pool & Leisure Centre - renew assets as identified in building assessment	Renew assets in facility as identified in comprehensive building condition assessment, including Including main pool pool re-lining, roofing stage 1, deck (for Yoga), roof accessibility compliance, windows, fire system, rear retaining wall, gym flashings and pool plant room fitout. Planned work for FY27 includes sauna, roof stage 2 (main pool), pool plant, bleachers, pool drain grating, sauna, mechanical services (AHU's and pumps x 2), Gym refurb, LTS pool tiling, walls doors & ironmongery lighting & plumbing. FY28 includes roof stage 3, HVAC, pool concrete structure, external façade and steam room (on bleachers) <input type="checkbox"/> FY25/26 to FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> Funding contribution: <input type="checkbox"/> Climate funding for solar panel installation - \$92,000 <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project	RAP Project	No further decisions are anticipated	Estimated project completion June 2028	Continue	\$685,805	\$250,000	\$600,000	\$150,000	\$1,685,805
58	20689	Te Uru Tapu / Sacred Grove Takapuna Beach Development Plan - develop and implement concept design	Te Uru Tapu / Sacred Grove - Takapuna Beach Development Plan - develop concept design and implement physical works. <input type="checkbox"/> FY18/19 - engagement and consultation. <input type="checkbox"/> FY19/20 - develop concept design with cost estimates. <input type="checkbox"/> FY20/21 - detailed design and scoping based on local board preference. <input type="checkbox"/> FY23/24 - detailed design and consent. <input type="checkbox"/> FY23/24 to FY24/25 - ecological restoration works. <input type="checkbox"/> FY24/25 to FY27/28 - physical works. <input type="checkbox"/> <input type="checkbox"/> (FY18/19 - \$20,000 - LDI Capex) <input type="checkbox"/> (FY18/19 - \$50,000 - LDI Opex) <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	Detailed cost estimates and concept design to be approved by local board <input type="checkbox"/>	Estimated project completion June 2028	Continue	\$432,145	\$106,000	\$360,000	\$267,516	\$1,165,661
59	51705	The Rose Centre - roof and carpet renewal	renew the roof for weather tightness and replace the carpet at The Rose Centre, Belmont. <input type="checkbox"/> FY24/25 - Investigation and design. <input type="checkbox"/> FY25/26 to FY26/27 - physical works. <input type="checkbox"/> <input type="checkbox"/> Risk Adjusted Programme (RAP) project <input type="checkbox"/>	RAP Project	No further decisions are anticipated	Estimated project completion June 2027	Continue	\$20,000	\$100,000	\$130,000	\$0	\$250,000
								\$6,828,590	\$6,147,041	\$6,144,242	\$8,482,496	\$29,309,868



Devonport-Takapuna Local Board
Ngahere programme
Knowing Phase-Ngahere Action Plan 2025

Development of a long term plan to plant trees to
increase tree canopy cover on public land

