



Tagalad Reserve

July 2022

EXECUTIVE SUMMARY:

A successful open day on Tagalad Reserve, attended by over 300 people, completes a thorough three-year community consultation process done by the Mission Bay Kohimarama Residents Association. Key outcomes have been clearly identified and, as a result, three over-arching areas of sustainability, social and active have presented themselves to be addressed. To date around 1,100 community members have supported a petition to retain and repurpose Tagalad Reserve, and it is worth noting that 96% of those surveyed regard the retention of a green space as their priority.

Thorough research of Auckland Council policies shows the Council currently promote key targets which would address the key outcomes that have been identified from this community consultation, and these have been included in this document to help the Orakei Local Board lay strong foundations for a case to have Tagalad Reserve returned to their governance.

The MBKRA sees the development of Tagalad Reserve as being a central, vibrant, social, sustainable and necessary community facility for all ages, that is multi-functional in use and adaptable in the future.

To meet the objective of providing a financially sustainable project, the MBKRA have put forward funding initiatives that would cover both the development and ongoing maintenance capital that would be required. Of particular note is the securing of Age Concern as one of the potential anchor lessees, which would provide the project with some financial stability and would help to address aged community member issues recently highlighted in the Orakei Community Wellbeing Survey. We have also been approached by the Selwyn Foundation who require premises for a day dementia care unit in this area.

Comparison studies with the repurposed Glenfield Bowling Club, the Village Square, the Grey Lynn Community Centre, Gribblehirst, the Orakei Community Centre and the St. Heliers Community Centre have highlighted initiatives to aid a successful community-led project, and the input from a respected urban planner has confirmed the community need for the retention and repurposing of this asset.

Attached in this document is an independent report furnished by Catalyse and letters of interest from potential lessees, along with a more thorough explanation of this summary.

The MBKRA now intend to incorporate the learnings from the open day and our previous community consultation into a comprehensive plan that will best meet both the community and Council needs. In the interim, if you have any further queries, please do not hesitate to contact the MBKRA.

Wanda Mountfort, MBKRA.

SUSTAINABLE



SOCIAL



ACTIVE



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LEVEL OF COMMUNITY ENGAGEMENT

Tagalad Reserve and its potential community use came back into focus with the Mission Bay Kohimarama Residents Association (MBKRA) in 2019. The MBKRA became aware that community members were unhappy that their only local reserve in Mission Bay that caters for 'all-abilities' (Selwyn Reserve) suffers badly from overcrowding in summer months and weekends throughout the year. Community members felt they had no all-abilities alternative green space locally to use and this meant they often had to drive elsewhere in Auckland to find a suitable green space. We also learnt at that time that elderly community members felt overwhelmed with the crowds, noise and high activity that prevails on Selwyn Reserve, and they too wished there was a quiet alternative green space they could use. We investigated these issues further with community groups and brought the issue up at the 2020 MBKRA A.G.M., along with the idea of utilising Tagalad Reserve – it made sense to marry the obvious community needs with this unused suitable community recreational asset. Community members attending this A.G.M. supported this idea whole heartedly and requested we pursue the initiative to repurpose Tagalad Reserve.

Throughout 2020 the MBKRA set about conducting a thorough consultation with many community members and community groups and found that they were unhappy they were unable to utilise this reserve and were opposed to its potential sale. We spoke with local primary schools, mothers/grandmothers of tiny tots at local early childcare, the Mission Bay Business Association, and many community activity groups such as Probus, U3A, garden clubs, sporting groups, Zumba, Pilates, yoga, tai chi and art groups. We also spoke with and surveyed multiple retirement villages throughout the Eastern suburbs. We then spoke with people that could be directly affected by a proposal such as this, which included Ngati Whatua Orakei, the direct neighbours of Tagalad Reserve and the local community centres at Orakei and St. Heliers. We advertised and organised a community meeting at the Selwyn Theatre where this issue and its progress were presented to the community, inviting feedback, and we continued to feature this issue on the MBKRA's website with regular informative posts also inviting community feedback.

In February 2021 we presented our initial proposal to the Orakei Local Board (O.L.B.) and this was followed shortly after by offering a presentation at the MBKRA 2021 A.G.M., which continued to invite and receive community feedback. Later in the year this was followed by a second well-advertised community presentation at the Selwyn Theatre which was attended by approximately 300 community members. We also advertised and organised a community petition and survey on the MBKRA website at this time to gauge the level of community support/lack of support with this project and encouraged further feedback from community members through this online survey. This petition for the retention of Tagalad Reserve as a community recreational reserve gained over 800 community supporters at that time and the survey produced an extensive list of community feedback ideas and wishes that we could incorporate in this proposal as we moved forward. We approached Peter Williams of Access Orakei to invite his input on this project so that the needs of community members with mobility issues could be considered and catered for. Peter sees the benefit of this flat site

for community members with mobility issues and we anticipate continuing his involvement throughout this project.

To further the thoroughness of our community consultation process, we felt there was merit in researching a similar project, which was the repurposing of the Glenfield Bowling Club, now the home of Pest Free Kaipataki (PFK). Information gained from PFK will be of considerable help moving forward and will assist in developing a community-led plan that can be implemented at Tagalad Reserve. Following this we invited input from a prominent urban planner/architect, Tony Watkins, and he identified the key needs of our community and areas that should be considered in a consultation such as this. Lastly, we sought extensive feedback from The Village Square, who run many community-led initiatives in both Parnell and Epsom; we spoke at length to the Grey Lynn Community Centre about their activities and community services; and we have spent considerable time analysing the recent Orakei Community Wellbeing Survey feedback. Comparison studies like these highlight the areas to be addressed in a community project, they provide different initiatives to consider and provide constructive ideas of how to make a community-led project successful.

