



Te Mahere mō te Pokapū o Te Wairau Glenfield Centre Plan

January 2022

KAIPĀTIKI LOCAL BOARD



Mihi

**E toko ake rā e te iti, whakatata mai rā e te rahi,
kia mihi koutou ki ngā kupu whakarei
a te hunga kua tīpokotia e te ringa
o te wāhi ngaro,
engari e kaikini tonu nei i ngā mahara
i te ao, i te pō.**

**Nga ōha i mahue mai i tērā whakatupuranga
kia āpitihia e tātou ki ngā tūmanako o tēnei reanga,
hei mouna waihotanga ki te ira whaimuri i a tātou.
Koinā te tangi a Ngākau Māhaki,
a Wairua Hihiri me Hinengaro Tau.**

**Oho mai rā tātou ki te whakatairanga i ngā mahi
e ekeina ai te pae tawhiti ka tō mai ai ki te pae tata.**

**Tēnei au te noho atu nei i te mātārae
te titiro ki runga o Ōrewa,
ki te one e rere atu ana ki Te Whangaparāoa,
ki te kūiti o te Puarangi.
Kei waho ko Tiritiri Matangi,
tomokanga ki te moana o Te Waitematā.**

**Ki uta ko te Whanga o Oho Mairangi,
ūnga mai o Te Arawa waka.**

**Ka rere whakarunga ngā kamo ki Takapuna kāinga,
Takapuna tupuna.**

**Kia taka ki tua ko Maungaūika
te tū hēteri mai rā i te pūwaha o Tāmaki Makaurau,
Tāmaki herehere waka.**

**Ka ruruku atu tātou mā te waitai kia puta ake
ki te Awataha ki ngā mihi a te Kaipātiki
me te Raki Paewhenua ki te uru,
i reira ka whakatau te haere.**

**E koutou mā ka ea, kua ea.
Kia ora huihui mai koutou katoa.**

Welcome to you all, let me greet you
with the eloquent words
of those who have long been taken by the hand
of the unknown,
but for whom we still mourn
day and night.

Let us connect the legacy they left
to the hopes of this generation
as our gift to them who will follow behind us.
That is the pledge of the humble heart,
the willing spirit and the inspired mind.

Let us rise together and seek to do what is necessary
to draw distant aspirations closer to realisation.

Here I sit on the headland
overlooking Ōrewa
to the stretch of sand that runs to Whangaparāoa
along the Hibiscus Coast.
Off land lies Tiritiri Matangi,
gateway to the Waitematā.

On land is Mairangi Bay
landing of Te Arawa waka.

Gazing southward lies Takapuna community,
Takapuna the progenitor.

Beyond there stands Maungaūika
sentinel of Tāmaki Makaurau,
anchorage of many canoes.

Taking to the tidal waters we emerge
at Awataha to the greetings of Kaipātiki
and West Harbour,
and there our journey ends.

It is done.
Greetings to you all.

Tēnā koutou

Welcome

We are delighted to present the Glenfield Centre Plan. The Kaipātiki Local Board has developed the plan with Auckland Council’s planning team and with inputs from other council departments and Auckland Transport. We listened closely to community and stakeholder views from the initial consultation in early-2020 and consultation on the draft plan in late 2020. This has helped us shape the plan’s content and informed the following overarching vision for the centre:

Glenfield town centre is a place for people. It is easy to get around, celebrates the local landscape, diversity and heritage. It is the heart of the community and brings people together to shop, work, get active and have fun.

The vision recognises the centre’s accessibility, social values and quality amenities which are highly regarded by the local community.

The plan has seven key outcomes, developed from the initial community and stakeholder consultation and refined as the plan work progressed. The outcomes and associated actions will help realise the vision for Glenfield. The local board approved the Glenfield Centre Plan in May 2021.

Kaipātiki Local Board

John Gillon, Chairperson

Danielle Grant, Deputy Chairperson

Paula Gillon

Ann Hartley

Melanie Kenrick

Cindy Schmidt

Andrew Shaw

Adrian Tyler

Ngā upoko kōrero

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Kupu whakataki

1. Introduction

Purpose of the plan

Glenfield town centre is the heart of the local Glenfield community. The Glenfield Centre Plan recognises that significant change is likely to occur in and around the centre over the next 30 years. This plan will help prepare the area and the community for the changes that will come with growth and the challenges, particularly from climate change. It will also improve the centre for everyone.

It sets out local priorities and will guide public investment and private development in the area.

The Glenfield Centre Plan area

The plan focusses on the town centre and the area within about a 10-minute walk from it. However, it also considers the centre's wider suburban and environmental context – from Glenfield College in the west, Oruamo Reserve in the south, Glenfield Primary School in the east to Glenfield Hall and Domain Reserve in the north.