July 2023

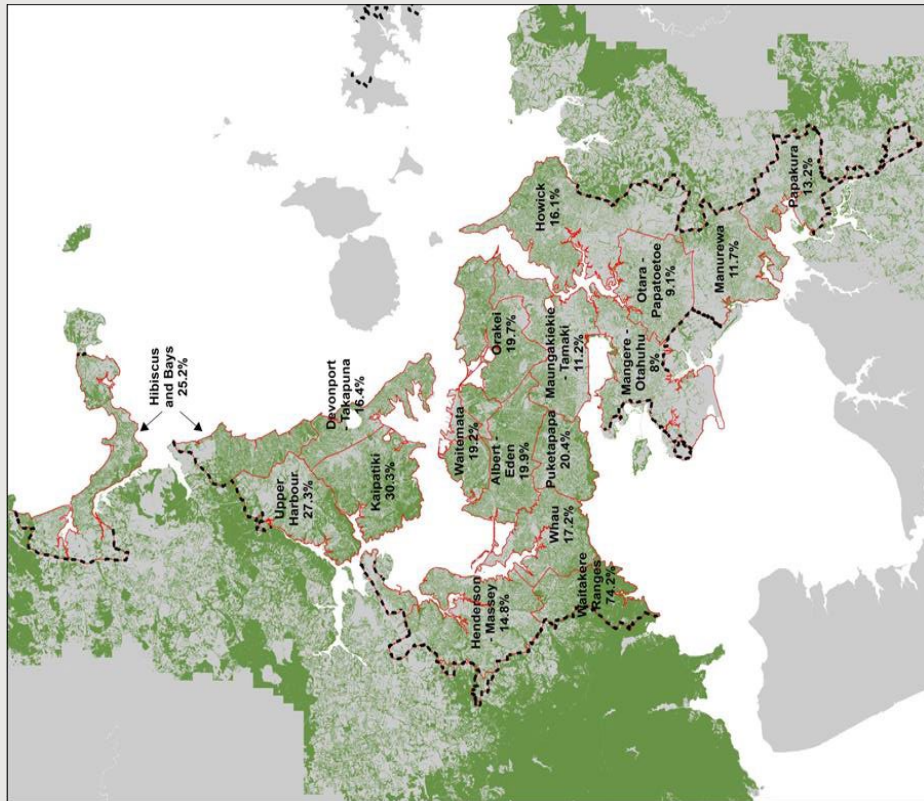


Purpose of the Ngahere programme

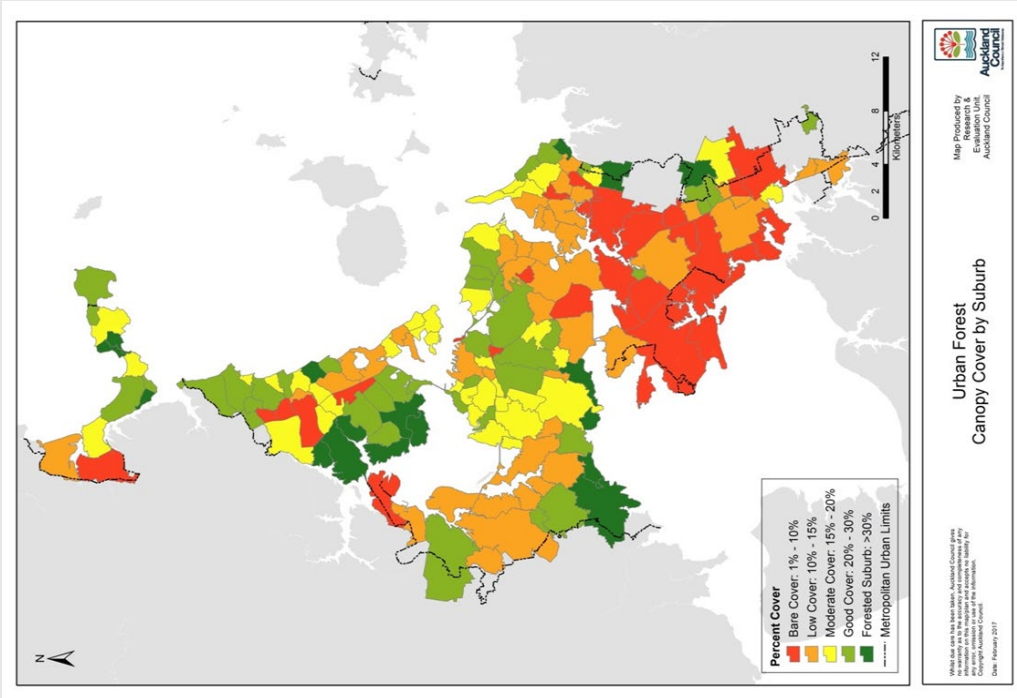
- Use a range of data sources for the development of a tree canopy analysis report which will provide a better understanding of the status and trends in canopy cover change on private and public land over time
- Utilise the data to provide advice for the local board that identifies where new tree planting opportunities exist that could provide longer term benefits to local communities
- Develop a long-term plan through analysis of the data available to establish where tree planting is necessary to increase canopy cover on public land in parks and within the road corridor