To complete our community consultation, the Orakei Local Board supported the MBKRA with a financial grant so that we could facilitate an open day for our community to view Tagalad Reserve and its buildings on 14th May 2022. This grant presented the MBKRA with the opportunity to advertise this open day event widely, to invite key stakeholders/community members/local organisations, and to be able to engage Catalyse to organise the open day itself. The MBKRA presented further display initiatives at the open day to engender the community's feedback on the future of this reserve, what they would like to see here, and whether this could cater for areas they felt lacking in our community. Catalyse also presented community members with many opportunities at the open day where they could register their support or objection to the reserve's retention, where they could submit their feedback on ideas boards and cue cards, and where they could offer their skills and resources towards the development of a future plan. The MBKRA also had the petition available for people to sign at the open day and there are now nearly 1,100 people recorded on our petition that support the retention of Tagalad Reserve. The community feedback from the open day has been detailed in the attached final Catalyse report. Extensive advertising was carried out to promote the open day which included a 4000flier mail drop, posters and post cards in local shops/thoroughfares/St. Heliers library, face book events, recurring face book advertising, emails to the MBKRA members/the Orakei Residents Association members/the St. Heliers Glendowie Residents Association members, press releases online/community noticeboards, school and community group emails and invitations to key stakeholders and local businesses. This resulted with well over 300 people attending the open day event and provided the MBKRA with a means to make contact with community members that had not been previously consulted. After the open day was completed, the MBKRA emailed all open day attendees and MBKRA members to thank them for attending the open day, continued to invite their feedback ideas and has stated that the MBKRA will remain in contact with updates on the progress of this project.

REPORT ON FUNDING OF \$20,000 TO THE MISSION BAY KOHIMARAMA RESIDENTS ASSOCIATION

The Auckland Council (Funder) allocated the sum of \$20,000 to the Mission Bay Kohimarama Residents Association (Recipient) to fund professional services to facilitate ongoing discussions and progress a community-led design and business case for Tagalad (South) Reserve. A contract for these funds was signed between the MBKRA and Auckland Council on 6/4/22.

The purpose of the funding was to support the Recipient to contribute to these local board outcomes:

- Our Communities are Connected, Engaged and Resilient
- All parks and open space areas are attractive and well-used places for both active and passive recreation
- Our town centres and local businesses are increasingly vibrant and prosperous

The funding will support the Recipient to:

- Contract Catalyse to organise the Tagalad Reserve Open Day and engage communities to progress a community-led design and business case for the potential development of Tagalad Reserve.

As stipulated, the MBKRA contracted Catalyse to deliver on the community engagement plan including stakeholder engagement, in-place engagement (open day) and alternative community engagement with the purpose of informing the community-led design for a Tagalad Reserve business case. The MBKRA contracted Artfactory to create artwork, print all artwork and supply display artworks, posters and 4000 advertising maildrop fliers to be used for the purpose of the open day on 14/5/22. The MBKRA purchased stationery items such as display boards, coloured cardboard, Sellotape, a ream of paper and printer ink to aid in the display of posters and artwork, and to provide printed matter for the open day on 14/5/22. Receipts for all expenditure are attached.

In summary,

Auckland Council grant to the MBKRA	\$20,000-00CR
Catalyse	\$14,784-52DR
Art factory	\$ 2,180-00DR
MBKRA	\$ 351-58DR
Total expenditure of grant	\$17,316-10DR
Credit Balance	\$ 2,683-90CR

As there is a credit balance remaining unspent from this grant, the MBKRA will return the balance of \$2,683-90 to Auckland Council.

AUCKLAND COUNCIL RECOGNITION

In the above funding agreement between Auckland Council and the MBKRA it stated that the “recipient (MBKRA) shall give fair and proper public acknowledgement of the Funder’s support”. Accordingly, the wording ‘supported by Orakei Local Board’ (with appropriate Council logo) was placed on all open day PROMOTIONAL MATERIAL such as the 4,000 mail drop fliers, posters and postcards in shops/St. Heliers Library/traffic thoroughfares, open day display posters and all open day printed material; WEBSITE MATERIAL such as email advertising sent to all members of the MBKRA/Orakei Residents Assoc/St. Heliers Glendowie Residents Association, newsletters to community and school groups, face book posts, face book events, face book updates, online press statements and emails to key stakeholders; COMMUNICATIONS ADVERTISING such as press releases; OPPORTUNITIES such as displaying large Orakei Local Board flags and signage at the open day. All efforts were made to include this appropriate advertising signage by Catalyse and the MBKRA. Attached is one of our mail drop fliers and pictures of some of the signage displayed at the open day to demonstrate advertising achieved.

KEY OUTCOMES IDENTIFIED

Throughout our extensive community consultation over the past three years, the MBKRA has identified key areas that the community wish us to address. These have been listed below, along with suggested ways that the retention of Tagalad Reserve could resolve these areas of community concern. Auckland Council key targets and legislation have also been included to help lay strong foundations for a case to have Tagalad Reserve returned to the Orakei Local Board governance.

1. **COMMUNITY OBJECTION TO THE SALE OF TAGALAD RESERVE** – Wide community consultation indicates the local community are strongly opposed to the sale of Tagalad Reserve and that they wish this property to be retained as a community recreational green space they can use. To date around 1,100 community members have expressed their support for the MBKRA petition to retain it as such.
2. **NO ALTERNATIVE ‘ALL-ABILITIES’ LOCAL RESERVE** – Our community has expressed concern that there is no ‘all-abilities’ local alternative green space to Selwyn Reserve that they can use when this reserve is frequently over-crowded with people from all over the Auckland region. The MBKRA has done an analysis of the green spaces that currently exist in Mission Bay and can confirm that there are no other local reserves in this suburb that cater for all abilities – they were found, in the main, to be small areas of grass with no paving, no seating, no facilities and no provision for community members with mobility issues. Our community feel they should have access to a local reserve and not have to drive to another area of Auckland to access a suitable all-abilities green space because Selwyn Reserve is frequently over-crowded. Recent lockdowns proved the value of having local reserves and the importance of having access to them. Recent lockdowns also highlighted the lack of an available all-abilities reserve in Mission Bay that our community members were able to use. The Orakei Community Wellbeing Survey has also identified that this problem is not unique to Mission Bay and records, “the

