

# The Rangitoto Observer

Takapuna, Milford, Castor Bay, Forrest Hill and Sunnynook

DELIVERED FORTNIGHTLY

Issue 10 - July 19 2019

AN INDEPENDENT VOICE

Smales Farm apartments  
opposed by politicians... p2

Fears for future of listed  
building... p7

Council rubber-stamps its  
own town square... p30

## Pest-free role a boost for the birds

A pest-free programme coordinator for Takapuna-Milford will be on the job in the next few months.

A job description will be developed after the school holidays and the position will

then be advertised. The coordinator will be based in the offices of the Takapuna North community coordinator and will have use of a computer and other resources.

The appointment is a major step forward

for the North Shore Birdsong Project, a pest-free and restoration plan developed since 2016 by the Takapuna North Environment Network Convening Group.

**To page 2**

## Life of famed Takapuna writer honoured



Perfectly Frank... Writers Graeme Lay and Kevin Ireland, photographed at Frank Sargeson House in Esmonde Rd, will speak about their late friend Sargeson at an exhibition opening. See page 10.

INTERNATIONAL PROPERTY AWARDS  
BEST INTERNATIONAL REAL ESTATE AGENCY OVER 20 OFFICES  
Barfoot & Thompson  
2018-2019

**The best real estate agency in the world. At your service.**

SALICE

barfoot.co.nz

Barfoot & Thompson



## MOVEMENT THROUGH LANDSCAPE

ARCHITECTURE OF RANGITOTO AND MOTUTAPU  
AN EXHIBITION BY MARTIN LAW  
PAINTER OF PARADISE

6th July to 31st July 2019  
Opening Saturday 6th July 2.00 - 3.30pm  
28 Clarence St, Devonport. 09 963 2331  
www.depotartspace.co.nz

Depot ArtSpace

www.painterofparadise.co.nz  
paintings | prints | commissions

### Letters to the Editor

Topics should be local.

Noms-de-plume or submissions without a name will not be printed. Email to news@rangitoto-observer.co.nz or post to Rangitoto Observer, PO Box 32 275, Devonport.

The Rangitoto  
**Observer**

Delivered to 10,000 homes



from the Award-winning Team  
at the Devonport Flagstaff

Devonport Publishing Ltd Level 1, 6-8 Milford Road  
Telephone: 09 445 0060  
Email: sales@rangitoto-observer.co.nz  
news@rangitoto-observer.co.nz  
Website: www.rangitoto-observer.co.nz

MANAGING EDITOR: Rob Drent  
PUBLISHER: Peter Wilson  
EDITOR: Jodi Yeats  
ADVERTISING: Liz Cannon  
REPORTER: Emelia Lake

Information in the Rangitoto Observer is copyright and cannot be published or broadcast without the permission of Devonport Publishing Ltd.

NEXT ISSUE: Aug 2  
ADVERTISING DEADLINE: July 26

## Apartments at Smales Farm a step too far for council and local board

A proposed plan change to allow 1300 apartments up to 100 metres high at Smales Farm is being opposed by Auckland Council and the Devonport-Takapuna Local Board.

The size and scale of the project and the change of zoning from a Business Park are key reasons for the opposition by the council and the board.

Smales Farm owner Northcote RD 1 Holdings has applied to Auckland Council to change the Auckland Unitary Plan to allow the development to go ahead.

The residential development would be mainly up to 75 metres tall, with some buildings 100m. No reduction in existing office floor space in the business park is planned.

When originally developed, the area near the Northcote interchange and Smales Farm Station was envisaged solely as a business park. Under its current zoning, no residential development is allowed.

The new mixed-use transit zone, put forward by Smales Farm to allow for residential development, would fit in with Unitary Plan goals to encourage housing around transport nodes.

However, the new zone would change the business park significantly, Auckland Council said in a submission on the proposal.

The creation of what is essentially a new metropolitan centre is at odds with residential areas outlined in the Unitary Plan,

the submission, made public at a Devonport-Takapuna Local Board workshop, said.

Alongside the apartments “activities, such as drive-through restaurants and supermarkets, conflict with the high standard of visual, landscaped and pedestrian amenity sought in the Business Park Zone”.

If the plan change went ahead, maximum building heights should be dropped substantially, the council said. The maximum building height in the Business Park Zone is 20.5 metres.

Some local board members were concerned about the significant amount of extra traffic which would be generated by the residential apartments, and the fact it would “compete” with the central Takapuna area.

Board member Mike Cohen said, with 1300 apartments in the development, it became a housing area not a business park.

The Business Park was “being marginalised by taking away the opportunity to have a commercial hub for Auckland... there is no future-proofing here.” It was debatable whether the plan change was in the best interests of Takapuna, Cohen said.

Member Jan O’Connor said, even though Smales Farm was located beside a bus station, hundreds of people drove cars to work. Vehicle numbers would mushroom with residential apartments. She was also concerned about limited land for recreation.

From page 1

## Pest-free coordinator role takes flight

The Takapuna-Milford pest-free programme coordinator will complement the work of the Restoring Takarunga Hauraki group in Devonport and the Pest-Free Kai-patiki group.

The plan was presented to a Devonport-Takapuna Local Board workshop last week and praised by its deputy chair, Grant Gillon, as a great community-led initiative.

The plan aims to increase birdlife in the area by reducing pests, and preserving and restoring bush streams and ecosystems.

The area covered in the plan includes the Takapuna North area, which extends south from Sunnynook and Castor Bay, and north from Hauraki Corner, with the northern motorway as the west boundary.

The area is part of North-West Wildlink, an initiative to restore, create and connect habitat from the Hauraki Gulf Islands to the Waitakere Ranges, to facilitate the movement of native birds.

The plan aims to work in with other community efforts to better the environment. Schools are seen as having great potential to foster education, youth leaders and work on the ground.

Extensive pest eradication work is already taking place in most reserves and parks in

the area: Patuone Reserve, Kennedy Park, Barrys Pt and Bryan Burns Bush Reserve, and Henderson and Sylvan Parks.

Phoebe Atkinson, of Forrest Hill Community Gardens, told the board community gardens throughout the area were another place where the ecological effort could be furthered.

## Youth transport survey

An online transport survey to garner the views of young people is being run by North Shore youth group YOUnite until 29 July. The survey aims to find out which types of public transport young people are using, the routes they take and any barriers or obstacles to using the system. The high costs of fares is often cited as a major public transport downside for youth. YOUnite is planning other surveys on subjects such as youth mental health and well-being. YOUnite members told a Devonport-Takapuna Local Board workshop last week. The group was also involved in streaming a Youth Voice Network-organised mayoral debate in September.

# Floral surgery helps collage work blossom



**On reflection... Artist Felix Pryor, who searches op shops for imagery to use in his collage work, says his parents' collecting has influenced his style**

Junior advertising planner by day and artist by night, Takapuna local Felix Pryor uses a scalpel to perform an artistic variety of organ transplant in his collage work.

Pryor (24) began using collage at university as a tool to explore different material and feelings but it quickly developed into something much more.

"I found all these beautiful anatomical drawings from the 16th and 17th century. Gruesome stuff. Men pulling the skin from their rib-cage," says Pryor.

"Then I found this print by William Morris, this chrysanthemum. I was like, hold on, that's the same print my parents had on the couch we had growing up."

By combining the two prints, inserting the chrysanthemums where the man's organs would be, Pryor created the first completed piece in what became a series.

"It was one of those moments where I was like, 'Holy shit, this is it. This is the one,'" he says.

Pryor has always seen the beauty in items that are about to be discarded.

"I was at Elam, at university, and I saw these discarded bits of timber and tarnished copper and I thought, 'I could repurpose this. I could polish that copper and make it into something beautiful,'" he says.

While he is not pursuing art as his full-time career, he believes it plays a crucial role in our lives.

"It applies a critical lens to the everyday eye," he says. "It allows you to dig deeper and scratch away at some of the things you think are normal."

Pryor visits op-shops looking for books and material with imagery that catches his eye.

He has an art station permanently set up in his home, which allows him to come back to his work at any time, rather than forcing himself to spend allocated time on a project.

"Sometimes I will work four or five hours straight on something and it will end up in scrap. Other times, I will spend 30 minutes a night on something that really works."

His parents are both avid collectors, which Pryor says had a profound impact on his style.

Tea-pots, stones, stamps, carved animals, pot-plants and plates are among some of the items you will find in the family home he grew up in.

"It's a total mish-mash of stuff. They're definitely not minimalists and they're not afraid to pattern-mix," says Pryor.

"Collecting and curating things is such an art form. Collection as a practice is so

important and inspiring."

Pryor has been commissioned to create several album covers, including for Gary Mictian and Bonnie Strides.

His art is sold in a Ponsonby store and on a commission basis.

"It's quite unusual to see raw collages in people's homes. It's not a normal thing that people would jump up and buy. But if I can get a reaction from people that's even a fraction of what 'the greats' get then that's amazing," says Pryor.

Let's meet for a no-obligation chat about how we could help your business.



**Insight Accounting Ltd**  
Build Your Business. Grow Your Wealth.

**Contact Mark Spooner**  
Office: (09) 486 6099  
Mobile: (021) 221 2348  
mark@insightaccounting.co.nz  
[www.insightaccounting.co.nz](http://www.insightaccounting.co.nz)

# STANLEY BAY STAMPEDE

# MUD RUN

4<sup>TH</sup> AUGUST 10 AM  
FUN FOR THE WHOLE FAMILY!

[WWW.STANLEYBAYSTAMPEDE.CO.NZ](http://WWW.STANLEYBAYSTAMPEDE.CO.NZ)



PROUDLY SPONSORED BY  
**LINDA SIMMONS**



Bayleys Real Estate Limited, Devonport.  
Licensed under the REA Act 2008.