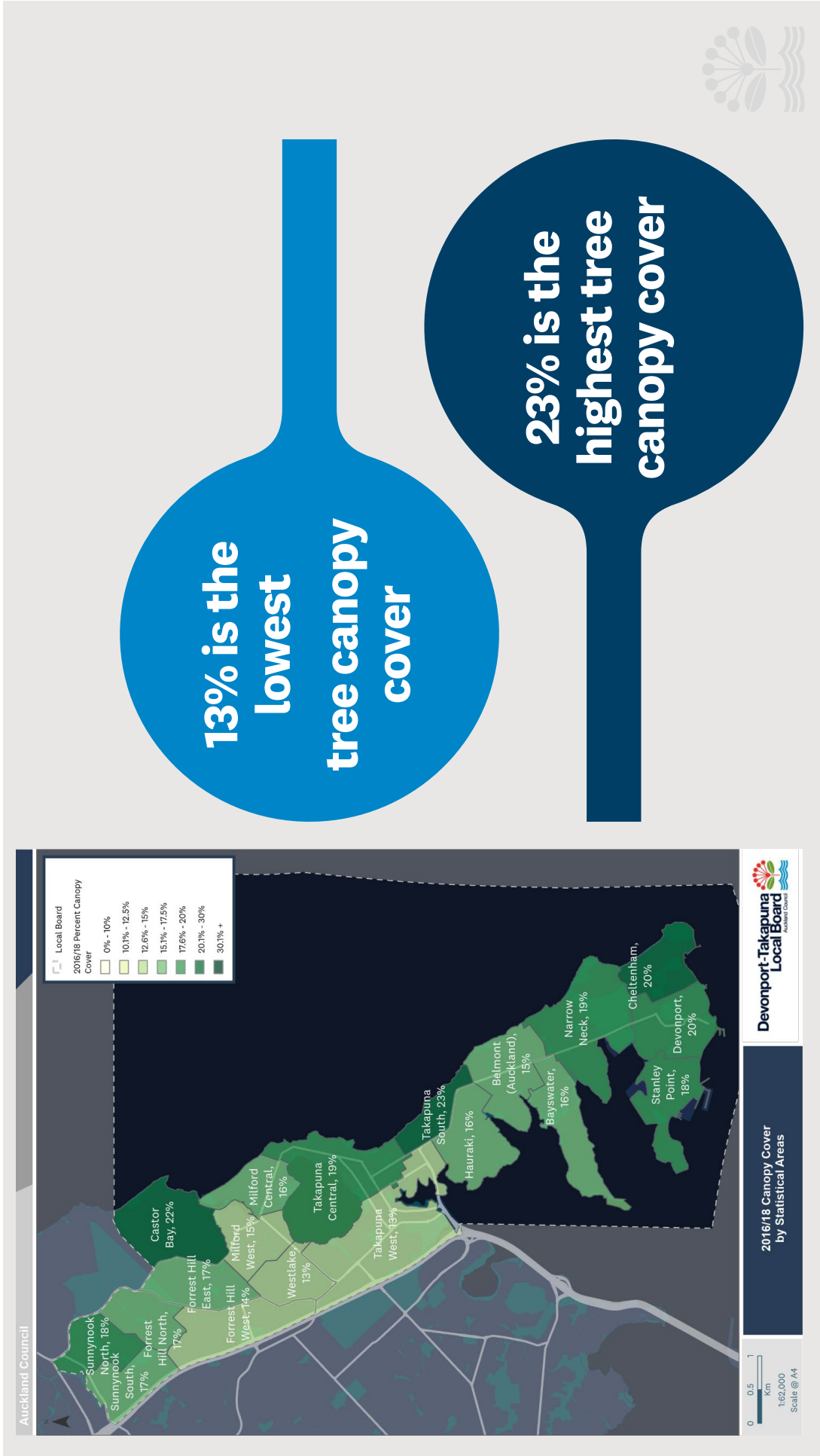


**Percentage tree canopy cover –
by local board 2016-18**



**Canopy
cover by
suburb**





Using Machine learning (AI) to analyse tree canopy cover



Tree canopy cover change comparison 2013-2016(2018)-2023

- Council officers have undertaken regional tree canopy cover analysis results using data produced by LiDAR in 2013 and 2016-2018.
- The results of the LiDAR data has enabled a determination of the extent of tree canopy cover across the region. The data has been used to produced two reports by the council (RIMU) in 2016 and 2021.
- The data produced from the surveys have been used to provide details on the changes occurring in Devonport-Takapuna local board area.
- A case study is included showing the use of machine learning (AI) to undertake an assessment of shade on playgrounds across local board area.
- Outline of current regional canopy cover analysis work to produce a report on change from 2017 to 2023



Change in proportion of trees by height classification

Height category	Canopy area in square metres (m2) in 2013	Percentage proportion of canopy area in height class	Canopy area in square metres (m2) in 2016/2018	Percentage proportion of canopy area in height class	Extent of change in m2 between 2013-2016/2018	Extent of change in hectares (ha)