main public space for Kohimarama is dominated by organised sport that often limits usage by the community, especially older people". Tagalad Reserve already has a toilet block that can be adapted as park toilets, it has sealed on-site parking and accessways, and, as a flat site, it has the potential to be further developed to cater for all-ability use. Feedback from Council, dated 1/4/21, to the MBKRA's initial proposal stated that Mission Bay was "*well served by suitable green space*". Our findings above seriously question this assumption and demonstrate the community strongly do not agree. It is also worth noting that, in the survey that accompanied the MBKRA petition online, 96% of community members supported the retention of the green space at Tagalad Reserve as their priority.

3. **NO SHELTERED GREEN SPACE IN MISSION BAY** – The community have expressed concern that Selwyn Reserve and the small grassed areas found in Mission Bay can often be very exposed and there is no provision of a sheltered green space that all community members can use. As Tagalad Reserve is an enclosed reserve surrounded by local dwellings, it offers a sheltered aspect that could be used in all seasons. Feedback from Parks and Reserves, dated 1/4/21, also states, "*the development themes and plans presented by the residents association are appropriate to the site and would provide for individuals and groups seeking recreation opportunity in a more sheltered and secluded park setting than can be provided in most other parks in the local area*". There is a strong community desire to use Tagalad Reserve for activities because of its sheltered nature and the community do not consider the issue of this being an internalised green space as being a negative one.
4. **THE COMMUNITY WANT TO 'GO LOCAL'** – In the wake of the Covid 19 pandemic and the ensuing economic downturn, we have all seen the need to foster more resilient communities and live locally more. Community members now consider climate change, supply chain issues, the increased cost of living/petrol and the need to become more locally sustainable as an objective. The Auckland Plan and subsequent Low Carbon Auckland: Auckland's Energy Resilience and Low Carbon Action Plan lays the foundation for Auckland's transformation to a highly energy-resilient, low carbon city and states, "*An essential ingredient of this is action at a local level, where we contribute at a community level to the collective action needed for Auckland to meet New Zealand's climate change commitments*". The Climate Change Commission also states that, "*Transport makes up an increasingly large share of our overall emissions and is the single highest contributor in Auckland. If people have a variety of local amenities and services within easy walking and cycling distance and do not have to travel by car, the average household travel distance per person can be reduced by around 7% by 2030*". Tagalad Reserve's central location in Mission Bay means that community members would not have to drive to another available green space, it is within a 15-minute walk or cycle for all community members, it could provide that 'heart of the community' destination that local members desire, and would aid our city's climate change commitments.
5. **COMMUNITY MEMBERS WANT SOCIAL CONNECTION/SOCIAL COHESION/ ABILITY TO INTERACT WITH LOCAL COMMUNITY MEMBERS/A LOCAL MEETING PLACE/ACTIVITY VENUE** – Sir Peter Gluckman's paper entitled Reimagining Tamaki Makarau Auckland/Harnessing the Region's Potential states, "*Social cohesion is always fragile and needs to be nurtured. While, the vast majority of Aucklanders believe that having a sense of community is important, a substantially smaller proportion actually experience this vibe in their neighbourhood*". Community consultation by the MBKRA and Catalyse has resulted in numerous community activity ideas being put forward by community members for the buildings and green

space at Tagalad Reserve, and it is very evident there is a strong community desire to do things locally so people have the ability to meet other locals. This desire for local interaction comes from all age groups within our community as indicated from community input gathered by the MBKRA and Catalyse at the recent open day on Tagalad Reserve. The buildings on Tagalad Reserve are of an appropriate size and layout to provide this community meeting place. This community wants to develop that social cohesion and establish a local activity base and meeting place for interaction with other locals.

6. **INTENSIFICATION IS CHANGING THE FACE OF OUR SUBURB** – Intensification in a big city like Auckland is inevitable, but the way this intensification is being carried out is of great concern to community members. Where single houses surrounded by trees and gardens once stood, they are being replaced by multiple dwellings without any green component being protected or reinstated. Slowly our urban forest and green back yards are disappearing, eco systems are ceasing to exist and the recently returning native birds and bees are seldom seen in our area now. Community members have expressed their disgust with the ugliness of new multi-level developments that have eliminated all surrounding greenery, their concern with the urban heating effect that results from hard surfaces (buildings) with no inclusion of green canopies, and the lack of planned green spaces for apartment dwellers to use in future. The Climate Change Response (Zero Carbon) Amendment Act states, *“A city with well-managed green infrastructure becomes more resilient, sustainable in nutrition and food security, livelihood improvement, climate change mitigation and adaptation, disaster risk reduction and eco system conservation”*. The NPS plans for the removal of all character overlay areas with their green surroundings in Mission Bay and has zoned this area to be a highly intensified suburb. Community members seriously question where future occupants of these densified buildings will go for local green space, the fact this increased population will put a huge strain on the little existing green space that prevails and they feel that this projected planned legacy for future generations is not appropriate. Although Tagalad Reserve is considered a pocket park in size, it does obviously present current and future apartment dwellers with a green space that will help service their needs from both a physical and health perspective, and at the very least will make our suburb a more attractive place to live.