# Westlake band gets shot at Smokefree nationals



**Ed boys... Placing second in the Smokefree Rock Quest regional finals means that Westlake Boys High School band Special Ed have the opportunity to qualify for the national final. The Year 13 band is required to compose a 15-minute original piece. The national final will be held on Saturday 14 September at Auckland Girls Grammar. The band (left to right) Dirk Encela, Francis Lustre, Wayden Theodore, Daniel Cruz**

*The care you deserve,  
at a price you can afford*

**We offer:**

- A New Zealand-owned company focused on caring for our community
- Cremations from \$2,100 and very competitively priced funerals
- Eco-friendly options
- Discounted funeral costs when you meet with us in advance to record your wishes
- Zero-fees pre-payment plan for added peace of mind

**We're available any time of the day or night,  
so simply call us on (09) 477-2433.**

*We'll be there when you need us.*



Hazel James | Ryan Berry  
Manager/Funeral Director | Funeral Director

✉ [office@windsorfunerals.co.nz](mailto:office@windsorfunerals.co.nz) 🌐 [windsorfunerals.co.nz](http://windsorfunerals.co.nz)

# PROPERTY UPDATE - JUNE 2019

Alistairhelm.co.nz

Written and produced by Alistair Helm, Licensed real estate salesperson



Alistair Helm  
021 610 510  
alistair.helm@bayleys.co.nz  
www.alistairhelm.co.nz



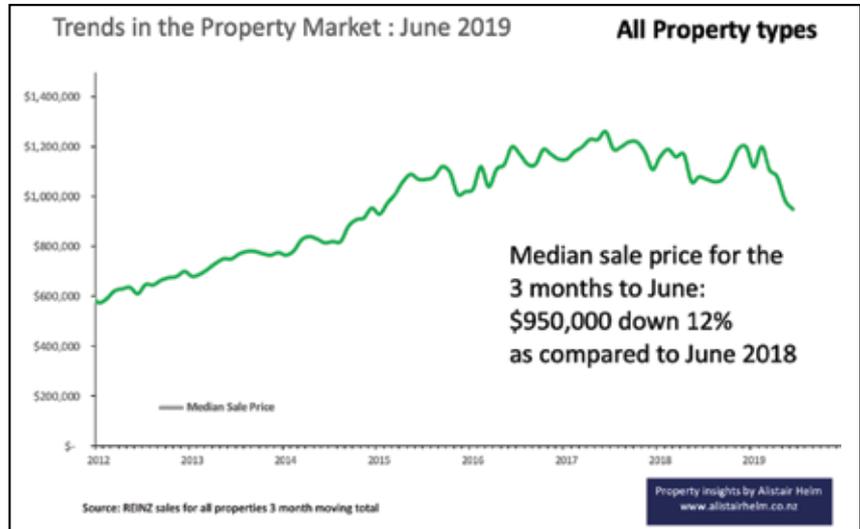
BAYLEYS REAL ESTATE LIMITED, DEVONPORT, LICENSED UNDER THE REA ACT 2008

Welcome to the property update for the suburbs of the Rangitoto Observer. This is the first of what will be a regular monthly update and insight into the local property market for the area.

The value in a local paper is local news. Equally so when it comes to property; local market information, insight and trends are vital to understand how best to approach the market as a buyer or a seller. That's what I specialise in. I've analysed and commented on the property market nationally for more than a decade and now focus on my local area of the North Shore, providing the same in-depth analysis and honest perspective. If you like what you read please share; if you disagree or want to better understand what I outline then please give me a call.

So, to the local market as we head through these winter months. It'll come as no surprise that this market mirrors so much of the Auckland region being in somewhat of a subdued state. This situation has become something to which sellers have become accustomed over the past year as weakness in sales, as a function of tightness of lending have constrained buyers, despite such attractive mortgage rates.

The trend in median sales price as seen in the chart shows the outcome,



in a weakening trend. The current median price of sales across the area is \$950,000 down 12% as compared to this time last year.

When diving deeper into the market by suburb and by composition, the overall trend is no different with the scale varying between Milford, where latest sales prices at \$1,190,000 are unchanged over

the year, to Takapuna at \$990,000 down 11%.

When analysing the trend by property type, the weakness in prices is more evident in the sale of traditional 3 to 4 bedroom homes across the area, down 15% at \$1.1m, whereas smaller 1 to 2 bedroom homes at a median sale price of \$765,000 are down just 1%.

## Property Report – June 2019

ALL		\$ 950,000	
1&2		\$ 765,000	
3&4		\$ 1,100,000	

Takapuna	\$ 990,000	
Milford	\$ 1,190,000	
Forrest Hill	\$ 1,070,000	

## Fears for future of heritage council-owned building



**Grand designs... Architect Pete Bossley came up with this design for an art gallery, as part of a decade-long quest to convert the building at 2 The Strand, gifted to the city for a library, for another public use.**

Leaves, a wheelie bin, a crumpled road cone and dated office equipment are all to be found in a heritage-listed council building in Takapuna, which has now been empty for at least 470 days.

A council notice stuck on the window in March 2018 declares the building at 2 The Strand 'earthquake-prone', a warning which sent the last few council staff – parking

officers – packing.

A long-time campaigner for an art gallery in the listed building, Ruth Ell, fears it is becoming a case of demolition by neglect.

Further, administrative changes last year raised her fears that the building, with its distinctive pink stone wall, could be sold off.

The council's development arm, Panuku, changed the building's status from a list indicating buildings are used by the community to one called "non-service", meaning it could be sold without local board involvement, Ell says.

There's no appetite among supporters to revive the gallery project after such a lengthy battle, Ell says, but they would like to see the building retained for community use.

That hope is shared by the Devonport-Takapuna Local Board, according to chair George Wood.

A council review is looking at how best to use a group of Takapuna public buildings in close proximity, including the library, War Memorial Hall, Mary Thomas Centre and 2 The Strand, Wood says.

He is hopeful a useful purpose will be found for 2 The Strand that will see it return to community use.

The building has a 34 per cent structural rating, under a system in which heritage buildings are required by statute to achieve a minimum 33 per cent rating, with preference for a 66 per cent rating.

The land was originally gifted to the city for a library, and building funded, by several Takapuna benefactors.

The public library officially opened in 1955, according to a plaque, but it outgrew the building and was forced to move over the road to its present site in 1989.

The community board used the building until amalgamation into the super city in 2010, when council staff occupied it.

The Shore Exhibition Centre Trust was formed in 2009 and led the charge to turn the building into an art gallery. The trust commissioned a design by architect Pete Bossley for a \$16 million gallery.

However, promised council funding fell through and, over time, other funding failed to eventuate.

Auckland Council eventually deemed the project not financially sustainable and the trust wound up a year ago.

At a local board meeting last month, the former Shore Exhibition Centre Trust returned the remaining \$270,000 of the initial funding of \$300,000 it received a decade ago.

Supporters have lost strength for the fight, but Ell still believes a gallery would be a good use for the building, which is largely open plan, with an elegant, separately listed, modernist staircase leading to the top floor.

At one point, the trust was advocating a 'soft launch' of simply hanging works and opening the gallery, funding upgrades over ensuing years.

Now, those involved fear the building will be lost to the community for which it was built.



**Public interest... Campaigners such as Ruth Ell want the former library retained for community use**

# Stellar turnout for Smales light festival



**Bubble, bubble, toil and trouble... Aria Gibbs (2) enjoys the light installation**

**Back, left to right, Ella Dibble (8), Aidan Dibble (10) and Ollie Pease (2), with, front, Olivia Dibble (6)**

An estimated 60,000 people walked through Smales Farm last weekend for the Stellar Festival of Lights.

The exhibition included a number of indoor and outdoor interactive light installations on the grounds of Smales Farm and inside the B:Hive.

Dedicated to the art of light design and the celebration of Matariki, the installations were crafted by Angus Muir Design.

A fire show and food trucks also attracted crowds to the event, which was held 5pm until 9pm from Friday July 12 to Sunday July 14.

**Photos: Emelia Lake**



House of light... Milan Morehu-Waru (5), Lillian Morehu-Waru (4) and Harper Perese-Cullen (5)



Saturday light fever... (from left to right), Micah Van Tonder (3) and Michael Van Tonder (7), and Harrison Castle (2) and Sophie Castle (4)

## Three 'Sargesons' meet for library exhibition

"To the people of Takapuna, Frank Sargeson is not only one of the few great writers in New Zealand, he is also a familiar gnome-like figure often seen going about his shopping with a rucksack over one shoulder and his raincoat at the ready."

The 19 June 1970 article in the *New Zealand Herald* relates the story of a "Takapuna housewife" deciding to start fundraising for a bust of Sargeson, who had lived in the area for more than 40 years, for the library, after the council decided it was too expensive.

Mrs N. Free of Clifton Rd telephoned friends who pledged a dollar or two. Takapuna mayor Fred Thomas arranged for donations to be received at Takapuna Library.

He advised people to leave their names and addresses so that the money could be returned if insufficient funds came in.

By the end of the year, more than \$300 had been raised, and the council agreed to chip in \$40 to bring the sum up to the required \$350 (\$5600 in today's currency) for the 'ciment fondu' head by Anthony Stones

This bust, which the Auckland Art Gallery director of the time, Gil Docking, advised the council was "a strongly modelled piece which captured the personality of the sitter", has stood in Takapuna Library ever since.

From 1 August to 31 October, it and two other busts of Sargeson will be on display in an exhibition called *The Three Faces of Frank* in the Angela Morton Room in Takapuna Library.

One of the works is by Alison Duff, who depicted her literary friend in animated conversation and in his shirtsleeves, because he was "a writer of the people".

Duff's roughened, sketch-like piece captures Sargeson's energy. It has been on display in the Central City Library since 1965. Sargeson was often seen there circling his bronze self admiringly.