3m to 5m	1,017,595	31%	1,251,669	37%	234,074	23.4074
5m to 10m	1,570,968	48%	1,546,642	45%	-24326	-2.4326
10m to 15m	505,145	15%	463,923	14%	-41222	-4.1222
15m to 20m	140,481	4%	123,376	4%	-17105	-1.7105
20m to 30m	50,626	2%	38,153	1%	-12473	-1.2473
30m+	1,520	0%	813	0%	-707	-0.0707
total (m2)	3,286,335		3,424,576		138241	



Ngahere Acton Plan development

- Work with the data to establish where there is low canopy cover on public land
- Prepare a long-term plan to increase tree canopy cover in areas of most need on public land
- Consult with the local board on planting process to deliver new tree plantings in parks
- Prepare a process to assess planting locations on public land
- Develop an action plan to inform local communities where there are areas of low tree canopy cover and where efforts can help to improve the ngahere



A lack of natural shade in some key areas of parks

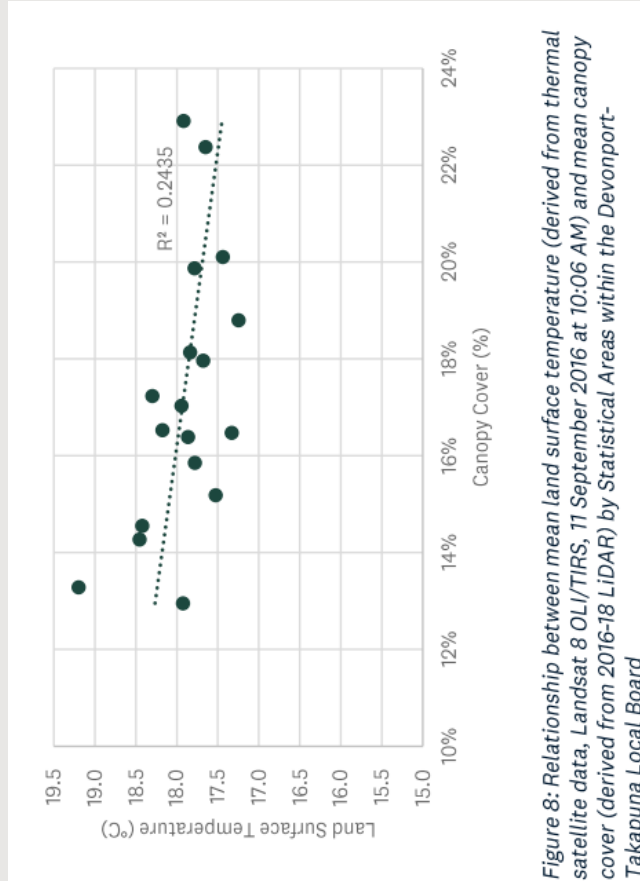


Figure 8: Relationship between mean land surface temperature (derived from thermal satellite data, Landsat 8 OLI/TIRS, 11 September 2016 at 10:06 AM) and mean canopy cover (derived from 2016-18 LiDAR) by Statistical Areas within the Devonport-Takapuna Local Board