7. **COMMUNITY MEMBERS UPSET AT REMOVAL OF URBAN FOREST/VEGETATION** – Such is the community concern over the removal of established trees, green spaces and private gardens in the local area, many community members have come forward to volunteer their services to help regenerate and care for Tagalad Reserve if it is retained. The loss of green infrastructure has now become a huge concern to our community. In 2013 a LiDAR analysis showed the urban forest cover in Mission Bay to be *“good cover of 20%-30%”* and over the Auckland urban area to be a canopy cover of 18%. Over the past nine years this urban forest cover has been seriously depleted, starting with the amendment to the Resource Management Act in 2015 which lifted blanket tree protection in urban areas, followed by intensified development without green conservation that has ensued over recent years. Community members feel that our urban intensification should be built in a more intelligent and sustainable way that includes the protection of our urban forests and the regeneration of areas like Tagalad Reserve to compensate for the massive loss of trees and vegetation in recent times. Auckland’s Urban Ngahere (Forest) Strategy states, *“Auckland Council has committed to a strategy of urban intensification. Successful development requires careful planning; intensification and growth need to complement the protection and planting of trees and vegetation to create liveable neighbourhoods.*

Trees and vegetation also provide a range of services required for Auckland to function and thrive. These include enhanced stormwater management, air pollution removal, improved water quality, cooling to reduce the urban heat island effect, and ecological corridors to connect habitats and improve biodiversity". It also goes on to state that it now has a target to increase canopy cover to 30% across Auckland's urban area and at least 15% in every local board area. Furthermore, one of the key targets in Eke Panuku's Climate Change Strategy is, "to increase tree canopy across neighbourhoods, create new amenities, green and active public spaces. For Eke Panuku the pandemic has demonstrated that building community resilience and delivering the urban regeneration work we do in our neighbourhoods is critical". Eke Panuku's commitment to the Auckland Climate Plan also recommends, "increase tree planting in road corridors, parks and open spaces; enhance, extend and connect Auckland's blue-green networks; utilise green infrastructure to provide multiple benefits with a low carbon footprint". With these admirable strategies in place in Auckland Council, it surely must make sense to retain and enhance a green public space such as Tagalad Reserve. The retention of Tagalad Reserve, with the enthusiastic support of the community behind it, has the ability to help The Urban Forest Plan achieve its objectives to, "increase the network of green infrastructure on public land; plant diverse tree and plant species on public land; instil a sense of pride in Aucklanders for their urban forest".

8. **COASTAL ENVIRONMENT CONTAMINATION** - With the current highly densified development of Mission Bay comes the detrimental threat of gross degradation to our coastal environment – the interactions between fresh water, land and coastal systems are being challenged now on all levels. Climate change is producing increased rainfall and flood events. Multiple high-rise dwellings are being constructed in Mission Bay with little or no green component being preserved or reinstated in this area, resulting in a lack of ground that this increased rainfall can sink into. It is therefore putting more strain on areas in flood plains like Tagalad Reserve, which is the low point in Mission Bay and completely within the 100year flood plain. Any flooding at this point overflows into the freshwater stream that runs along the base of Bastion Point into the Waitemata Harbour or seeps through to our foreshore. Overland flow paths from the surrounding hillsides are carrying toxic heavy-metal contamination from roads and the built environment to Tagalad Reserve. There is a genuine need to retain this green space and regenerate the green infrastructure at Tagalad Reserve to help with stormwater run-off, mitigate flooding in this low-lying area and prevent increasing contaminants from seeping into the sensitive downstream receiving environment of the Hauraki Gulf. We also consider that as the sea level rise increases, it is creating a coastal squeeze for ecosystems as there is no room for them to adapt and move inland with such a densely built environment down to our foreshore. Retaining and regenerating Tagalad Reserve as a green space would help provide a habitat for our internationally significant seabird population to use and adapt to. Sustainable and resilient development of ecological corridors should be pursued here to connect habitats, improve biodiversity and aid our coastal environment. The Auckland Plan-Ridge to Reef states, *"The choices Auckland makes about where and how we develop on the land has a direct impact on the health of our harbours. The Auckland Unitary Plan seeks to protect and enhance marine environments...."*
9. **NEIGHBOURING PROPERTIES OPPOSE SALE** – All neighbouring properties of Tagalad Reserve support the retention of this green space as a community recreational reserve and oppose its sale for development.

10. **SHORTAGE OF AVAILABLE/AFFORDABLE/SUITABLE GREEN SPACE FOR SPORTING AND RECREATION GROUPS** – Community feedback has identified the need for a green space to accommodate small community sporting/recreation groups and currently we have been approached by a local petanque club, the Auckland Flyfishing Association, a Tai Chi group and some of the local retirement villages. These groups require a small area of green space to play/practise/teach/exercise on, coupled with a room to hire. There is the potential to accommodate groups like this at Tagalad Reserve as their green space usage area is small and it would not compromise the use of the reserve by local community members – if anything it would present community members with the opportunity to participate in an activity locally without the need to travel to another area of Auckland.
11. **DESTINATION/MEETING PLACE WANTED FOR AGED COMMUNITY MEMBERS** – As Mission Bay and the surrounding areas have a large percentage of community members aged over 65 years, it was important that this demographic was consulted. We found that a lot of aged community members were reluctant to try and use Selwyn Reserve as they often found it to be very over-crowded, often unavailable to use, very exposed, very noisy and to have high activity on it – some felt this to be quite intimidating. They wanted a quiet sheltered green space for a more contemplative restful experience. Our surveys of multiple local retirement villages also ascertained the need for a quiet green space they could visit to exercise, do light gardening, participate in community interaction with young and old, participate in community activities or just a quiet sheltered green environment they could enjoy. It was interesting to read the findings of the Orakei Community Wellbeing Survey with comments such as, “more age-friendly drop-in centres or centres where people can gather just to talk and share tea/coffee”; *“If institutions knew what older people have to offer younger generations and this knowledge was put to use, then older people would be given more purpose in life”*; *“Older community members feel they become invisible and need more information for senior involvement activities”*; *“I have not come across any information of how community meets the needs of older people”*; *“I’m not sure the local board is aware of the expertise available in the older retired population to help our community”*. It is apparent to us that these are people who want to be heard, they want to share community interaction and still want to contribute actively to our community. Tagalad Reserve has buildings that could provide a venue and project that our aged community could be involved in, and the flat sheltered nature of the green space would be suitable to accommodate their needs in this respect. We do see the need for a local community hub for aged members that can provide a drop in facility for help, companionship or community activities. Therefore, we have secured the interest of Age Concern, who would like to open up a new eastern office at Tagalad Reserve. This would provide the project with a long-term anchor lessee and would help with forming a volunteer group of retired members who could be actively involved with the running of activities and events at Tagalad Reserve.
12. **TAGALAD RESERVE IS SUITABLE AS A POCKET PARK**- Feedback from Council, dated 1/4/21, stated that concerns over Tagalad Reserve being used as a community park pertained to issues such as limited road frontage, internalised space ,and poor access. We have found that the issue of limited road frontage/internalised space is not a safety issue in this instance as this reserve is surrounded by neighbours on all four sides, who have full view of this reserve and have a bigger vested interest in monitoring the surveillance of this reserve than a casual passer-by on the road. This neighbourhood surveillance activity has been successful now for over the past 60 years. With proper signage on the two entrances, appropriate