Sargeson sat for the last of the trio of busts, by Terry Stringer, in 1982, two years before his death. Norma Kerr donated it to

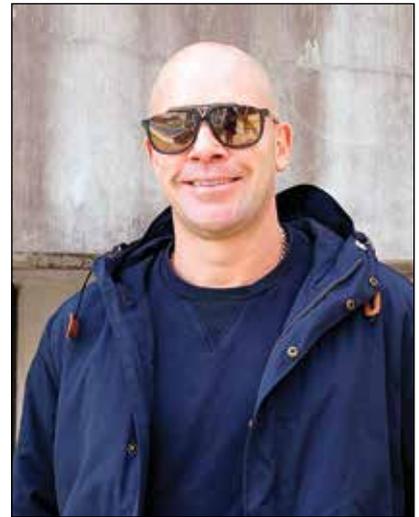


**Familiar figure... Leading New Zealand writer Frank Sargeson lived in Esmonde Rd for more than 40 years. (Auckland Libraries Heritage Collections, 1360-40.)**

the Frank Sargeson Trust in 2002.

All are welcome to attend the show's opening event, 6pm-7.30pm on 1 August, with talks by authors Graeme Lay and Kevin Ireland, Sargeson Trust chair Elizabeth Aitken Rose and the Grimshaw Sargeson fellow, poet Chloe Honum. An oral-history librarian will be on hand to record people's memories of Frank Sargeson.

## Bigger food and wine festival returns to Smales Farm



**Shore thing... Hauraki resident Adam Bennett is stoked to be holding a top festival in Takapuna**

The popular Takapuna Food, Wine and Music Festival is back this summer, bringing joy both to festival fans and the long-time local who organises it.

The third festival of its kind will take place on 15 February at Smales Farm again but will be a little larger than last summer's event, which attracted a crowd of 4000 people.

"It's going to be a similar festival, but expanded slightly by 1000 people," organiser and Hauraki resident Adam Bennett says.

"We are hoping for 5000, but it will be the same premium event.

"We have got some amazing acts, international and local acts, as well as top vineyards and breweries from around the country, popular food vendors and other activities."

Bennett, who attended Rosmini College then Takapuna Grammar School, founded Highlife Entertainment in 2003 and says organising this event is close to his heart.

"I was born in Takapuna and have pretty much lived here my entire life. I have always enjoyed being able to produce events locally. I'm really stoked to be able to put this on."

The festival picks up where the Devonport Food and Wine Festival left off, after running for 24 years until the final event in 2013.

While that festival had support from the local board, Devonport Rotary and a range of businesses, with the Takapuna festival, Bennett's company organises and fully funds the event, taking the financial risk.

Bennett was a big fan of the Devonport festival, but says the event his company produces is on a different level, bringing in international acts that you wouldn't see at other festivals.

Details of this summer's bands and performers will be revealed in September.

**REACH YOUR  
TAKAPUNA & MILFORD  
CUSTOMERS COST-EFFECTIVELY**

Contact the Observer for our rates

**EMAIL: sales@rangitoto-observer.co.nz**

# Flipping good progress on record attempt

In preparation for their 24-hour tyre-flipping record attempt, Tom Moore, who grew up in Devonport, and Forrest Hill's Gareth Edwards have completed a 12-hour stint.

Now a city-sider, Moore (28) and Edwards (40) have been training for the past 19 weeks to break the current Guinness World Record of 20 kilometres in 24 hours with a 68kg tyre.

On Saturday 25 May, the pair conquered an impressive 15.3km in 12 hours, which they say was extremely important.

"It was a really great learning experience. We learnt a heck of a lot about how our bodies felt after this and also how we were left feeling mentally," says Edwards.

"We started at 1pm and finished at 1am and the next day I just felt hungover. I also wasn't able to make a solid fist for days afterwards. My hands were sore.

"I hit a wall about the 10-hour mark," says Moore. "Because I sweat so much, I was replacing my sodium by putting a teaspoon of salt in water every two hours. But, at the 10-hour mark, the measurements were wrong and I had too much salt and too much water. My body was rejecting it and I was just trying to keep it down."

The 12-hour flip also helped them figure out what food to have on hand for the 24-hour session this weekend.

Moore will have artisan donuts, bananas and One Square Meals.

"My dad makes a killer bacon and cheese paleo toastie, so definitely some of those," he says.

Edwards says he will be chowing down on pizza and apples.

"Pizza is the one thing I always feel like all the time. And I'm over bananas. I've eaten them every single day for the past 19 weeks."

A massage therapist and chiropractor will be on site to help with any injuries that may occur.

The motivation behind their record at-



**Tyre-less... Tom Moore, pictured, and mate Gareth Edwards flipped 93kg tyres for 12 hours in the run-up to a record attempt**

tempt is the Givealittle page they have set up in hopes of raising \$10,000 for the John Kirwan Foundation.

A cause that is close to their heart, the John Kirwan Foundation works with schools in order to give young people the tools to understand and recognise their own mental health issues.

"We wanted to do something very masculine at its core and say, 'Hey, we can do this but we can also give back to this really important cause,'" says Moore.

Moore and Edwards will be attempting the world record at the AUT Millennium gym at noon Saturday 20 July – noon Sunday 21 July.

## Hearing Aids help keep your brain fit

Hearing well helps keep us active, involved, independent and healthy. Hearing is our connection to other people, the key to communication and it is essential for good memory function.

Hearing loss in adulthood is linked to higher rates of unemployment, depression, greater cognitive decline, and greater risk of falls when compared with normal hearing peers. The Lancet Commission Report on Dementia (2017) has listed hearing loss as one of the top modifiable factors for increased risk of Dementia.

So the big question is – do hearing aids help reverse this negative trend? Yes! One longitudinal study found that hearing aids may have a mitigating effect on trajectories of cognitive decline in later life. (Maharani et al 2018). Another large scale population study found that "Hearing aid use was associated with better cognition in a large cross-sectional study of UK adults." The association was independent of social isolation and depression. (Dawes et al 2015).

If you, or someone you love, seems to be having hearing problems book in for a free hearing check with Teresa Burns Hearing. If the free check shows hearing loss – get the full evaluation done. And if significant hearing loss is confirmed look in to getting some hearing technology. There are lots of discreet and comfortable models available. Call today for an appointment (09) 475 9849.



♥ love your hearing

Your local hearing expert – she'll listen to your hearing story and will see you at your appointment – every time.

**Hear every time. North Shore.**

**Teresa Burns** AuD, MNZAS

t: 09 475 9849  
Location: Inside the Health - 1 Care Centre  
215 Wairau Road, Glenfield, North Shore  
[www.teresaburnshearing.co.nz](http://www.teresaburnshearing.co.nz)



# Takapuna deserves a better town square

Takapuna is designated as a Metropolitan Centre in the Auckland Unitary Plan (AUP). It identifies 10 of them in greater Auckland. Takapuna is the only one which enjoys a seaside location.

The Auckland Unitary Plan provides that a Metropolitan Centre is to have a town square, a civic space of at least 3-4000 sq metres.

Panuku, Auckland Council's development agency, is tasked with providing a design for this town square, as part of the redevelopment of Takapuna and the central car park. Their proposed design is anything but a square and is certainly not a central feature of the old central car park layout; carefully aligned for maximum sunshine and contiguous to the existing Potter's Park which was bequeathed to the people of

Takapuna around 1930.

Instead, Panuku's design is in three segments, on two different levels with a service lane running through the middle. It will be significantly shaded by surrounding high buildings (9 to 11 storeys).

Richard Reid & Associates of Devonport has provided the Devonport-Takapuna Local Board (DTLB) with a well-researched alternative design which is eminently more suitable.

It is centrally sited adjacent to Potters Park, regular in shape and aligned for maximum access to sunlight and avoidance of shading by surrounding high buildings.

It would be 3428 square metres and would provide a quality space for the generations to come.

The DTLB (bar one vote) favour the RRA design. Panuku does not and has not taken it up.

We might enquire of Panuku 'why not?' Why shouldn't Takapuna have a quality purpose-designed space for a town square rather than a hotchpotch?

After all, it will service our civic needs for the next 100 years.

As the only Auckland Metropolitan Centre with a seaside location of high quality, Takapuna is crying out for public spaces of the highest quality. Why should the public good be sacrificed in the pursuit of profit?

We in New Zealand are all too good at this. The jewel in Auckland's crown deserves better than Panuku's flawed design.

**Tony Lewis, Takapuna**

## Civic space should be focus

Auckland Council's Panuku and The local board's plans for a Takapuna town square have been reviewed by Australasian urban design expert Jan McCredie. Panuku's plan is "a thoroughfare which will attract business. However, that is and will be its only role". In contrast, the board's favoured plan "provides a civic space... that enables it to become a focus and memorable place for the community".

Driving the deliberations of Auckland Council on Wednesday, 10 July, to carve-up 40 Anzac St, contrary to the proper democratic resolution of the local board, was the rationale, "t'wer well it be done quickly". I believe the community will decide when 'tis done," in its own time.

**Iain Rea**

## Democratically accountable decisions needed

The headline above on page 5 of your 5 July issue was of interest to me as I was at the meeting when Richard Reid presented his plan to the Devonport-Takapuna local board as you have reported clearly and accurately, as I recall his presentation.

I have since been able to view online the videoed proceedings of the meeting on Wednesday 10 July of Auckland Council to consider this matter and I am very concerned that the decision at that meeting was to proceed with the original Panuku proposal in spite of the Devonport-Takapuna Local Board voting 4 to 1 in favour of the Reid design being considered. Furthermore, although the Reid design proposals were mentioned, the councillors were not provided with a copy of his report either before or during the meeting.