Natural shade in areas of high use



Greville Reserve (9% original canopy cover)

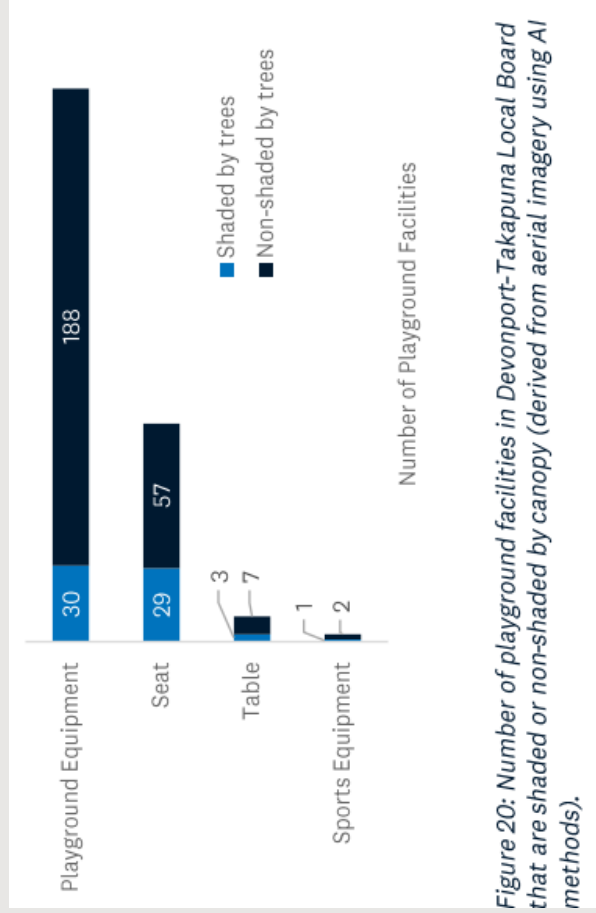
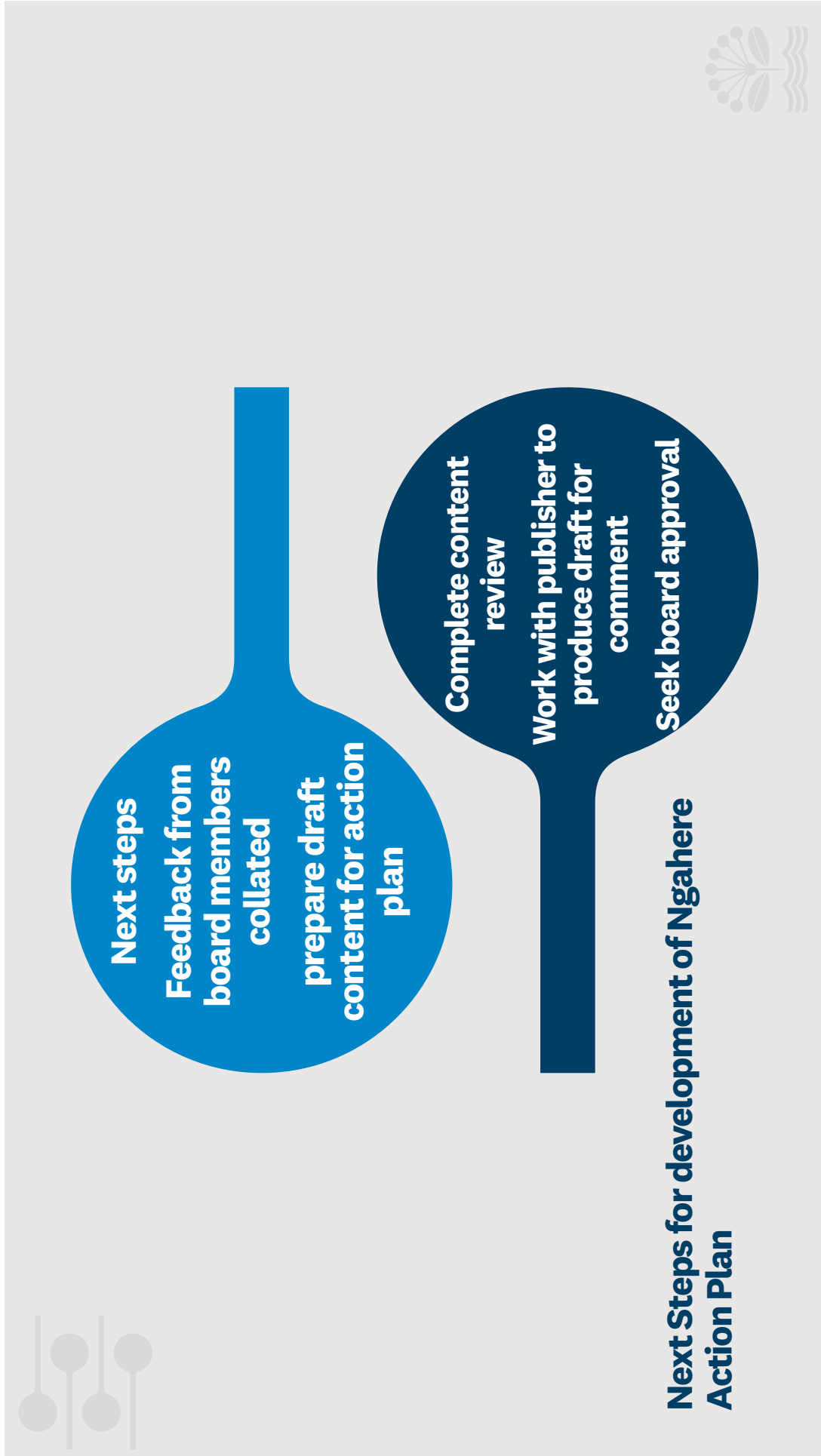