advertising and regular usage by community members, Tagalad Reserve's location would be very apparent to local people. We note in Council's feedback, dated 1/4/21, that according to the Open Space Provision Policy 2016, *"pocket park experiences and amenities are considered appropriate to this location", and that Tagalad Reserve "provides 'doorstep-access' to small amenity and socialising spaces in high density residential areas, and provides visual relief in intensively developed areas"*. This feedback also added that, *"Appropriate recreation activities identified in the MBKRA proposal include quiet respite, gatherings and picnics as well as activities like tai chi, yoga, Pilates and gardening led by volunteers"*. Community members feel that the flat nature of this reserve is also suitable for use by community members with mobility issues and it can be developed into an attractive green space with gardens, lawns, trees, seating, paths, areas for socialising and respite, and possibly a small urban farm that all ages can enjoy.

13. **COMMUNITY WANT A FARMER'S MARKET** – Community members have expressed a desire to be more locally sustainable and include a local farmers market to trade local fresh produce and homemade wares. The existing paved off-street parking area and flat site at Tagalad Reserve could cater for such an initiative and there is the potential that revenue earned from such an activity could be put towards the ongoing maintenance costs of the green space.
14. **TAGALAD RESERVE COULD BENEFIT TINY TOTS** – Feedback from mothers/grandmothers has indicated that local tiny tots are often intimidated by older children using the Selwyn Reserve playground – this necessitates their parents/grandparents driving to another area of Auckland. With a sheltered green space like Tagalad Reserve, there is the ability to provide 'age-appropriate' areas in the gardens and park for tiny tots to explore and play safely.
15. **CLIMATE CHANGE AND OUR FUTURE GENERATIONS** – Community members were quick to point out they felt that densifying our suburbs with buildings and removing green spaces like Tagalad Reserve, along with a large portion of our suburban green canopy and vegetation, was not addressing the issue of climate change appropriately. In Sir Peter Gluckman's paper Reimagining Tamaki Makarau Auckland/Harnessing the Region's Potential, he states, *"Climate change is not well addressed. It will require genuine public engagement, longer-term thinking, and the capacity to make decisions on investments that may not produce immediate benefit, but will set us up for a better future"*. He goes on to recommend, *"With climate change and ongoing degradation, especially in urban areas, there is the need to protect Auckland's natural environment for this and future generations. Green infrastructure should be promoted in urban planning and design to minimise the environmental impact of the built environment, and better connections between green spaces are needed"*. Community members fully appreciate that retaining and repurposing Tagalad Reserve as a community green space is a first step in addressing our community's responsibility to mitigating the effects of climate change and it would aid in leaving a better legacy for generations to come.
16. **HEALTH BENEFITS** – Many community members referred to the possible health benefits our community could achieve with a community green space such as Tagalad Reserve. Apart from the afore-mentioned benefits of this green space contributing to such things as the reduction of the urban heat effect and the removal of air pollutants that could aid in the general health of our community members, they also referred to the ever-increasing problem within our urban community of mental health. New Zealand has the worst mental health statistics in the O.E.C.D. today and factors such as loneliness, stress anxiety, depression and social isolation contribute greatly to this statistic. Our community members could see that the preservation and

development of Tagalad Reserve could provide people with a green space to relax in, and provide recreational opportunities that would encourage physical activity and reduce stress. It could also promote contact between local residents and a support network, which would stimulate social cohesion, provide a community hub that could help with loneliness/depression, and could provide the ability for people to be part of a group activity with others to talk to.