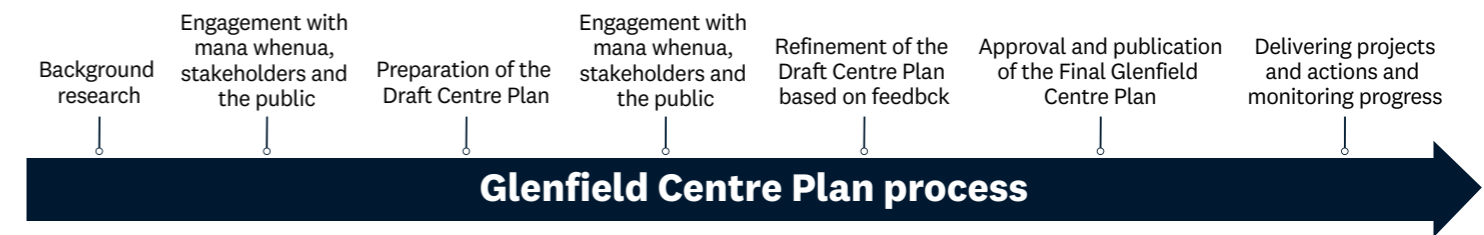


Glenfield Centre Plan – context map.

Working together

The Glenfield Centre Plan is sponsored by the Kaipātiki Local Board. They have overseen the preparation of this plan which they adopted in April 2021.

The process for the Glenfield Centre Plan is shown in the diagram below.



The project team met with mana whenua representatives from Ngāi Tai Ki Tāmaki and Te Rūnanga o Ngāti Whātua to discuss what was important to them. Their key aspirations were to improve the natural environment - particularly the natural ecology and water quality in the stream network and coastal environments. Greater recognition of mana whenua history and heritage was also a priority.

The plan has included actions based on these aspirations. Over time we will seek to involve mana whenua in helping deliver the plan.

What you told us

The Glenfield community had opportunities to share their thoughts and ideas about the future of the area during 2020. We invited ideas from the community to create the draft Glenfield Centre Plan. We talked with people in the town centre, read their comments online, and worked with local students. Some main themes that emerged included:

- making it easier to get around by improving bus services and making walking easier and safer
- improving urban design to influence the look and feel of the centre
- making Glenfield town centre a safer place to be day and night
- enhancing the natural environment and parks.

In late 2020, the community gave feedback on the draft plan through the council's Have Your Say website and at Glenfield Library. Overall, 55 pieces of feedback were received with most supporting (67 per cent) or partially supporting (27 per cent) the plan's vision. We also received feedback from Year 9 and 10 students at Glenfield College.

There was good support for the proposed actions and projects and some new ideas that emerged from the feedback have been included in the final plan.

How the plan works

The plan begins with a vision for the future of Glenfield's town centre area. This will be delivered through identified 'outcomes' for the following themes:

- Community and culture
- Economic development
- Urban design
- Transport
- Open space and recreation
- Natural environment
- Heritage.

Collectively, the vision and outcomes will guide a range of projects and activities that have been identified. Many projects require further investigation before they can be confirmed with timeframes and costs. Decisions on priorities will depend on funding being available from various sources and community interests.

Projects will be done by Auckland Council, Kaipātiki Local Board, Auckland Transport, other council-controlled organisations, mana whenua, social service providers, community groups and organisations, and the private sector.

The final chapter of this plan is about projects to help deliver those outcomes. Over time, further projects and activities may be added to achieve the vision and outcomes of the plan.



Public consultation in Glenfield Mall.

How the plan fits into Auckland’s strategic planning context

The Mayor’s vision		
The Auckland Plan 2050 A 30-year spatial plan for the whole of Auckland that is led by the mayor, and delivered by the council, central government and external stakeholders.		
Auckland Unitary Plan The main planning document for Auckland. It sets the zoning and rules for land use and development	Long-term plan The 10-year budget for the council and delivered by the council and council-controlled organisations. It outlines how council will invest in Auckland over the next decade	Local board plans Three-year plans for each local board setting out the outcomes and aspirations of the communities they represent and initiatives to deliver them
Place-based plans The Glenfield Centre Plan sets out a vision and the actions to deliver the vision.		

Glenfield – early beginnings

The earliest map of the Auckland isthmus marks the Glenfield area as Opuawananga which translates as ‘the place where the clematis grows.’ Before the arrival of Europeans, Glenfield was largely an area of fern and kanuka shrublands, kauri forests having been cleared by fire.

There are midden sites around Kaipātiki and Oruamo Creeks suggesting coastal Glenfield was frequented for

seasonal gathering of fish and shellfish. This was likely by people from Ngāti Whātua, Ngāti Pāoa, and Te Kawerau ā Maki. Groups of Ngāti Whātua continued to visit the Glenfield area through the 19th century.

A small kainga / settlement associated with Te Tauhinu Pā was located on the northern bank of the Oruamo Creek, a headland visible from much of western Glenfield. Te Tauhinu Pā was an important defensive site, allowing control of access to the upper Waitematā.