This seems to me to be at variance with the

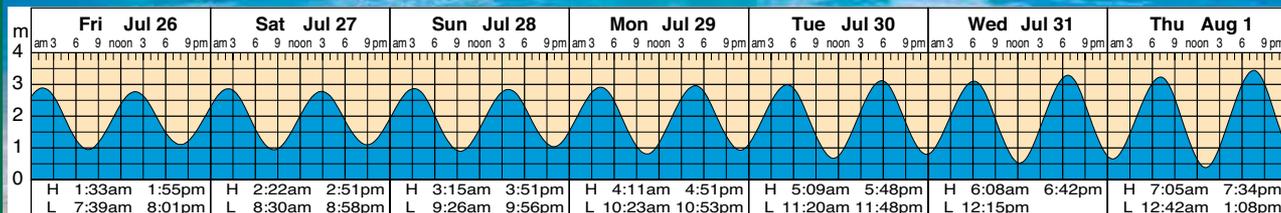
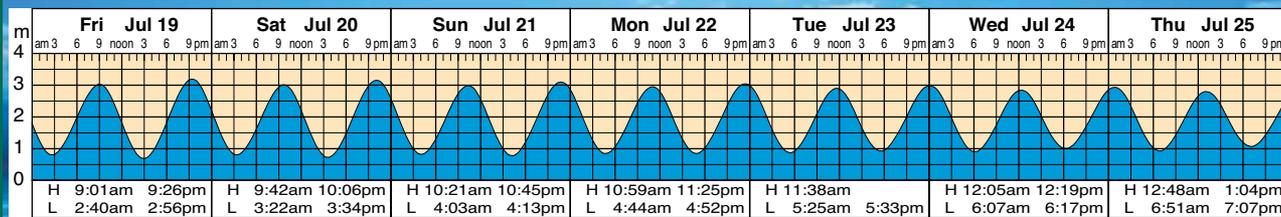
procedural requirements set down in the Local Government (Auckland) Act 2009. This makes it very clear the governing body must consult with the local board and take notice of the wishes and desires of the people in the local board area and in so doing the governing body and the local board are responsible for ensuring that their decisions are democratically accountable.

These concepts are spelt out in several sections of the Act 7 1(b), 14, 15, 16, 17c and it appears to me that either the governing body and their CCO Panuku are not aware of their responsibilities in such matters or they choose to ignore them. Democracy needs to be accountable according to the 2009 Act.

Thank you for your 5 July article and the overall style of the Rangitoto Observer. Keep up the good work.

**John Shears**

# Milford / Takapuna Tides



# No end in sight for Hurstmere Rd limbo



## Roadworks coming... but not until council gives itself permission

The mid-year start date for a \$12 million upgrade of Hurstmere Rd has come and gone, with businesses left wondering when the project will start, or how long it will take.

The council lodged its resource consent application for the project with itself in January, and is still working through the process.

The council is waiting for the consent before it starts tendering for the works, which, three years ago, were announced as due to start in May this year and earlier this year said to start "mid-year".

The Takapuna Beach Business Association supports the upgrade of Hurstmere Rd, but says delays and uncertainty are hurting shop owners.

"Businesses order stock up to 18 months in advance and now may not have enough, which means they will be hurting. It's frustrating from our point of view," TBBA chief executive Terence Harpur says.

The upgrade will turn Hurstmere Rd into a one-way route northbound, with wider footpaths, a cycle lane, parallel parking on one side only, better lighting and more seating and planting, including rain gardens to filter stormwater before it reaches Takapuna Beach.

Auckland Council was "deliberately vague" about the start date, just saying "mid-year" be-

cause it didn't know exactly how long it would take to get a consent, communications officer Sara Cairney says.

In addition, contractors' timelines are part of their bids for the contract, so, until contracts are awarded, timing can't be confirmed.

In the meantime, Auckland Transport, Watercare and the council are doing preparatory investigations to locate utilities, such as stormwater, water, sewer pipes and electricity, and doing upgrades, where possible, Cairney says.

Watercare is starting with work relining pipes along Hurstmere Rd, with works carried out on Monday and Tuesday nights (7pm to 9am) from 29 July to 27 August.



## Looking for some kitchen inspiration?

If you're planning a new kitchen, visit our website and check out our big selection of completed kitchen projects for inspiration. Traditional, modern or minimal, we design, make and install beautiful kitchens, right here in Auckland. With over 27 years in custom joinery, and our 10 year guarantee, you can be sure we'll exceed your expectations. Call our designer for a free consultation.

Phone 09 443 4461

[www.neodesign.co.nz](http://www.neodesign.co.nz)

[info@neodesign.co.nz](mailto:info@neodesign.co.nz)

**neodesign**

KITCHENS | CABINETRY | JOINERY

VISIT OUR SHOWROOM:

96 Hillside Rd, Glenfield, Auckland

Hours: 8 - 5 weekdays

## FOR LEASE

### Commercial Character Premises

163 Lake Road, Belmont,  
superb Lake Road  
advertising exposure

Character single story building of 120m<sup>2</sup> and 5 on-site car parks (10 if "stacked").

Rent \$41,000 p.a.  
+GST plus Opex

Zoned "Business Local Centre" allowing a wide range of permitted activities including Commercial Services, Food & Beverage, Offices, Retailing, Warehousing, Laboratories, Light industrial/manufacturing, Education, Community Care and Healthcare Facilities.

Currently offices and available for lease from 1st August 2019.

Contact owner  
021 926 946 or email  
[michael@gannaway.co.nz](mailto:michael@gannaway.co.nz)



Driving Miss Daisy®

NZ's number 1 friendly and reliable companion driving service

Driving Miss Daisy  
Milford

Call Alan today  
09 551 3050



# Harcourts



## Takapuna 3/10a Killarney Street

3 2 1 1 2

### Location, Single-Level And A New-Home Feel

Single-Level format and extensive remodelling presents an ideal proposition for discerning downsizers. Enlivened with a touch of luxury in a hotly contested central Takapuna location.

Socially positioned gourmet kitchen featuring high-grade appliances promotes chef/guest interaction enhanced by natural flow through open plan living to decking as spacious and secluded as it is sunny and serene.

In peak condition with double-glazing, professional décor, new carpets and coverings and a quality inventory of chattels reading like a spec-sheet of a just-finished home.

Call now for a private viewing.

### For Sale

**View** Sat & Sun 11.00 - 12.00pm or by appointment  
[www.harcourts.co.nz/TK34477](http://www.harcourts.co.nz/TK34477)

#### Faith Goodwin

M 022 522 8868 P 09 941 4273  
 faith.goodwin@harcourts.co.nz

#### Michael Swarbrick

M 021 888 133 P 09 486 9267  
 michael.swarbrick@harcourts.co.nz  
 Cooper & Co Real Estate Ltd Licensed Agent REAA 2008



## Giant step ahead for Kennedy Park stairs

Resource consent has finally been granted for geotechnical measures needed to rebuild the Kennedy Park 'stairs of doom'.

The stairs connecting John F. Kennedy Memorial Park with Castor Bay's beach have been closed to the public since April 2018 when they were severely damaged by a slip during Cyclone Debbie.

Allocated \$616,000 through the council's regional coast assets funding, the project involves soil nailing, slope contouring, shotcrete stabilisation and replanting through geotechnical mesh.

Construction of this phase was due to start this week with preliminary work including erecting fencing, creating an access track and installing site signage to notify the public of these works.

This phase is expected to take approximately one month to complete, North Shore councillor Richard Hills says.

The following phase to demolish sections of the old stairs will follow this work when the site is safe for workers.

Procurement work for the rebuild phase is progressing.

Auckland Council expects that, due to the delay in the resource consent processes plus weather conditions, the construction works will not be completed until October 2019.

A petition to hasten rebuilding the steps had more than 1200 signatures at press time.

**Coming to Takapuna**  
25 Anzac Street  
August 1st



*Your indoor outdoor lifestyle specialists*

**PAVILION**  
ARCHITECTURE  
www.pavilionarchitecture.co



# Harcourts



**Narrow Neck 6 Old Lake Road**

3 2 2 1 2

### Beach And Land!

Under 100 paces to the steps at Narrow Neck beach, three houses back from the sand and on a 769sqm piece of flat land this property has it all. For 29 years this family have held tight to their laidback coastal home. A unique opportunity now exists to live in this coastal classic home and enjoy the location, views and garden or develop further. Auction day will come and the chance of missing out is real. Do not live with regret every time you drive past, be pro-active and view this gem as soon as possible.

### Auction

On site 28th July at 12.00pm (unless sold prior)  
**View** as advertised or by appointment  
www.harcourts.co.nz/DP22497

#### Maria Stevens

M 021 979 084 P 09 446 2111  
maria.stevens@harcourts.co.nz



#### Grant Speedy

M 027 4511 800 P 09 486 9217  
grant.speedy@harcourts.co.nz



Cooper & Co Real Estate Ltd Licensed Agent REAA 2008



**NORTHCOTE POINT 170F QUEEN STREET**



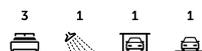
- Recently renovated
- Elevated end unit
- Less than 10 minutes commute to CBD by car or by bus
- Excellent cafes and restaurants nearby
- A true lockup and leave

**FOR SALE**  
 \$630,000  
**VIEWING**  
 Phone For Viewing Times  
[www.barfoot.co.nz/769149](http://www.barfoot.co.nz/769149)

 **Ron Sadler**  
 021 613 546  
 A/H 09 486 0142  
 Devonport 09 445 2010



**HILLCREST 9 STANAWAY STREET**



**FAMILIES / INVESTORS**  
 You will love this warm, light filled family home for it's space, location, beautiful level site and landscaped grounds with mature fruit trees. Loads of large windows and ranch sliders open from all living rooms and bedrooms to extensive decking. Owner is relocating and it is ready for a new family to claim and enjoy.

**AUCTION**  
 10:00am 25 Jul 2019 at Bruce Mason Centre, Takapuna (unless sold prior)  
**VIEWING**  
 Sat/Sun 12:15-12:45pm  
[www.barfoot.co.nz/776841](http://www.barfoot.co.nz/776841)

 **Suzy Wang**  
 022 199 7808  
 Devonport 09 445 2010



**DEVONPORT 50 MERANI STREET**



What a wonderful place to call home. Perfectly nestled at the end of a family friendly cul de sac in the highly sought after Narrow Neck area, this solid and substantial 1950s bungalow rests on a full 1,212m<sup>2</sup> north west facing section with multiple living spaces and a separate income generating dwelling.