17. **STRAIN ON COMMUNITY CENTRE FACILITIES** – Feedback to our initial proposal, date 1/4/21, stated, *“Restrictive planning requirements that do not allow for a community centre to be run at this location”*. Community Facilities and Community Places also stated, *“No requirement to retain the property as a community facility was identified”* and *“Creating an additional facility could undermine the viability of the Orakei Community Centre by competing for custom and revenue”*. The MBKRA would like to counter this by highlighting the fact that the future highly densified planning for Mission Bay and the local area has changed this issue markedly. Pressure on existing community centres in other areas will likely increase substantially as further densification takes place in the area – it makes sense to retain the buildings on this reserve now for future repurposing as a community centre in years to come. That said, currently the MBKRA have community groups who have approached us to potentially hire the Tagalad facilities as both the Orakei and St. Heliers Community Centres are not suitable for their use, they cannot provide available space at suitable times and do not include a suitable green space. Our community consultation has identified community organisations who are prepared to act as an anchor lessee for these Tagalad buildings and offer room space in the short term for community groups that cannot be catered for elsewhere or are spill over groups from other local community centres.
18. **ADEQUATE PARKING** – Feedback from Council, dated 1/4/21, stated challenges included, *“parking limitations both on site and surrounding streets”*. Our research has found there are 16 on-site carparks on Tagalad Reserve with the provision to increase to 20, there are 32 angle parks on the Nihill Crescent entrance, and there is a 7-9 car parking bay on the Tagalad Road entrance before normal street parallel parking is considered. As stated previously, this reserve is centrally located and can be accessed by all community members within a 15-minute walk and we do not see this quantity of carparks already provided being challenged.
19. **LOCAL HISTORY TO BE PRESERVED** – Many Community members have referred to the fact that one of the main Tagalad building’s walls is proudly adorned with the names of local community members printed in gold, who were killed in past world wars. Their feelings are that this historical record should not be dismissed and destroyed, but should be preserved for future generations to view and appreciate. It is also worth noting that numerous community members have commented on the history of Tagalad Reserve with the Mission Bay Bowling club, and their strong family links to that history. The community feels a real sense of association with this site and many would like it preserved so that this link remains.
20. **URBAN PLANNER SUPPORTS THIS PROJECT** – As part of our community consultation process, we invited prominent urban planner and architect, Tony Watkins, to view Tagalad Reserve and assess this project’s impact on the community. In his conclusions, he referred to the fact that increasing population densities make the need for a local gathering place and the need for a sense of community even more necessary. He has evaluated the site, the location, the buildings, the planned intensification, the community support, and what facilities currently prevail in the area – he has determined Tagalad Reserve is the ‘perfect’ space for local community members to use and meet. He has made reference also

to the local history that is recorded on the main building internal wall. He has indicated that he has a desire to follow this project closely and his letter of support for this project is attached.

21. **SUCCESSFUL BOWLING CLUB REPURPOSING IDENTIFIED** – As part of our community consultation, the MBKRA researched a compatible project, which was the successful repurposing of the Glenfield Bowling Club, now the home of Pest Free Kaipatiki (PFK). Jo Knight, a driving force behind this project, felt that as Mission Bay and Glenfield were located on different sides of the harbour, we were not competing for the same market and could see benefit in us sharing ideas. PFK have had a lot of assistance from local companies and tradesmen with a green bias, who have provided a wide range of materials and skilled labour free of charge. She has also provided us with costings for a variety of upgrades they have undertaken, information on Resource Consents that may/may not be required and has suggested some of the funding initiatives and lease ideas they have in mind. PFK now consider Tagalad Reserve to be a sister project and ongoing contact with them is being maintained.
22. **FUNDING** – Whilst the MBKRA will endeavour to put forward independent funding initiatives for this project which cover both the development costs and the ongoing maintenance costs for Tagalad Reserve, it is worth noting that funding grants that could be suitable for these purposes are offered from Auckland Council departments. These are Auckland Council Sport and Recreation Facilities Investment Grant, Community Matters/Community-led Development Programme and the Regional Environment and Natural Heritage Grant Programme.
23. **IMPACT ON THE COMMUNITY** – In the memorandum from Auckland Council dated 1/4/21 offering feedback on the MBKRA's initial proposal, it stated that, "*The potential disposal of Tagalad (South) Reserve would therefore have little impact on the quality of open space outcomes for the community*". The community has now been thoroughly consulted and strongly disagrees with this opinion for the multiple reasons stated above.

In conclusion, the Auckland Plan 2050/Focus Area 5 states, "*Our urban public spaces will play an increasingly vital role in the future as Auckland grows and intensifies*". The Development Plan states, "*To meet community needs we have to create a community facility that is multi-functional in use and adaptable in the future*". The MBKRA's key findings have identified that Tagalad Reserve has the potential to meet the current community needs, and also has the potential to adapt and cater, in part, for the future needs of our community members.

DEVELOPMENT PLAN

In developing the Auckland Plan 2050/Focus Area 5, Auckland Council has determined that our urban public spaces will play an increasingly vital role in the future as Auckland grows and intensifies. The MBKRA sees the development of Tagalad Reserve as being a central, vibrant, social and sustainable hub that will attract all ages within our community and service their future needs. It will also present the opportunity to restore the natural green environment and eco systems which will aid in the mitigation of climate change effects and benefit the health of our community. To meet these objectives, we have to create a community facility that is multi-functional in use and adaptable in the future.

The key outcomes that have been identified in our community consultation can be grouped into three over-arching areas of Sustainability, Social and Active.

Sustainability

Sustainability encompasses the issue of financial viability for the development and ongoing maintenance costs of this site, and the provision of long-term anchor tenants and revenue gained from community activities in both the buildings and green space, plus appropriate community grants/advertising, will ensure this remains a self-funding stand-alone enterprise in future years. Careful planning now will ensure we provide a central 'walkable' hub that can be easily accessed by all age groups within our community and which will aid in our endeavour to meet our community's responsibility to help mitigate the effects of climate change. The efforts of a regeneration programme for the greenspace, energy-saving initiatives, a composting programme and water recycling will contribute towards the increase of Auckland's urban canopy, provide a healthier environment for the local community to use and benefit from, and will ensure there is a venue for local sporting, exercise and recreation users to participate on. Other initiatives such as a local farmers market and the instillation of fruit trees and a small urban farm will further enhance the sustainable nature of this project.

Social

Community members of all ages have expressed the need for social cohesion and the ability to meet, interact and participate with other local people. The buildings at Tagalad Reserve provide the opportunity for local activity groups, community groups and sporting groups to hire facilities, and the inclusion of an entity such as Age Concern provides a valuable reference point and drop-in centre for our aged community members. The green space also provides that social connection derived from activities associated with a farmers' market, an urban farm, small sporting groups, local exercise groups, B.B.Q.s, family picnics and recreation for both young and old.