European settlement in this area continued slowly through the 19th century. Glenfield had poor soil compared with the Auckland isthmus and Devonport which was the main settlement on the North Shore. It was covered in kanuka scrub which was difficult to plough. Most of the area was used for small and mixed farming with stock and horticulture such as strawberries.

In the early 20th century, Glenfield was a scattered rural community with a distinct identity, separate from Auckland and the more established suburbs of the North Shore. The Glenfield community was consolidated with the construction of its earliest public buildings. This included the 1915 Mission Hall at 411 Glenfield Road (which was built in one day) and the Glenfield Hall, built in 1934.

Glenfield was subdivided and developed as a residential suburb in the 1960s following the opening of the Auckland Harbour Bridge in 1959. The population grew from 5683 in 1961 to 13,335 in 1966. The original Glenfield mall opened in 1971. New community facilities including the library and Glenfield Recreation Centre opened in the 1970s and 1980s.

Glenfield town centre today

Glenfield town centre is located towards the north-west of Auckland’s North Shore. It is centred on both sides of Glenfield Road between Downing Street and Kaipātiki Road, and Bentley Avenue. Key features include the library, community centre, local board office, Glenfield Pool and Leisure Centre, ActivZone, Glenfield Mall and a variety of shops and services on Glenfield Road and Bentley Avenue. The remainder of the Glenfield Centre Plan area is approximately 10-minutes’ walking distance from the town centre and is predominantly residential. It also includes several parks, Glenfield Primary School, community buildings and Glenfield College.

The Auckland Unitary Plan enables the growth of both the commercial area of Glenfield town centre as well as the surrounding residential area. The Business - Town Centre Zone is at the core of the area and is surrounded by high density and medium density residential zones. This enables significant business and residential growth in future.



Glenfield Town Centre.

Te tirohanga whānui, ngā huanga me ngā mahi rautaki ā ngā tau e tū mai

2. Future vision, outcomes and strategic actions

The future vision for Glenfield centre

The vision for Glenfield reflects the community's long-term aspirations for the town centre. This plan will contribute to realising the vision.

Glenfield town centre is a place for people. It is easy to get around, celebrates the local landscape, diversity and heritage. It is the heart of the community and brings people together to shop, work, get active and have fun.

Outcome 1: Community and culture

Glenfield's population is culturally diverse. It has a larger percentage of working age residents aged 20-50 years and lower median household incomes than the rest of Auckland. New Zealand Europeans, Māori and Pacific Islanders make up a significantly smaller proportion of the Glenfield population than Auckland as a whole. Glenfield has a proportionately larger Asian population at almost 49 per cent compared to only 28 per cent for the rest of Auckland. The median household income in Glenfield is five per cent less than the median household income for the Auckland region¹.

Community facilities in the centre plan area include the Glenfield Community Centre, library, pool and leisure centre, local board office and community halls. There are a range of educational facilities including Glenfield College, Glenfield Primary School and early childhood centres. There are also medical centres, a Work and Income office, police, Plunket and dental clinics.

A range of community events are held at Glenfield Library, the community centre and at Glenfield Mall. The mall also has a popular school holiday programme that attracts families from across the North Shore. The Kaipātiki Community Facilities Trust supports the local community and delivers a range of programmes centred on place-making, health and wellbeing, young people and reducing inequality.

Future outcome

People living and working in Glenfield are healthy, active, well-supported and feel connected to each other as part of a strong, diverse and proud community. The town centre is a community hub and provides services, spaces, activities and facilities that contribute to community well-being.

Why this needs to be achieved

Glenfield's growing residential population will continue to increase as it is further developed. The town centre needs to provide places, facilities and opportunities for people to meet, be active and have fun. These facilities will need to adapt to reflect the needs of residents.

There is no public open space in the centre specifically designed for community and civic purposes. This contributes to a lack of people presence in the centre. There are opportunities to include civic spaces in the redesign of council-owned land to enable people to meet and socialise. These opportunities are discussed in the "Open space and recreation" section of this plan.

The sense of community, pride and belonging can also be further developed by supporting events, community use of public spaces and local initiatives.



Glenfield Pool and Leisure Centre.

Strategic actions

1.1 Community facilities and spaces

Support improvements to community and council-owned community buildings, to ensure they provide the spaces and activities to meet the future and diverse needs of the community.

1.2 Community events

Enable a variety of regular, accessible, inclusive, culturally diverse and affordable community events in Glenfield town centre.

1.3 Health and wellbeing

Promote and support individual and community health and wellbeing.

1.4 Work with mana whenua

Collaborate with mana whenua to incorporate Māori interests and culture in local projects and community initiatives.

1.5 Meeting the needs of the community

Support and provide for the diverse needs of the Glenfield community.

How we will deliver the strategic actions

These actions will be delivered through various projects included in the implementation plan. The Kaipātiki Local Board, Auckland Council, council-controlled organisations, mana whenua, community groups, social service providers, the police, schools, local business and property owners will work together to deliver a range of projects. There will be different roles for each of these parties, depending on the action and funding source.