Figure 20: Number of playground facilities in Devonport-Takapuna Local Board that are shaded or non-shaded by canopy (derived from aerial imagery using AI methods).







Pools and Leisure

Devonport-Takapuna Local Board

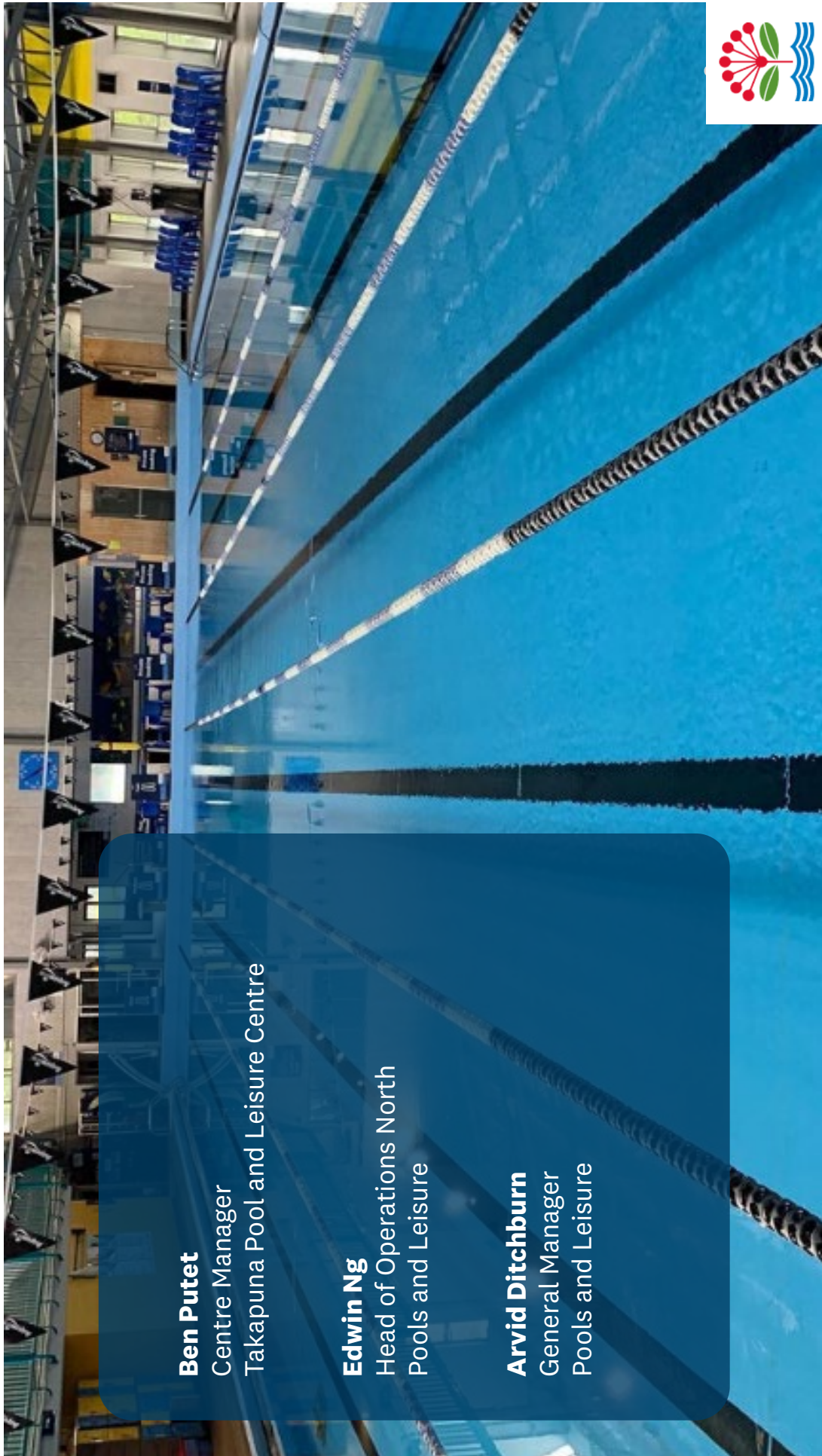
Presented by:
Ben Putet and Edwin Ng

6 May 2025

Purpose

- Introductions and staffing update
- FY26 planning and service levels
- Centre Business Plan
- Current services
- Introduction to KPIs
- Operational highlights
- Performance to date
- Customer experience update
- Risks and challenges
- Health and safety





Ben Putet
Centre Manager
Takapuna Pool and Leisure Centre

Edwin Ng
Head of Operations North
Pools and Leisure

Arvid Ditchburn
General Manager
Pools and Leisure



FY26 Financial Planning

Financial Targets

Budgets have been re-baselined for financial year 2025/2026, with no associated cost pressures for the local board

Te Hotaka Toitū Ānamata

Pools and Leisure's strategic financial sustainability programme, aimed at delivering a \$3 million Net OPEX improvement across the region and will benefit all centres. It brings together a portfolio of high-level cost-saving and revenue-generating initiatives from across the department, each making a meaningful contribution.

We are currently assessing and exploring potential initiatives as part of the early planning phase.



Planning and Service Levels

Work Programmes

Centres will continue to deliver their business-as-usual (BAU) work programmes, which include:

- Operating the centre in a safe and sustainable manner
- Providing a variety of accessible programmes and services to activate the local community
- Core services such as recreation, fitness, group fitness, facility hire and targeted programmes that reflect local needs

We are happy to work with the local board on any initiatives that fall outside of the current BAU scope and may require a separate work programme item in financial year 2025/2026 and beyond.

Local Board Engagement

We will schedule 6-monthly workshops around May and November of each year.



Centre Business Plan



The image displays two document covers within a dark blue rounded rectangle. The left cover is for the 'XYZ Pool and Leisure Centre' and features a logo of three circles on stems, a stylized leaf, and the text 'Mahere pakihi' and 'Nga pae Maunga'. The right cover is for the 'Centre Performance Report' and features a logo of a red circle, a green leaf, and a blue arrow. Both covers include the Auckland Council logo and the text '2025-2026, Version 1.0' and 'aucklandcouncil.govt.nz'.