Active

The provision of a green space for sport and recreation cannot be over-estimated in a community that is undergoing high densification and it is vital that this forward planning is achieved to cater for future generations of apartment dwellers. Currently there is a shortage of venues that cater for small local sporting groups, exercise groups, all-abilities recreational green space and aged community members exercise/recreational activities. Whilst Tagalad Reserve is considered only a pocket park in size, it does have the potential to provide this activity centre that is required now and in the future for our community.

DEVELOPMENT SUGGESTIONS

It is envisaged that no development would be commenced until 100% of necessary funding is secured. We also note that Pest Free Kaipatiki received a lot of products and professional services free of charge to use in the upgrading of their premises. It is anticipated that, as Tagalad Reserve also has an emphasis on the regeneration of its green space and is a community-led project, this avenue would also be investigated.

The MBKRA now intend to incorporate the learnings from the open day and our previous community consultation into a comprehensive plan that will best meet both the community

and Council needs. We will continue to work on this and we will present an updated plan in the near future. In the interim, we can advise that our findings do indicate that the direction of this comprehensive plan should consider the following ideas in the 'Suggested Green Space Development' and 'Suggested Development of the Existing Buildings' paragraphs below.

SUGGESTED GREEN SPACE DEVELOPMENT

The retention, regeneration and development of the green space is critical to achieve the sustainable, social and active objectives that the community have indicated are required. A large grassed area should be retained on the reserve to cater for exercise groups, small sporting groups, aged community recreational exercise, children to play on, family picnics, B.B.Q.s or quiet respite. This grassed area should be enhanced by a regeneration programme of trees and attractive garden areas, along with seating and permeable surface paths. Careful consideration of tree placement should be included to ensure passive surveillance from neighbouring properties is not compromised. We suggest the inclusion of a shelled area for petanque club members to use and a B.B.Q. area with seating that would provide a gathering point for local community members of all ages. There is also the potential to include fruit trees and a small urban farm in an area that has not previously been treated with chemicals. To enhance the development and sustainability of this green space, it is envisaged that water recycling methods and composting programmes could also be incorporated into the design. Minor alterations to the smaller building on site would also see the provision of toilets to service park users.

Consideration has been given to the fact that chemical residue may be apparent in some areas of this site due to its former use as a bowling club, and it would be necessary to have part of the reserve tested to ensure it is below the appropriate recreational level. Comparison studies with the former Glenfield Bowling Club tend to indicate chemical residue would not be a problem at Tagalad Reserve due to the length of time it has remained untreated

SUGGESTED DEVELOPMENT OF THE EXISTING BUILDINGS

The first consideration that should be given to the repurposed use of the two buildings on site is that it is imperative they are used as a means of generating revenue towards sustaining ongoing costs of the green space and facilities at Tagalad Reserve. We see there is the potential to have five leasable spaces within the two buildings – three in the main building, one in the smaller building, and one in an annex to the main building. We suggest that one of these spaces is taken on a long-term lease by Age Concern as the main anchor tenant, and that the remaining four spaces could be hired out to local activity/sporting groups via an automated booking and invoicing system to be co-ordinated by either a long-term hirer (Auckland Flyfishing Association) or by retired volunteers.

A recent exterior maintenance report of the main building, supplied by Auckland Council, indicates that the main building will need some relatively minor upgrade work to the exterior. However, to date, no full maintenance report has been carried out on the interior of the main

building. We have considered that it will be necessary to bring such things as fire systems, heating, and wheelchair access, etc. up to date to meet regulatory compliance, and some moveable partitioning could be installed in this main building to section off three internal hire rooms. We have suggested moveable partitioning here as we see benefit in this main building being able to convert back to its 180 persons capacity from time to time for public meetings. The annex to the main building would need improvements to bring it up to a suitable standard to hire.

We can see that the smaller building, which accommodates men's and women's toilet areas, could be modified to have external toilet access so they can be used as park toilets. The central space of this building would need minimal improvements to bring it up to a suitable standard to hire. Long term there could be an area with tables and chairs outside this smaller building for community members to use for lunch/picnics, B.B.Q.s, etc.

There are also two sheds located on this reserve which were used for the storage and mixing of bowling green chemicals, which would possibly have to be removed.

FINANCE

DEVELOPMENT COSTS - We believe this project would qualify for The Capital Grants Scheme, Department of Internal Affairs, and it is anticipated that an application would be submitted to achieve capital necessary for the upgrade/fit for purpose work to be done on the two buildings. Once the building improvements are completed, a second grant would be sought for the improvement and regeneration of the green space and we have identified that we would qualify for the Sport & Recreation Facilities Investment Grant or the Regional Environmental & Natural Heritage Grant Programme or the Community Matters/Community-led Development Programme. We are also aware of community members who are willing to pledge funds to this project if it goes ahead.

ONGOING MAINTENANCE COSTS – We have been successful in gaining the interest of Age Concern as a long-term anchor lessee as they wish to open a new much-needed hub in east Auckland. This would necessitate them using only one or possibly two of the rooms available. We have identified that the two buildings on the site have the potential to provide five rooms for hire. We have also received interest from the Auckland Flyfishing Association to either lease or hire space on a regular long-term basis in the main building and the green space, and strong interest from community groups that cannot be accommodated elsewhere has been expressed for room hire. We see the potential for a regular weekend farmer's market to be set up in the on-site carpark, which would produce a regular income. Coupled with this we have identified avenues of advertising income that would be generated on an annual basis, and there is the potential to derive some rental income from the green space itself.