¹ The statistics in this paragraph are based on a group of 'Statistical Area 2' units from the 2018 Census (Statistics NZ), representing the wider Glenfield area rather than only the centre plan area.



Outcome 2: Economic development

Glenfield town centre attracts shoppers and visitors from an area much wider than the plan area. Recent studies have indicated that many visitors come to use the library, community centre, pool and leisure centre. Most people visited Glenfield once or more per week and often did several tasks on the same trip.

Glenfield town centre provides a diversity of shopping and commercial services as well as several government, health and community services. These include a variety of businesses and services along Glenfield Road and Bentley Avenue. Glenfield Mall has a large range of shops including large anchor stores.

There are approximately 1950 people employed in the core Glenfield area². Most are employed in retail (29 per cent), followed by healthcare (15 per cent), accommodation / food (13 per cent) and education (10 per cent) sectors³.

Future outcome

Glenfield is a thriving centre for shopping, business and employment during the day and night.

Why this needs to be achieved

A thriving centre will improve the local economy and contribute to a better quality of life for Glenfield residents. There will be easy access to shops and services with increased job opportunities close to home. Glenfield will be able to perform well within the region's network of centres and complement other nearby centres including Albany and Birkenhead.

Consultation with businesses, shoppers and other visitors⁴ has given people the opportunity to share what they like and don't like about Glenfield town centre. Most business owners who responded⁵ generally enjoy the location, its proximity to public transport and the loyalty of their customers. However, they are concerned about crime, low customer numbers, and the lack of security, pedestrians and accessible parking. Customers and visitors who responded⁶ consider that Glenfield is untidy, and needs modernising, better pedestrian crossings, and more variety of shops and activities, seating and car parking.

All the actions within this plan will work together to encourage business activity and development within the centre. Improving the look and feel of the centre and retaining and improving the range of community and recreational facilities will attract more people and support businesses.

Strategic actions

2.1 Supporting business activity

Support business activity to ensure Glenfield town centre is prosperous, vibrant and varied, with a range of employment opportunities.

2.2 New developments

Encourage new building development and innovation, flexibility and sustainability in new buildings in the town centre.

How we will deliver the strategic actions

The actions will be delivered through various projects included in the implementation plan. The Kaipātiki Local Board, Auckland Council, council-controlled organisations, mana whenua, community groups, social service providers, the police, local business and property owners will contribute to the delivery of projects. There will be different roles for each of these parties, depending on the action and funding source.

Outcome 3: Urban design

Glenfield town centre is a suburban town centre located on a ridgeline with views to the east and west. Most development occurred between 1960 and the 1980's. Commercial buildings are typically one or two storeys on Glenfield Road and Bentley Avenue.

To the east of Glenfield Road is the Glenfield Mall. This building is of a significant size and height but because it's built into a steep hill, most of the mall is below the ridgeline. Given the scale of the mall, its presence in the centre is moderately well integrated with other shops along Glenfield Road. In and around the centre, there are recreational and community facilities.

² The core area refers to the Glenfield West and Glenfield Central SA2 areas (Statistics NZ).

³ 2018 Census, Statistics NZ.

⁴ This includes consultation undertaken for this centre plan as well as previous studies (see footnotes 5 and 6).

⁵ This refers to those who responded to the survey done to inform the Glenfield Township Information Network Research Report, (prepared for Glenfield Community Centre Incorporated), 2018.

⁶ This refers to those who responded to the survey undertaken to inform the Glenfield Town Centre Research Report 2018, prepared for ATEED and the Kaipātiki Local Board.



Illustration: Neil Coleman.

The commercial centre is surrounded by residential development with a variety of housing styles and a significant amount of infill housing. There is also a primary school, college, several parks and community buildings in the centre plan area.

The Auckland Unitary Plan provides for development and growth within the area. The Business - Town Centre Zone applies to all of the existing commercial area and allows buildings up to 27 metres, or approximately 7-8 storeys, and a variety of land uses including residential. A large amount of the residential area near the centre is covered by the more intensive residential zones. This allows 4-5-storey development with shops and cafes on the ground floor. These zones enable significant change, including more intensive development to attract more people and activities to the town centre.

Future outcome

Glenfield town centre is attractive, accessible and vibrant with shopping, recreation, social and community activities all in one place.

Why this needs to be achieved

The concentration and scale of buildings and activity is expected to grow in Glenfield town centre over the next 30 years. Some developers are already beginning to redevelop residential sites with terraced housing and apartments.

It is important to improve the centre environment so that it provides for the needs of a growing community, supports the local economy, builds climate change resilience, and attracts private investment and development. It will be important to consider how future developments relate to adjacent public spaces and contribute to an attractive and cohesive centre.

Glenfield town centre is currently dominated by vehicles rather than people. Improving Glenfield Road and the public spaces will encourage people to walk to, and around, the centre, spend more time in the centre, and create vibrancy.