Memorandum

6 May 2025

To: Devonport-Takapuna Local Board

Subject: 27 Lake Road Draft Service Assessment Update

From: John McKellar - Parks and Places Specialist

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

Purpose

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

Summary

1. The Devonport-Takapuna Local Board's approved work programme for the 2023/2024 financial year included the item '27 Lake Road Service Assessment' (SharePoint ID:3997), which had an approved budget of \$10,000.
2. The project was initiated by the Devonport-Takapuna Local Board to better understand the complexities of the site at 27 Lake Road in Devonport and the plans various council teams and agencies have for the site. The service assessment report will help inform future decisions about the site.
3. The property is council-owned with various council facilities on site. This includes the historic Claystore Building and the Devonport Resource and Recovery Centre. There are also several commercial businesses who have lease arrangements with Eke Panuku.
4. The attached draft service assessment has incorporated feedback from meetings and subsequent communication with council teams and agencies with an interest in the site.
5. A draft version of the 27 Lake Road Service Assessment was presented to the Devonport-Takapuna Local Board in June 2024 for feedback. The local board provided direction for further investigation into future options for the site which have now been progressed to the point where an update can be provided.
6. Following feedback, the service assessment document will be finalised and then presented to the local board for adoption at the next available business meeting.

Context

7. The property at 27 Lake Road in Devonport is a council-owned site situated between Lake Road, Abbotsford Terrace, Ngataringa Park and Dacre Park.
8. Various council facilities are situated on the property, including the historic Claystore Building, which houses a community workshop and the Devonport Resource and Recovery Centre. Several commercial businesses also operate across the site through commercial lease arrangements with Eke Panuku.
9. The Devonport-Takapuna Local Board have recently provided funds for the refurbishment of the Claystore Building and are interested in understanding the surrounding area to identify opportunities to enhance this important community hub.
10. The site provides the only vehicle access to both Ngataringa and Dacre Parks. This includes the North Shore United Association Football Club (NSUAFC) which is situated on Dacre

Park. The clubrooms are accessible through a small section of Auckland Transport controlled road and a connecting driveway on Auckland Council land.

11. The site also has a history of contamination from the historic brickworks and gasworks facilities. Any works undertaken anywhere on the site will need to address these issues with the input and support of the Auckland Council Resilience & Infrastructure team.
12. A service assessment for 27 Lake Road was budgeted for in the Devonport-Takapuna Local Board's approved work programme for the 2023/2024 financial year. The purpose of the service assessment report is to provide the local board with information on the status of land and activities to help inform decisions on the future use of the site and surrounding council reserves.

Discussion

13. A meeting with relevant council teams with an interest in this site was held on 4 April 2024 to analyse the complexities of the site, including the identification of outcomes each department or agency is seeking from the site, and to discuss plans and opportunities.
14. Representatives from Auckland Council's Parks and Community Facilities, Infrastructure and Environmental Services, and Waste Solutions teams were present, as well as representatives from Eke Panuku and Auckland Transport.
15. The key elements of the discussion related to:
 - sports field access and development goals
 - commercial and community leasing arrangements and potential opportunities
 - site contamination issues and remediation/containment processes
 - heritage values and controls.
16. All parties contributed to the discussion and the local board were updated at a workshop on 7 May 2024. Subsequent communications have since been undertaken with the relevant council teams.
17. A draft version of the 27 Lake Road Service assessment was presented to the local board in June 2024 which provided direction for further investigation into future options for the site.
18. The workshop on 6 May 2025 will include discussions on opportunities to improve the community and open spaces on and surrounding the site. The workshop will also provide the local board with an opportunity for further feedback prior to finalising the service assessment document for adoption.

Next steps

19. Ongoing internal discussions may be required after feedback from the local board has been received. This may necessitate further changes to the service assessment.
20. The service assessment document will then be finalised and presented to the local board for adoption at the next available business meeting.

Attachments

Attachment A: 27 Lake Road Draft Service Assessment