LEGAL

In order to deliver the outcomes envisaged by the Development Plan, the following would probably be required:

Auckland Council, through the Orakei Local Board ("OLB"), would agree to the Tagalad Reserve ("Tagalad") being made available for community use on the condition that:

1. The Mission Bay & Kohimarama Residents Association ("Association") establishes a community trust ("Trust") comprising representatives of the OLB, Association, and proposed principal user(s) of Tagalad ("Tenants") to enter into a lease of Tagalad ("Lease");
2. The Lease would provide for a nominal rental, be for a period of [10 years] and be operated by the Trust, so as to achieve the objectives of the Development Plan;
3. The Trust would sub-lease or licence such parts of Tagalad as would enable the Trust to derive sufficient base income to meet the operating expenses associated with providing Tagalad as a community facility per the Development Plan;
4. The Trust would source such capital as is required to repurpose the buildings and outdoor areas to meet the needs of the Development Plan, in particular by recourse to grants from the NZ Lotteries Grants Board and other public sources for which the Development Plan's objectives are qualified;
5. The OLB would remain responsible for identification and remediation of any environmental contamination issues which occurred prior to the commencement of the Lease;
6. The Trust would be responsible for the maintenance, security, and safety of Tagalad;
7. The final beneficiary of the Trust would be Auckland Council.

SUSTAINABLE



SOCIAL



ACTIVE



CAPITAL GRANTS SCHEME, DEPT. OF INTERNAL AFFAIRS

"The Capital Grants Scheme is administered by the Department of Internal Affairs. The Tagalad Development Plan fits squarely within the ambit of this scheme.

Lottery Community grants are available for not-for-profit organisations with a community or social service focus for ongoing operating costs or projects which help improve the quality of people's lives in their communities. We believe the Tagalad project would qualify.

Specifically, the application would be in respect of "Lottery Community Facilities" a fund which provides grants to improve or build new facilities for communities, and for feasibility studies to find out if a community facility is needed, will benefit the community, and can be achieved. Any grant of over \$250,000 usually requires a feasibility study to be included with it (but not always).

The following may be funded:

- projects to build new community buildings or facilities
- projects to improve or enlarge existing community facilities
- feasibility studies to work out if planned projects are needed, can be achieved, and fit the long-term vision for the community...

Building or renovation project costs may include:

- earthquake strengthening or building extensions and new construction projects
- lighting and fixed sport or recreational assets such as artificial multisport turf
- improving or adding kitchens and/or bathroom, including ovens, fridges and dishwashers
- professional fees for architecture, quantity surveying and/or managing the project

The committee which assesses the application prefers requests that show robust project planning has been done for the type of facility planned and its multi-purpose uses. Funding is more likely if the project is shown:

- to have strong governance and financial management
- involves qualified tradespeople, and meets all relevant regulations and requirements (e. g health & safety)
- has had resource consent granted (if needed)
- provides access for disabled people
- provides essential services (plumbing, waste water/sewerage systems, electricity and fire protection)
- has support from the community such as people ready to work as volunteers

The person in charge of the project (an expert engaged by Tagalad Trust) must have the right qualifications for the project and experience for the project. The individual must be reporting to, not be a member of, the project's decision-making group.

Regarding the outcomes which will need to be achieved by the project, it will be necessary to show how the community facility will help the community, and:

- increase the community's strength and its ability to look after its own needs and achieve more
- provide opportunities for people to join in social, recreational, civil or cultural activities
- reduce or overcome barriers that prevent people from taking part in those activities

New or improved facilities should help people to achieve their outcomes, including:

- providing more or better access to existing community services
- creating more services or making a bigger range of services available
- improving community links and networks

Priorities the Lottery Community Facilities Committee will evaluate in assessing the project include demonstrating that the project:

- is community-led and well-supported by the local community,
- will meet a community need
- is the right size for the community
- will provide new opportunities for people to be involved with and connected with the community, especially ... disadvantaged groups and people who can't easily access similar or suitable community facilities

As the Development Plan clearly demonstrates, the facilities will be used for more than one purpose and/or shared. The Trust will also need to demonstrate that the community will be able to develop, run and maintain the facility in the future without requiring more Lotteries grants.

WHAT IS NOT FUNDED:

- building projects costing less than \$30,000
- activities not directly related to building or improving a community facility...

It will necessary to submit a detailed project budget, and at least two letters of support from community organisations which will use the facility

KEY DATES:

Funding rounds have an Opening Date and a Closing Date,

In the next period the relevant dates for the Lottery Community Facilities Fund applications are:

Round one

13 July 2022 / 7 September 2022

Round two

4 January 2023 / 1 March 2023"

CHEMICAL RESIDUE ON SITE

We have spent some time speaking with Sean Finnigan of Fraser Thomas (sfinnigan@ftl.co.nz). This company specialises in testing for chemical residue and we have included these brief notes for your information.

The first step would be to get the soil tested to see if chemicals exceed the recreational limit and whether there is a simple or difficult issue to address – they suggest allowing 2-3 weeks lead in time for testing.

Rough costing for testing: 40mt x 40mt (one green) – 6-8 samples taken @ \$111-00 per sample. Two greens – 10 samples taken. Would also examine shed and ground around it.

Detailed report on site, review spray register, look at consenting needed	= \$3,200
Ten samples @\$111-00	= \$1,100
	\$ 200
Total cost approx.	= \$4,500 + GST

If tests show the chemical residue to be within the recreational limit, then the green space is fit to use. However, it is worth noting that some metal-based chemicals such as copper, lead, arsenic and DDT may still be present inground which would affect where new trees and vegetation were planted.

If chemical residue exceeds the recreational limit – Council bit risk averse and concerned about who is responsible for pile of soil if it is removed and buried elsewhere. They are now favouring dealing with it on site. There are two options:

1. Leave greens in place, cover with textile separation layer (marker layer to indicate chemicals for future development), then cover with layer of good soil, or
2. Scrape off top 150ml and put in a mound on site, but must still have fabric separation layer encapsulating it, then good soil on top. (Cost of separation material \$10sq mt)

Resource Consent – considers 3 areas, but only pertinent area is 'disturbance' in this case. May want engineers report that contamination is encapsulated and a long-term maintenance plan, any effects on ground water, current drainage suitable to reuse.