Designing public spaces that are attractive, fun, functional and accessible will increase people's enjoyment of the town centre. This could include public art, furniture such as seating, street plantings, improvements to footpaths and lighting.

There are opportunities for future private developments to make the most of views to the Hauraki Gulf, especially from streets and public spaces. Such improvements will also encourage private investment in the shops, businesses and development of the surrounding area.

The local community, iwi, organisations and schools can contribute to projects that will improve the look and feel of the centre. This can involve helping to design public spaces, artworks and plantings.

Strategic actions

3.1 Placemaking

Investigate and deliver placemaking measures to improve the sense of place, public realm and pedestrian amenity.

3.2 Streetscape design

Design Glenfield Road to be the town centre's premier street, along with other street improvements.

3.3 A safer place

Make Glenfield town centre a safe place to be at all times of the day and night.

3.4 Quality urban design

Encourage high-quality urban design with distinctive, attractive and functional built form and public realm.

3.5 A compact centre

Retain the town centre's compact urban form where everything is easy to get to.

How we will deliver the strategic actions

The actions will be delivered through various projects included in the implementation plan. The Kaipātiki Local Board, Auckland Council, council-controlled organisations, mana whenua, community groups, the police, local business and property owners will work together to deliver a range of projects. There will be different roles for each of these parties, depending on the action and funding source.



Illustration: Neil Coleman.

Outcome 4: Transport

The plan area is centred on Glenfield Road which caters for 2200 two-way vehicle movements during the two-hour peak period. Glenfield Road and key feeder roads connect Glenfield with surrounding business and residential areas including Bayview, Wairau Valley, Albany and Birkenhead.

Glenfield is a significant public transport node in the North Shore's Frequent Transit Network, connecting Glenfield with its suburbs, the city centre and a variety of North Shore destinations. During peak periods there are services to / from the city centre approximately every five minutes. There are three bus stops northbound and five bus stops southbound along Glenfield Road in the centre plan area.

There is some provision for walking and cycling within the plan area, however the quality is inconsistent and requires improvement in some areas. The western, northbound side of Glenfield Road in the centre is particularly challenging for pedestrians and cyclists. There are some on-road cycle lanes along Glenfield Road, but they are not continuous or on both sides of the road in many places. Glenfield Road and the key feeder roads have footpaths, but some are narrow and/or in poor quality. More and better pedestrian crossings are needed.

Glenfield town centre has on-street parking and parking areas behind the shops on the western side of the road, at the community centre, library and recreational facilities. There is also a substantial amount of parking associated with the mall. Parking and loading spaces are important for delivery vehicles and customers.

Future outcome

Glenfield town centre provides for a variety of transport choices. It is accessible, safe and easy to get to, with a strong focus on walking and active modes.

Why this needs to be achieved

Glenfield Road has competing transport functions and must cater for all users travelling to, and through, the town centre. This includes freight vehicles as it is part of the strategic freight network and a route for over-sized vehicles. It is also an alternative to the Northern Motorway.

While recent intersection upgrades have improved Glenfield Road, the negative effects of vehicle dominance in the town centre affect safety and people's enjoyment of the centre.

Provisions for people walking, cycling and using other personal modes of transport to, from and within the centre need improvement. This includes a lack of safe crossing points, insufficient waiting space at intersections, and narrow poor-quality footpaths.

Cycle lanes and supporting facilities such as cycle stands are needed and there are opportunities to connect with cycleways in the wider area. Local events to promote and educate people about transport choices can also encourage people to walk, cycle or take public transport.

Improvements in these areas will deliver a range of benefits from increased use of public transport through to reduced dependency on personal cars, all contributing to making the town centre more attractive.

Improvement projects could look at creating a sense of arrival in the town centre and providing spaces for people to linger rather than simply travel through.

Public transport services should continue providing high frequency and route options to connect people to the town centre, employment hubs, growing residential areas, schools, and community services. These services should also connect with bus stations, ferries, and the future Northern Pathway.

Strategic actions

4.1 Pedestrian improvements

Investigate the need for additional pedestrian crossings, signage, footpath provision and other facilities to ensure a high-quality, safe, convenient, accessible and efficient pedestrian environment for people of all ages and abilities.

4.2 Cycling and active transport improvements

Undertake improvements based on investigations to promote cycling and active transport. Ensure a safe and convenient environment for people of all ages and abilities.

4.3 Bus transport

Improve bus waiting facilities. Advocate for greater frequency, longer hours and more routes to improve the connectivity between Glenfield town centre, the city centre, public transport hubs and other destinations.

4.4 All transport modes

Work to make all transport modes safe, accessible and efficient.



How we will deliver the strategic actions

The actions will be delivered through various projects such as those included in the implementation plan. Depending on budgets, these will be undertaken by the Kaipātiki Local Board, Auckland Council, Auckland Transport, government agencies, transport providers, mana whenua, community groups, local business and property owners. There will be different lead and support roles for each of these parties, depending on the action and funding source.