**FOR SALE**  
 By Negotiation  
**VIEWING**  
 Sunday 11:00-11:30am  
[www.barfoot.co.nz/773380](http://www.barfoot.co.nz/773380)

 **Ian Cunliffe**  
 027 227 9322  
 Devonport 09 445 2010  
 **Cathy Fiebig**  
 021 383 149  
 A/H 09 445 8168  
 Devonport 09 445 2010



**ALBANY 404/1 ROSE GARDEN LANE**



**ROSE GARDEN FOR SALE**  
 One double bedroom plus one office/study room, large open plan living, dining and kitchen area and combined bathroom. Total floor area approximately 52m<sup>2</sup>. Floor to ceiling windows for added warmth and light. Don't miss the opportunity to live in central Albany.

**FOR SALE**  
 \$558,000  
**VIEWING**  
 Phone For Viewing Times  
[www.barfoot.co.nz/776040](http://www.barfoot.co.nz/776040)

 **Hardy Fan**  
 021 908198  
 Devonport 09 445 2010  
 **Joy Hu**  
 021 333315  
 Devonport 09 445 2010

Devonport 09 445 2010

**Barfoot & Thompson**  
Licensed REAA 2008 MREINZ



**TAKAPUNA 281 LAKE ROAD**



**CALLING ALL FAMILIES**

This 1950's four bedroom bungalow sits proudly on a full 549m<sup>2</sup> fully fenced section ensuring safety and privacy whilst elevated for all day sun.

Off street parking, lockup garaging and ideally located between Takapuna and Devonport.

**FOR SALE**  
 By Negotiation  
**VIEWING**  
 Sat/Sun 1:00-1:30pm  
[www.barfoot.co.nz/774395](http://www.barfoot.co.nz/774395)



**Samuel Tang**  
 021 688 364  
 A/H 09 215 0666  
 Devonport 09 445 2010



**Cathy Fiebig**  
 021 383 149  
 Devonport 09 445 2010

**CASTOR BAY 62 PARR TERRACE**



**BIG POTENTIAL ON BIG LAND**

A rare chance to obtain this 2137m<sup>2</sup> freehold site in sought after Castor Bay. With stunning sea views, this 3 bedroom cedar weatherboard home has a park-like backyard and extraordinary potential for the new owner.

Motivated vendors are moving on. Call me for more information.

**FOR SALE**  
 By Negotiation  
**VIEWING**  
 Phone For Viewing Times  
[www.barfoot.co.nz/762490](http://www.barfoot.co.nz/762490)



**Samuel Tang**  
 021 688 364  
 A/H 09 215 0666  
 Devonport 09 445 2010



**DEVONPORT 19 & 19A RATTRAY STREET**



**A NEW KIND OF HISTORY!**

Two unique, luxury apartments within the very heart of the village. Both apartments feature three double bedrooms, three superb floor-to-ceiling tiled bathrooms, two living spaces, central heating, internal lift for upper level, landscaped courtyards, full security. A stunning combination of character and contemporary desirability!

**FOR SALE**  
 By Negotiation  
**VIEWING**  
 Sat/Sun 1:00-2:00pm  
[www.barfoot.co.nz/775945](http://www.barfoot.co.nz/775945)



**Sue Harrison**  
 021 909 549  
 Devonport 09 445 2010



**Toni Gregory**  
 021 044 3663  
 Devonport 09 445 2010

**BELMONT 1/105 LAKE ROAD**



**A WINNING FORMULA**

This substantial and contemporary dwelling is set over two levels with a self contained one bedroom flat and Airbnb potential, providing an additional income stream. Located in very popular Belmont within walking distance of local shops and excellent schools and main transport links to both Devonport and Takapuna.

**FOR SALE**  
 \$1,495,000  
**VIEWING**  
 Sunday 11:00-11:30am  
[www.barfoot.co.nz/777526](http://www.barfoot.co.nz/777526)



**Carol Wetzell**  
 027 245 3392  
 Devonport 09 445 2010



**Ian Cunliffe**  
 027 227 9322  
 Devonport 09 445 2010



**searchfield  
electrical**

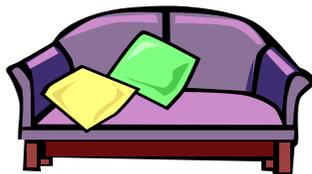
**Call us for all your  
Electrical & Data  
requirements**

No job too big or too small  
No travel charge  
Shore-wide!



**Carl Ogden - 444 5782**  
carlo@searchfield.co.nz

**RECOVER YOUR  
LOUNGE SUITE**



*Call us for a free quotation and put the life  
back into that favourite chair or lounge suite*

**AWARD FURNITURE**  
Phone COLIN on 480 5864



**OBORN  
PLUMBING  
AND DRAINAGE LTD**

**Professional Quality Service**

- Gasfitting • Certifying/Licensed
- Digger Hire • Plumber/Drainlayer
- All Aspects of Plumbing & Drainage

**Contact Dan**  
info@obornplumbing.co.nz  
www.obornplumbing.co.nz  
0800-143-051 or mob 021 119 3227



**Call Carl  
for all your  
electrical needs**

**0274 937380  
or 445 7528**



**EYE FOR DETAIL**

North Shore based renovations,  
new builds, design & project  
management since 1985.

Trustworthy licensed builders specialising  
in residential alterations/extensions,  
kitchens, bathrooms, tiling, re-cladding.

Contact Alex Carey on  
0274 660 666, or visit our website  
www.efd.kiwi

**RENE GARDENING**

*Too tired to tidy up your garden?  
Call today and get your tidy garden back!*

**SMALL & MEDIUM TREES  
HEDGES  
& SHRUBS**

**GARDEN TIDY UPS  
PRUNING - TRIMMING  
WEEDING - MUCH MORE**

*FREE QUOTES* *FREE QUOTES*

Kei: **021 134 5604**  
rene.keishi@gmail.com

facebook.com/ReneGardening



**DEVONPORT ELECTRICAL**

Your *Local* Electricians

**021 670 103 or 445 3447**

**ELECTRICAL INSPECTION SPECIALISTS**

Paul Sievers - Toby Ballard  
www.devonportelectrical.co.nz

**DEVONPORT  
AUTO  
CENTRE**

■ NEW SERVICE ■  
Tyres and Wheel Alignment  
■ Full Vehicle Servicing  
and Maintenance ■ WOF

**ANDRE & WENDY CUMISKEY**  
**Ph (09) 445 4456**  
**Fax (09) 445 7629**  
1A Fleet Street, Devonport



**DESIGN AND BUILD NZ**

Devonport builders since 1990

Residential Building  
Architectural Drafting

Scott Peters  
021 606 737

www.designandbuildnz.co.nz

**LOCAL PAINTER**

*The Bays Painter Decorator*

- Quality House Painting
- 30+ Years Experience
- Free No Obligation Quotes
- Reliable and Affordable
- Owner-Operated Business
- No Job Too Small!

Phone Ron van Geuns  
Mob: 021 022 36825 or Hm: 410 1321



**KINGDOM  
DECORATORS**

**WE GUARANTEE  
OUR WORKMANSHIP**

Backed by over 35 years' experience  
of quality preparation and painting

Ph Ross Kingdom  
**021 723 413**

**REGISTERED  
PROFESSIONAL PAINTERS**

**AFFORDABLE  
PLUMBING  
SOLUTIONS  
LTD**

Plumbing, Gasfitting,  
Drainage, Roof Leaks

**MAINTENANCE SPECIALISTS**

Prompt courteous service  
Fully insured for your peace of mind

**Call Mat**  
**0800 277 566**

Certifying Plumber, Gasfitter and Drainlayer

# Rosmini's lacrosse streak earns another title



**Winning run... After a run of 48 wins and no losses, the Rosmini College lacrosse team has won a fourth Auckland title. The team played Mt Albert Grammar in the final for the third year in a row, winning 10-8.**

## Body-cams cut hospital injuries

The introduction of body cameras, stab-proof vests, hard boots for security staff and other safety measures has been followed by a fall in injuries reported at North Shore and Waitakere hospitals.

Physical incidents of aggression against staff have fallen steadily from 89 in March to 65 in April to 61 in May to 43 in June.

The body cameras gained national media attention when they were introduced following a spike in incidents, with 186 attacks in June 2018 on staff across the DHB.

While, the reduction includes the likes of fewer incidents of rolled ankles with the new boots, and fewer reports of bruising and lacerations with the vests, the health and safety manager, Michael Field, believes body cameras, introduced last September, have had an impact.

"Where people are cognitively aware, they see a camera and have a think," Field told the board at its 10 July meeting.

Other safety measures introduced included increased use of CCTV cameras, security alert systems for hospital staff and community workers, and rostering a security guard in the emergency department. Various levels of training are also available to staff depending on where they work.

## Artwork on way for Milford Reserve

Milford Reserve will be the site of a public artwork by multimedia artist Lang Ea. The work, due to be completed in mid-2020, will stand in the area near the footbridge. "The project is currently in developed design phase and artwork details and costs have yet to be finalised," Auckland Council public art manager Emily Trent says. Lang, who was born in Cambodia, has called New Zealand home since 1982..



EYE FOR DETAIL

North Shore based renovations, new builds, design & project management since 1985.

Trustworthy licensed builders specialising in residential alterations/extensions, kitchens, bathrooms, tiling, re-cladding.

Contact Alex Carey on 0274 660 666, or visit our website [www.efd.kiwi](http://www.efd.kiwi)



METAL ROOFING SERVICES

- Re Roofing
- New Roofing
- Villa & Bungalow Specialists

Ph: 027 226 7774

Email: [metalroofing2015@gmail.com](mailto:metalroofing2015@gmail.com)  
[www.metalroofingservices.co.nz](http://www.metalroofingservices.co.nz)

FREE

# TAKAPUNA FAMILY FUN FRIDAYS



Do your primary school aged kids love building and being creative?