Outcome 5: Open space and recreation

While the centre plan has many open spaces and recreational opportunities, there are no civic open spaces in the town centre itself.

Most parks are used for informal recreation such as walking, sitting and play. Kaipātiki Park provides for organised sports, including rugby. There is a pool and leisure centre and an indoor skating arena in the centre. They are well-used by people across the wider North Shore, but some require upgrading to meet future growth.

Future outcome

Attractive, safe and well-maintained parks and open spaces that enhance the town centre experience with a wide range of activities for everyone.

Why this needs to be achieved

It is important that recreational facilities and services in Glenfield continue to meet demand through growth and an increasingly diverse and ageing population.

The Glenfield Pool and Leisure Centre performs well but the building is tired, leaking and in poor overall condition. Long-term options for redevelopment are being considered. The aim is to offer better recreational services and to be more cost-effective than continuing significant maintenance on the current building. These options will consider the best way to deliver facility-based recreational services to the community.

There are opportunities to improve and make better use of the open spaces in the area. This will examine the best way to address gaps in provision, including play, green walkways and sport, and prioritising improvements to ensure existing spaces can be used and enjoyed safely by everyone. Many spaces are underused, appearing uncared for and potentially unsafe. Investment will encourage use and attract more people. Improvements to open spaces should also enhance the natural environment to contribute to climate change resilience and sustainability.

There is potential for a new civic open space in the town centre in the future to provide opportunities for people to meet, spend time in, and attend small events. This would enhance the vibrancy of the centre and support businesses. Initially, the council-owned site at 450 Glenfield Road could be used as a civic space. Longer term opportunities could be explored at this site or other sites such as redevelopment of Glenfield Pool and Leisure Centre.

Strategic actions

5.1 Public open spaces, places and parks

Create new and improve existing public open spaces, places and parks to cater for a diversity of community needs.

5.2 Sports and recreational opportunities

Improve sports and recreation opportunities with better facilities.

5.3 Access to public spaces and places

Improve pedestrian access, safety and visibility of public places, parks and reserves.

How we will deliver the strategic actions

The actions will be delivered through various projects included in the implementation plan. These will be undertaken by the Kaipātiki Local Board, Auckland Council, Auckland Transport, government agencies, mana whenua, community groups, local business and property owners. There will be different roles for each of these parties, depending on the action and funding source.



Outcome 6: The natural environment

The wider Glenfield area has significant vegetation, ecology and waterways but these are limited in the centre plan area. Areas of vegetation remain to the northwest of the centre along Kaipātiki Creek, and to the south at Eskdale Reserve. Native vegetation also remains on private land and there are several protected notable trees in the Auckland Unitary Plan. Within the centre plan area, public parks and private properties provide green space and vegetation.

The Auckland Unitary Plan also protects Significant Ecological Areas (SEAs). There are SEAs in Glenfield for areas with vegetation that is threatened, rare bird migration pathways, buffers and/or representative of the species. In the northern part of the centre plan area there are SEAs around Eastern Park Parade, Gladys Avenue, Neal Avenue and Kaipātiki Road. There are also SEAs at, and to the south of, Powrie Reserve (between Peach Road and Powrie Street) and at Woodcote Reserve.

The centre plan area lies within the Wairau Valley and Kaipātiki catchments, to the west and east of Glenfield Road respectively. There are piped and open watercourses on both private land and parks within the plan area.

Climate change is an increasingly significant issue and the actions below, and in many other sections of this plan, will help address the effects of climate change.

Future outcome

Glenfield's natural environment is improved and provides well connected green spaces, improved water quality and a thriving indigenous biodiversity.

Why this needs to be achieved

The centre is very close to significant areas of bush and vegetation, however this is not evident within the centre. Planting trees in the town centre will help provide ecological links to bush in the wider area, help mitigate the effects of pollutants, provide shade, and improve the look and feel of the centre. The centre can also provide information about the nearby bush which will encourage walking and enjoyment of these public spaces.

While the Auckland Unitary Plan protects a small number of notable trees and some SEAs, other trees are subject to the threat of redevelopment. It is important to ensure that the right level of protection is provided for these trees.

There are opportunities for the council to work with mana whenua as kaitiaki to deliver projects to improve the local natural environment. Collaborating with schools and local environmental groups will also be important to deliver environmental programmes and build a sense of community ownership.

Investment in Glenfield's public and open spaces provides opportunities to improve the natural environment in the centre, e.g. planting to increase the urban ngahere / tree canopy, environmental design, and environmental education.

The eastern part of the plan area feeds into the Wairau Valley catchment which discharges into degraded but popular recreational receiving environments at Milford and East Coast Bays. There are opportunities to improve water quality by removing contaminants from activities including development, land use and heavy vehicles before the water reaches Wairau Creek.

Strategic actions

6.1 Water quality

Improve water quality within the plan area for the benefit of downstream receiving environments.

6.2 Restore the natural environment

Restore the natural environment to improve biodiversity.

6.3 Climate change

Support programmes to encourage climate change resilience.