From the end of July, join us after school on Friday afternoons at the Mary Thomas Centre in Takapuna for free Family Fun Fridays.

Build with our huge Imagination Play blocks or be creative at the art and craft corner.

PARENT/CAREGIVER SUPERVISION IS REQUIRED AT ALL TIMES.

Join us every Friday starting 26 July through to 27 September. 3.30pm - 5.30pm.

Mary Thomas Building, 3 Gibbons Rd, Takapuna.

For more information please contact: [roanna@takapunatrust.org.nz](mailto:roanna@takapunatrust.org.nz)



## Rosmini athlete flies high at Oceania Champs



**High ambition... Jayden Williamson has set his sights on next year's world under-20 championships**

Sixteen-year-old Rosmini College high-jumper Jayden Williamson is determined to qualify for the 2020 under-20 athletics world championships after winning silver in the under-18 competition at the Oceania Athletics Championships in Townsville, Australia, last month.

The 1.98m (6'6") Year 12 student, who also competes in the discus and hammer throw, already squeezes in 14 hours of training a week.

He trains with two well-known coaches: Brent Booker, who is the national pole-vaulting coach, and Didier Poppe, who was national coach for the French Athletics Federation and then New Zealand Athletics Federation.

"I train every day except Tuesday which is my rest day. I also do sprint kayaking which is great for all-round fitness," he says.

In December, he competed at the Secondary Schools Athletic competition where he came first in all three of his events – high jump, discus and hammer throw.

Williamson's love for athletics began when he was seven years old and by nine, he had begun training with a coach.

"When you're younger you just do club nights. By 8 or 9, I started competing in Auckland-wide comps," says Williamson.

"I competed in all-round events. I've always excelled at athletics. I'm quite tall, so I guess that's part of it, but I always played sports when I was younger – hockey, rugby and touch."

While Williamson enjoys the variety of discus and hammer throw, he says his main event will always be the high jump.

In Townsville he jumped 2.05 metres. "It was the biggest competition I've done so far," he says. "I love competing and I love meeting heaps of new people at the competitions."

He is taking a short break before preparing himself for the under-20 World Championships in 2020.

"To qualify for the World Champs I have to jump 2.16 so my main focus is training to be able to reach that," says Williamson.

Asked about his future, Williamson says that he sees himself competing at the Commonwealth Games and eventually the Olympics.

"I also hope to get a scholarship to the States. That way I can go to university and carry on competing. But my end goal is definitely the Olympics," he says.

## More hospital staff get flu jabs

A nationwide shortage of flu vaccines may have prompted a high uptake of jabs among staff at North Shore Hospital.

This year, 64 per cent of staff were vaccinated, compared with 60 per cent last year. As the vaccine ran low, staff working with high-risk patients were prioritised, HR director Fiona McCarthy told the DHB board.

Members asked whether the number would have been higher if more vaccines had been available, but OSH manager Michael Field thought the scarcity may have prompted a run on the hospital-provided injections.

*North Shore*  
**FUNERALS**

**NELSON & SUSAN ELLIOTT**

- ❖ Husband and Wife Team
- ❖ Professional & Personal Touch
- ❖ Full Services & Direct Cremations

09 486 2631 . 027 486 2050  
www.northshorefunerals.co.nz  
157 Shakespeare Rd Milford

# Paper bags stars of the show

On Thursday 11 July 12 children attended the Lake House Arts Centre school holiday programme where they created Matariki stars out of paper bags.

Each child was given eight paper bags to paint in traditional Maori colours such as red, black and white. They used hair dryers to dry the paint and then joined the bags together to make a colourful Matariki-inspired star.

The Lake House Arts Centre school holiday programme has run from Monday 8 July to Friday 19 July and included a variety of creative workshops.



**Star-struck... Harry Goddard, 5, rolls paint on his Matariki artwork**



**It's in the bag... Suzie Kuczynska, 8, left, and Gracie Hollins, 5, paint paper bags at the Lake House**



**School holiday creativity... Clara Boyle, 6 (left), Ava Hua and Quinn Wiltshire, 6, enjoy the programme**

"This is a musical that has everything"  
STUFF  
"Beautifully real and moving"  
THEATREVIEW

- STARRING DELIA HANNAH -

# State Highway 48



LIFE, LOVE,  
ENLIGHTENMENT  
IN THE 21ST CENTURY

**OCTOBER 15-19**  
BRUCE MASON CENTRE



BOOK NOW AT [WWW.SH48.CO.NZ](http://WWW.SH48.CO.NZ)

### Experienced reporter needed

Mid-grade reporter required for two weekly community newspapers avidly read by locals. You need to be a hard-working and motivated journalist, with a keen nose for a news story, the ability to turn around clean copy quickly and take well-composed, quality photos every time.

In return, you will work for multi-award-winning newspaper, the Devonport Flagstaff and the newly launched Rangitoto Observer. You will be working for a small, fun and dedicated publishing company, with high standards for independent community journalism. The role encompasses covering everything from the likes of club sports, controversial council projects, quirky hobbies and festivals to home invasions. Writing for a community newspaper involves evening and weekend work, with actual days worked to be discussed in the interview process. Apply now, by sending a CV and covering letter to managing editor Rob Drent at [news@devonportflagstaff.co.nz](mailto:news@devonportflagstaff.co.nz).

### Sales and Admin Support Devonport Publishing

Be part of the team that creates the award-winning Devonport Flagstaff and Rangitoto Observer newspapers.

The Devonport Publishing team is seeking a motivated person for our entry-level Sales and Admin Support position responsible for:

- Driving sales for our business: inbound email response, lead generation, potential outbound sales, cold-calling
- Completing online/website tasks for each new edition: uploading the paper/articles, social media, sending out e-mail newsletters
- Handling/managing delivery of papers to businesses in Devonport, Takapuna, Milford
- Communicating with customers to ensure their ads are booked properly and delivered to deadline
- Managing our ShoreJobs website
- Invoicing customers through Xero
- Maintaining our CRM database of customers and leads
- Always contributing to enhance our operational efficiency

Key competencies: motivated, proactive, tech-savvy, energetic, can-do attitude.

Knowledge of WordPress, MailChimp and Xero is an advantage, but training will be provided.

Based in the Devonport and Milford offices with some local travel required. Full driver's licence and available vehicle needed.

Full time role, Monday-Friday with flexible hours negotiable.

Contact: [liz@devonportflagstaff.co.nz](mailto:liz@devonportflagstaff.co.nz)

# shorejobs

The sure choice for all Shore jobs!

Shore Jobs is the new site for all your job needs on the North Shore.

We might be new, but all the jobs that are currently available are here. We have employers from North Head to North Albany and everywhere in between. Looking for a new opportunity?

Need to advertise a position?

Look no further – ShoreJobs for all your job needs.

Find us at [shorejobs.co.nz](http://shorejobs.co.nz)



# Second-half onslaught ends Takapuna's final hopes

A rampant East Coast Bays side ran in five second-half tries to beat Takapuna last Saturday to end the blue and golds' tilt at the 2019 North Harbour Club championship title.

Takapuna led 12-10 at half-time. East Coast Bays had scored one try, but Takapuna's Mr Reliable, Jon Elrick, knocked over four penalties and hit the post with a long-range effort to set the scene for what appeared an even contest in the second spell.

It wasn't to be. Takapuna barely got out of its half. And, despite the best efforts of captain Shane Neville and halfback Sam Hill to inspire the side, which also featured former All Black and Highlander Adam Thompson, Bays began to dominate in all facets. They stole a few lineouts, held up Takapuna players to gain turnovers and recycled the ball quickly, setting its pacy backline alight.

Bays began to score tries in the same metronome-like fashion Elrick had been kicking goals in the first half. Quickly, Bays were up 34-12. Both sides scored late tries to put the final score at 39-19. But, the score belies the dominance of Bays in the second half.

Bays will play Northcote in the Harbour final this week, after Cote beat Shore 33-26 at Vauxhall Reserve.

The dream local derby final between Takapuna and North Shore was not to be.



**Crunch time...Takapuna captain Shane Neville (at right) gave his all**

## Changes to KiwiSaver

Warren Suttie  
Barry Perrow



**The past 12 months have been a big year for KiwiSaver. Total funds under management have grown to nearly \$55 billion from all 2.9 million New Zealanders in KiwiSaver and a number of significant changes have been introduced.**

Included in these changes is the option to contribute 6% or 10% of your salary (in addition to the existing options of 3%, 4%, and 8%). Further changes from 1 July 2019 have enabled eligible people over the age of 65 to join or re-join if they previously were in KiwiSaver without being locked in for five years.

Being able to contribute more to KiwiSaver can have a significant impact on the value of a KiwiSaver account over the long term. However, not everyone is in a position to increase their contribution rate.

Simply reviewing the KiwiSaver fund you are in can potentially increase the value of your account over the long term. With more than 400,000 KiwiSaver members currently in a 'default fund', it is likely that many of these members are forgoing significant investment returns over the long term.

For non-members over the age of 65 who are eligible, being able to join or re-join KiwiSaver, with no lock-in period, offers an opportunity to join a savings plan that can diversify your investment across different asset classes rather than just holding money on deposit in the bank. If you are still working, your employer may contribute as well.

Speaking to an Investment Adviser is a great way to review your KiwiSaver fund and your overall investment objectives and if you're over 65, working

out how KiwiSaver might fit in.

At Forsyth Barr, not only do we offer the Summer KiwiSaver scheme, our Investment Advisers can also provide personalised advice on how you should be invested. Our Investment Advisers take into account things such as your age, income and how much investment risk you are prepared to have and to ensure investors are invested in a manner that suits them. We make it simple and easy for you so let's start with a conversation, contact us today.

We look forward to discussing how our investment services can work for you.

**Barry Perrow and Warren Suttie are Authorised Financial Advisers with Forsyth Barr, North Shore. To arrange a meeting to discuss your investment objectives in confidence, call (09) 368 0154 or email [ns@forsythbarr.co.nz](mailto:ns@forsythbarr.co.nz)**

The Summer KiwiSaver Scheme is managed by Forsyth Barr Investment Management Ltd. You can obtain the Scheme's product disclosure statement and further information about the Scheme at [www.summer.co.nz](http://www.summer.co.nz), from one of our offices, or by calling us on 0800 11 55 66.

(09) 368 0150  
[forsythbarr.co.nz](http://forsythbarr.co.nz)



This column is general in nature and should not be regarded as personalised investment advice. Disclosure Statements for Forsyth Barr Authorised Financial Advisers are available on request and free of charge.





# STIX redefines what a fire is.

**ECOSMART STIX**  
\$1,869 incl GST



Use your STIX inside.



Use your STIX outside.



Use your STIX at the beach.

STIX is a fireplace with a contemporary twist on the traditional campfire, designed by acclaimed Barcelona-based designer Hiroshi Tsunoda. Echoing Hiroshi's signature style of geometric figures, STIX consists of varying-sized tubular stainless steel 'sticks', creating a visually striking and practical fire for indoor and alfresco environments.

**NAKED FLAME**  
DESIGNER BIOFUEL FIREPLACES

18 Barrys Point Road, Takapuna (next to Countdown) | 0800 468 836 | [www.nakedflame.nz](http://www.nakedflame.nz)

# Blake scores world champs silver in Portugal



**Stacking... Westlake Boys student Blake McGlashan, 16 (and his partner Seb Menzies) won a silver medal at the 2019 Villamoura 420 World Champs in Portugal last week.**

**The regatta was held from 3 to 11 July off Portugal's south coast, with the field including the world's best 420 sailors in three divisions.**

**Blake won a Yachting New Zealand Youth Scholarship valued at \$2500 to attend the event.**

**Fellow classmate Mason Mulcahy, 14, also competed in Portugal and came sixth in the same race.**

## Reach active and passive buyers living on the Shore with the Rangitoto Observer



Advertise your property for sale in the Rangitoto Observer to reach the letterbox of 10,000 homes, from Takapuna to Forest Hill!

ACC provider. Online bookings available.  
[www.stepforwardpodiatry.co.nz](http://www.stepforwardpodiatry.co.nz)



### Professional Podiatry Care For You

Experienced podiatrists, great facilities, ample parking. We deal with all types of Podiatry: Sports Podiatry, Injuries, Orthotics, General Podiatry, Ingrown toenails.

**MENTION THIS AD AND RECEIVE \$10 DISCOUNT OFF YOUR INITIAL CONSULTATION!**

Fred Thomas Medical Centre  
2 Fred Thomas Drive, Takapuna  
(09) 280 4358

AUT Millennium  
17 Antares Place, Rosedale  
021 1496 285







**75%** of properties in our distribution area are sold to buyers living within a 5km radius of the property\*

**RATES**

Full page: \$940 + GST  
Half page: \$650 + GST

**SPECS**

Full page: 240mm x 171mm (HxW)  
Half page: 120mm x 171mm (HxW)



The Rangitoto Observer is published by the award-winning team from the Devonport Flagstaff. The combined circulation of both papers is 24,000, with an estimated readership of 70,000.

**Call us today to book your page!**

**09 445 0060**  
[sales@rangitoto-observer.co.nz](mailto:sales@rangitoto-observer.co.nz)



**rangitoto-observer.co.nz**

\*Source: CoreLogic

# \$900,000 for new Milford toilet block



## New hospital build begins

Work starts this month on a new surgical hospital on the North Shore Hospital site, which will reduce waiting times for elective surgery.

A year-long demolition of existing buildings starts with the Taharoto Pupuke building, where specialist contractors will remove asbestos. After demolition, the build is expected to take three years.

The \$220 million unit will take patients from the wider Auckland and Northland areas. The DHB is contributing \$20 million and the government \$200m.

Meanwhile, North Shore Hospital's radiology unit has opened a third CT scanner, in a bid to meet increased referrals. Last year, the hospital received around 37,000 requests or referrals for radiology CT services and, this year, it expects the number to be closer to 40,000.

## New toilet block for Milford... an artist's impression of the new building

New toilets and changing rooms at Milford Reserve are budgeted to cost \$900,000.

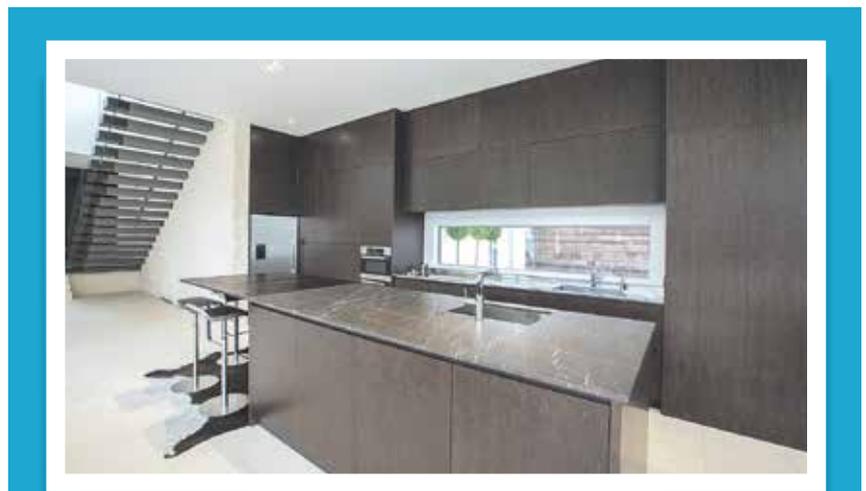
The new building would include eight unisex toilets (including two accessible), two internal showers, two changing rooms and a double external shower and drinking station and new seating areas.

The Devonport-Takapuna Local Board was set to approve the toilet upgrade at its meeting last Tuesday after the Observer

went to press.

The Milford Reserve toilets and changing rooms are set to be built in 2019/20 in a similar position to the existing toilets at the reserve.

Feedback on the toilets from local residents was incorporated into the final design and included a roof over the changing rooms, a new drinking station and internal showers.



## Beauty and functionality - essential in your new kitchen.

From initial consultation to inspirational design, superior manufacture and quality installation, we offer you a committed and comprehensive service.

Ph. 09 476 7464  
 admin@kitchenlink.co.nz  
 www.kitchenlink.co.nz



## What's On

### Murder on the Nile

25 July - 4 August

One of Agatha Christie's best and well-plotted murder mysteries. A high voltage story of passion, rivalry and revenge.

### Creative Talk:

#### Shoreside Theatre

3 Aug after 2pm Matinee

Insightful Q&A with the cast and crew of Shoreside Theatre's latest production, Murder on the Nile.

### Mahua Improv Show

10-11 August

A popular Chinese Improv Show, using free dialogue (entirely in Mandarin), physical expression and performance skills to create unique improvised comedy.



PH: 489 8360  
 PUMPHOUSE.CO.NZ



## *Guest Speaker David Veart*

Tuesday 23 July, 12.30pm  
Rose Centre, 4 School Road, Belmont

---

We warmly invite you to a presentation by historian  
and author David Veart.

David is an expert on various Auckland landmarks of  
historical or archaeological significance. He is well known for his  
public guided walks of these areas, and has also written film scripts  
and narrated interpretative films.

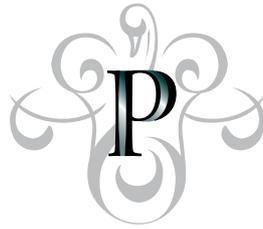


Please RSVP to Janet or Mark  
on 445 0909 by Friday 19 July

**Sales office: Ngataringa Road - open 7 days**  
**29 Lake Road - open Tues to Thurs**

  
**William Sanders**  
RETIREMENT VILLAGE





THE  
**POYNTON**

*Fixed village fee for life*

RETIREMENT LIVING  
- INDEPENDENT APARTMENTS -  
- SERVICED APARTMENTS -



Your personal invitation to

# **THE POYNTON** *BUBBLES AND CANAPÉS* *EVENING*

Join us for bubbles and canapés in one of our stunning apartments, where some of our residents will share with you what makes **The Poynton** the best choice for your retirement.

*THURSDAY 25 JULY*  
*5PM – 7PM*

**RSVP to Suzee on 027 218 7985**

Be quick as places are limited

## Takapuna Market set to close mid-2020

The Takapuna Sunday Market will close or relocate mid next year as development begins on the 40 Anzac St car park.

Auckland Council is on-selling most of the land at the car park, the current home of the market.

Panuku, its property arm, has already advertised for "development partners".

The car park at 40 Anzac St would "close in the middle of 2020", Panuku development manager Kate Cumberpatch told a meeting of council's environment and community committee last week, to discuss final approvals for a public town square as part of the sell-off.

"We want to be in a space of (the land) being developed by that time," Cumberpatch said.

Devonport-Takapuna Local Board deputy chair Grant Gillon described the car-park closure – most likely in July – as a "blow to the Shore and visitors alike, who have valued the Sunday Market at Takapuna for generations".

"I don't know where the market will or can go. I will try to get the board to find a suitable solution."

The construction will take around 12 to 24 months, Gillon estimates.

Now Panuku has got the green light to proceed with a public space designed by landscape architects Isthmus, a strict timeline is likely: concept designs would be put out for community input, followed by local board review, then the land would be subdivided and development start.

Cumberpatch told the meeting the project needed to proceed without delays, as development partners wanted certainty.

A scaled-down Sunday Market is planned on the public area in the Isthmus plan.

As part of the Isthmus plan, a service lane forms part of the open space area, meaning a street closure application and traffic management plan would need to be lodged with the council for each Sunday market, Gillon told the meeting.

Takapuna Sunday Market owner Trish Keith said the council had already indicated mid-2020 as the time the market would have to shift.

Auckland Transport has to give the market six months' notice "and that is what we are waiting for", Keith said.

"Smales Farm would be a logical place to move the market. They are keen to have us, but nothing is set in concrete... Negotiations over a lease would have to start from scratch."