How we will deliver the strategic actions

The actions will be delivered through various projects included in the implementation plan. The Kaipātiki Local Board, Auckland Council, council-controlled organisations, mana whenua, community groups, local business and property owners will work together to deliver a range of projects. There will be different roles for each of these parties, depending on the action and funding source.



Kowhai and other native trees will contribute to the ecology of parks and reserves.

Outcome 7: Heritage

There are six heritage buildings and places protected under the Auckland Unitary Plan in the centre plan area. These are the Mission Hall, Glenfield Community Hall, Glenfield Library, and three residences on Kaipātiki and Chivalry Roads. The Mission Hall is particularly significant as a landmark building, with a mural depicting its construction in 1915.

Sharing information about Glenfield’s heritage includes physical projects and heritage activities.

Future outcome

Glenfield’s historic and cultural heritage and character is recognised, protected and celebrated.

Why this needs to be achieved

It is important to ensure local heritage is protected, these places can be enjoyed today and in the future.

Alongside the regulatory protection of heritage, there are opportunities to enhance people’s understanding of Glenfield’s past, including its stories, people and land use. Heritage projects such as public artworks, podcasts, trails, signs and events provide opportunities for mana whenua and local community groups to get involved by sharing and learning each other’s stories.

Strategic actions

7.1 Recognise and protect Glenfield’s heritage.

Protect Glenfield’s existing heritage and identify new heritage protection opportunities.

7.2 Celebrate Glenfield’s heritage

Use creative ways to celebrate Glenfield’s heritage.

How we will deliver the strategic actions

The actions will be delivered through various projects included in the implementation plan. The Kaipātiki Local Board, Auckland Council, council-controlled organisations, mana whenua, community groups, local business and property owners will work together to deliver a range of projects. There will be different roles for each of these parties, depending on the action and funding source.

Te mahere whakatinana

3. Implementation plan

Achieving the Glenfield Centre Plan will be done over the next 20 to 30 years by an implementation plan to deliver the seven outcomes in this plan.

The implementation plan lists the many potential projects proposed by the community, Kaipātiki Local Board, Auckland Council, Auckland Transport and other council-controlled organisations. Implementation will involve partnerships with these organisations, community groups and the private sector. There will be different roles for each of these parties, depending on the nature of the project priorities and funding sources.

Many projects listed for each strategic action require further investigation to confirm their viability, and to establish the appropriate budget and timing for their implementation.

The implementation plan should be seen as a “living” document. Over time, many activities will be delivered, some may change, some might not be viable while new activities may be proposed to meet new community needs. There may also be unforeseen delays in delivery

Role of the Kaipātiki Local Board and the community

The Kaipātiki Local Board will play a key role in realising the future vision and outcomes for Glenfield town centre, from direct investment in public works to advocating for positive changes. Glenfield is a creative and capable

community that will contribute to the prioritisation, design and implementation of many projects. Mana whenua will also have a valuable role in the design and development of projects, particularly those that will enhance Glenfield’s natural environment and heritage.

Funding implications

The council’s main budgetary tools are the 10-year Budget or Long-term Plan and Annual Plan. It combines all the council and council-controlled organisation activities and funding across Auckland over a 10-year period. The current 10-year Budget was adopted in June 2020 and is formally reviewed every three years.

Unfunded projects requiring new funding will require advocacy to be included in the budget. Council funding for proposed projects is not guaranteed and there will be trade-offs. Project priorities and funding are decided as part of the budgeting process and can be subject to changing priorities, e.g. Covid-19 recovery. The implementation plan is designed as a way to advocate for, and prioritise funding, of projects over the next 30 years.

Potential projects and timeframes

Many of the projects in this plan are not funded or resourced. Many depend on further investigations before they can be established as projects. Recognising Auckland Council’s budget limitations and the need to be flexible for changing community priorities, there are indicative timeframes for the delivery of projects in the plan. These are categorised as follows:



Mission Hall built in 1915.

Symbol	Timeframe	Descriptino
●	Ongoing projects	These projects may already be underway or could start whenever funding and resources become available. Those that already have funding are noted. Some of these projects may continue to be implemented over the 30-year plan period.
■	Short-term projects	These projects could be considered or implemented within the next three years.
▲	Medium-term projects	These projects could be investigated and implemented within the next 4-10 years.
★	Long-term projects	These projects could be investigated and implemented within the next 10-30 years.

Map shows focus areas for projects in the implementation plan.