The market has been running for almost 30 years and brings 5000 to 6000 people to Takapuna every week, Keith estimates.

It has 250 to 300 stalls, so, if it returned to central Takapuna, would have to be much smaller to fit into the planned public space, she said.

## Controversy surrounds consultation

The mandate Panuku has been using to demonstrate public support for its town-square location appears seriously flawed.

Documents put out for public consultation initially by Panuku have been heavily criticised by campaigners for more public space at 40 Anzac St.

Consultation from 23 July to 10 August 2018 showed, of 5385 respondents, 55 per cent supported a town square. Of those, 38 per cent wanted the square to run from Hurstmere Rd to Lake Rd, the concept being developed by Isthmus design group, and 10 per cent favoured a town square adjacent to Potters Park. A survey by Colmar Brunton showed, of 563 respondents, 69 per cent favoured a town-square over the status quo.

Much has been made by Panuku that this meant the public had given it a mandate to proceed. Indeed, North Shore councillor Chris Darby, at the council's 10 July environment and community committee meeting, said the consultation and the independent survey were "democracy in action".

But it emerged at the meeting that the council's own Technical Advisory Group agreed with findings of Richard Reid architects that the way two designs were presented "may have been prejudicial to the consultation process".

Even Panuku conceded the designs were not accurate. When questioned by councillors, project manager Kate Cumberpatch said the buildings were not drawn completely to scale, but they were indicative of the design concept it was proposing.

## Conflict of interest allegations thrown out

Allegations of a conflict of interest by North Shore councillor Chris Darby surrounding the 40 Anzac St car park public square plan were thrown out last week.

Auckland Albany ward councillor John Watson raised the allegations – which centred on predetermining an issue – at council's 10 July environment and community committee meeting.

Committee chair Penny Hulse confirmed a complaint had been lodged with council's chief executive, but it had been investigated and dismissed.

A clearly angry Chris Darby said he was the councillor in question and the allegations stemmed from a Save the Car Park facebook poll.

Darby tried to enlarge an open space image and, by doing so, it constituted he voted in the poll.

Darby was annoyed Watson failed to raise the matter with him directly. "If you have an issue with me, I have a cell phone, I have an email, I am an open person."

Darby said he had also been accused of having a conflict of interest for being a friend of architect Richard Reid, who authored an alternative design to Panuku's plan for the 40 Anzac St car park.

For the record, Darby said he had known Reid for 20 years. Reid had holidayed with Darby on three occasions, had dinner at his house and Reid had designed a small (un-built) project for him.

Darby voted for the Panuku design for the area, rather than Reid's.

## Local Body elections

Be an informed voter.

Free presentations and discussion.

What can we expect of our Council and Local Boards?

- On Monday 5 August at 7.30pm: the structure of Auckland Council - how it works and the associated bodies, the role of the Mayor, etc. Penny Hulse, an experienced Councillor, will give an overview followed by a question and answer session. •
- On Monday 12 August at 7.30pm a panel of current Ward and Board members will discuss how the tasks are divided between Local Boards and Council, their own roles, important issues, etc. Chris Darby (North Shore Ward) John Watson and Wayne Walker (Albany Ward Councillors) and Julia Parfitt (Chair, Hibiscus and Bays Local Board) make up the panel. Your written questions are welcome. •

Venue: Mairangi Bay

Presbyterian Church hall.

Vehicle entrance between 8-10 Penzance Road, Mairangi Bay

## NATIONAL PROPERTY SERVICES

- interior exterior painting
- plaster house repaints
- concrete swimming pool paints
- water blasting and house soft washing
- deck building and restoration

www.nps.nz

ph 09 476 2107

or 020 476 2107

# Last gasp attempt to influence design lost

An eleventh-hour attempt to get Panuku to change design parameters on public land in central Takapuna was rejected by Auckland Council.

An extra month to meet with Panuku and come to a compromise over designs for the 40 Anzac St site was sought by the Devonport-Takapuna Local Board at a meeting of council's environment and community committee last week.

But the committee voted to reject the extra time.

Board deputy chair Grant Gillon said it wanted to engage with Panuku in good faith and hoped some elements of the Richard Reid design could be incorporated in the Isthmus concepts. Chair George Wood said further meetings were needed with Panuku, as the design was a "huge decision for Takapuna."

However, Panuku project manager Kate Cumberpatch said Panuku had worked with the board in workshops and other update meetings and would continue to do so. It had already compromised its design after board feedback, especially to link its public space with Potters Park, a key element of the Richard Reid design.

A month's delay to resubmit the design to the committee for approval threatened to compromise the 'best outcome' for the project, Cumberpatch said.

The battle over the right future for the Anzac St site had ignited residents and action groups alike. Some, like the Heart of Takapuna Group, advocated for the Richard Reid and Associates design at the meeting.

Others sat in the Town Hall chambers all day waiting for the Takapuna item to be called.

The Takapuna Beach Business Association supported the Panuku proposal. Chief executive officer Terence Harpur said it was



**Market layouts... Architect Richard Reid's impressions of the Sunday Market in the Panuku-favoured option, top, and his own design, below**

important for the project to keep moving, as the commercial area of Takapuna was under pressure and falling quickly behind other urban centres. TBBA member Aidan Bennett said there was a silent minority who supported Panuku's design.

## Divided board never going to fly

Going head-to-head with council's development arm Panuku at the Auckland Town Hall was never going to fly with a divided Devonport-Takapuna Local Board.

The board voted to push for an independent design by Richard Reid Architects for public land at Anzac St, Takapuna, ahead of Panuku's concept.

The trouble was board chair George Wood supported the Panuku proposal. The board opted to front council's environment and community committee last week with all members sitting at the table with deputy chair Grant Gillon explaining its position. However, then Wood said why he supported Panuku. It was honest.

But the strategy backfired. Some councillors seemed confused by the mixed message put forward. North Shore councillor Chris Darby shrewdly directed questions to chair Wood who was placed in the awkward situation of

answering for the board on issues he didn't entirely agree with.

Surely a democratic decision to go with Richard Reid's design meant Wood should have fronted the board's resolution, keeping his own views to himself?

This happened earlier in the meeting when the chair of the Mt Albert-Eden board spoke of its support for a plan to increase public use of Chamberlain Park Golf Course, even though the board was split 5-3 on the issue.

Ironically, with a few tweaks to Richard Reid's or the Panuku design, Wood would have been on the same page as his board.

Moreover, the lingering 'what if?' for many in the community is what a beautiful open space could have been created on the 40 Anzac St site if it remained in public ownership.

**Rob Drent,  
Managing Editor**

## Urban designer's review favours Reid's design

A review of the two proposals put forward for central Takapuna has come out in favour of Richard Reid & Associates' town square design.

Urban designer Jan McCredie said the RRA proposal "provides a highly accessible town square and public realm with positive development opportunities that will enhance Takapuna."

"It is integrated into the Takapuna town plan in a way that enables it to become a focus and memorable place for the community over time," said McCredie, in the review commissioned by the Heart of Takapuna Group.

On the other hand, "the Isthmus/Panuku proposal provides three irregular-shaped movement corridors instead of providing a town square."

"The proposal acts as a thoroughfare, which will attract businesses; however, that is and will be its only role," McCredie said.

"The demarcation of the spaces by irregular-shaped buildings appears to be a forced solution that does not serve to enhance civic space or potential building footprints."

In the Panuku proposal, the Sunday Market would sprawl over the public space, rather than being in one spot, she said.

However, a panel of urban designers, commissioned by the council, favoured the Isthmus design on 12 out of 16 criteria. The panel, chaired by Professor John Hunt, scored three evenly and on only one point did the RRA design score better, which related to sun and shading.

Councillor Chris Darby points out Professor Hunt said assessing a public space involved balancing a number of factors.

"There is overwhelming evidence in support of the Isthmus urban design solution," Darby says.

"You would have to be living in the deep sea to ignore the conclusions of an independent panel of design experts, robust multi-criteria analysis and community consultation. On all three counts the Isthmus design wins hands down. There's not even a close second."

Fellow North Shore councillor Richard Hills agrees.

"Based on the evidence from Isthmus, the design panel and the public consultation, the Panuku design is the best option."

"Both designs included around the same amount of civic space and the same amount of development space. Any design would need the market to move temporarily during construction and the market can come back when the space is open. The replacement car park is well under way too."



# Unveiling Katrine Luxury Residences



A commanding development of fine apartments in the heart of Takapuna, one of Auckland's most exclusive suburbs

A new landmark, Katrine is the iconic new gateway to Takapuna. Reflecting on the history from the original 1860 Takapuna subdivision, Katrine Luxury Residences is located in old Katrine Street, which was renamed Anzac Street after WW1. Located just beyond the intersection of Barry's Point Road at 55 - 59 Anzac Street, Katrine provides a grand arrival when entering Takapuna from the Auckland CBD. Katrine is comprised of 43 luxury residences ranging from one and two bedroom apartments to stunning three bedroom penthouses. Featuring - large uncompromising living spaces with expansive decks, sophisticated interior design and spectacular views. With just a short walk to the vibrant town centre and the sands of Takapuna Beach, can you imagine anywhere better to call home? Construction is expected to commence late 2019.



ALL IMAGES CONCEPT ONLY

**VIEWING | MON - FRI 1 - 3 PM | SAT/SUN 2 - 4 PM**  
**ON SITE AT DISPLAY SUITE 55 - 59 ANZAC STREET, TAKAPUNA.**  
 Or register your interest at [www.Katrinetakapuna.co.nz](http://www.Katrinetakapuna.co.nz) 0800 888 556  
[premium.co.nz/9824](http://premium.co.nz/9824)

Gerry Petrie 021 923 352 | [GerryPetrie@premium.co.nz](mailto:GerryPetrie@premium.co.nz)  
 Alison Parker 021 983 533 | [AlisonParker@premium.co.nz](mailto:AlisonParker@premium.co.nz)  
 Takapuna 916 6000