- Create new and improve existing public open spaces, places and parks
- Create a new public open space for recreation and outdoor community activities at 450 Glenfield Road
- Improvements to community, council-owned community buildings and facilities to meet the diverse and future needs of the community
- Area for urban design and pedestrian improvements
- ★ Protect Glenfield's heritage and identify new heritage protection opportunities
- Area for improving safety and access for all transport modes

- Ongoing projects
- Short-term projects
- ▲ Medium-term projects
- ★ Long-term projects

Implementation plan	
Strategic actions and projects	
1. Community and culture	
1.1	<p>Community facilities and spaces</p> <p>Support improvements to community and council-owned community buildings, to ensure they are adaptable and provide the spaces and activities to meet the future and diverse needs of the community.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Support improvements to the library to meet the future needs of the community, such as providing more study spaces for students. These improvements should be informed by needs assessments. ■ Investigate the provision of accessible, safe and centrally located public toilets in the town centre. If this is not possible, provide way-finding signage to toilets within council facilities. ★ Consider the contiguous community centre, library and local board office sites on Bentley Avenue to inform decisions about their future use and function. <p>Key agencies</p> <p>Auckland Council, Kaipātiki Local Board, community organisations.</p>
1.2	<p>Community events and activities</p> <p>Enable a variety of regular, accessible, inclusive culturally diverse and affordable community events in Glenfield town centre.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Support community events such as outdoor movies and music, gaming events, children’s activities, sporting events and informal community get-togethers. ● Celebrate cultural diversity with events and festivals. ■ Consider and provide opportunities for markets to be held in the town centre, including at council-owned sites. <p>Key agencies</p> <p>Auckland Council, Kaipātiki Local Board, community organisations.</p>
1.3	<p>Health and wellbeing</p> <p>Promote and support individual and community health and well-being.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Support local community organisations and social service providers to provide projects and initiatives for well-connected, active, healthy and resilient residents and communities. ■ Investigate interest in more community gardens and community kitchen initiatives including provision of a licensed commercial kitchen for use by community organisations. <p>Key agencies:</p> <p>Auckland Council, Kaipātiki Local Board, community organisations, government agencies.</p>
1.4	<p>Work with mana whenua</p> <p>Collaborate with mana whenua to incorporate Māori interests and culture in local projects and community initiatives.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Work with mana whenua to restore natural environments, including local bush and water quality improvement projects. ● Support Māori wellbeing initiatives. ● Incorporate Māori design elements in future improvements to public places, including parks, community buildings and streetscapes. ■ Share and celebrate local Māori history through heritage projects. <p>Key agencies</p> <p>Auckland Council, Kaipātiki Local Board, mana whenua.</p>

Strategic actions and projects	
1. Community and culture continued	
1.5	<p>Meeting the needs of the community Support and provide for the diverse needs of the Glenfield community.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Support the provision of housing, activities and facilities for local older people. ● Encourage a range of employment local opportunities, especially for younger people. ● Provide activities and places that are accessible, affordable and inclusive for all. ● Support the use of existing community spaces for a variety of services and organisations including adult education, youth activities, interest groups and meetings. <p>Key agencies Auckland Council, Kaipātiki Local Board, community organisations, government agencies.</p>
2. Economic development	
2.1	<p>Supporting business activity Support business activity to ensure Glenfield Town Centre is prosperous, vibrant and varied, with a range of employment opportunities.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Improve the urban environment in ways that will help retain and attract cafes, shops and businesses. ● Create a safer public environment to support business. ● Design car parking and the transport network to be compatible with business activity, where possible and practical. ● Encourage an increased range of businesses and local employment opportunities in the centre that provide for the needs of the diverse community. ● Encourage restaurants and other businesses to contribute to the local night-time economy and the centre’s safety and vibrancy in the evening. ● Recognise Glenfield Mall as a key attractor for shopping and community activities in the town centre. ■ Encourage a network for local businesses, such as a business association. <p>Key agencies Auckland Council, Kaipātiki Local Board, Auckland Transport, businesses, property owners</p>
2.2	<p>New developments Encourage new building development and innovation, flexibility and sustainability in new buildings in the town centre.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Work with landowners and developers to encourage more intensive and sustainable development. ● Ensure buildings and spaces are accessible for all. ● Encourage developers to provide for emerging trends and future technologies, including working from home and flexible residential and commercial building designs. <p>Key agencies Auckland Council, property owners and developers.</p>
3. Urban design	
3.1	<p>Placemaking Investigate and deliver placemaking measures to improve the sense of place, public realm and pedestrian amenity.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Investigate ways to introduce more planting - particularly trees, native plants and flowers in streetscapes, including to provide a visual buffer between the road and pedestrian shopping area where appropriate. Provide more urban ‘comfort’ - seating, shade, drinking fountains and other amenities around the town centre. ● Create pedestrian friendly streets and spaces using tactical urbanism and other ways to create a sense of place. ● Celebrate cultural diversity through public art and the design of public spaces. ● Encourage various forms of public art as focal points that strengthen the identity of the town centre and community. ▲ Create and encourage new public landmarks to give a sense of place. <p>Key agencies Auckland Council, Kaipātiki Local Board, and with input from Auckland Transport.</p>

Strategic actions and projects	
3. Urban design continued	
3.2	<p>Streetscape design Design Glenfield Road to be the town centre’s premier street, along with other street improvements.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Make Glenfield Road a safe, colourful, and attractive street with lively retail, café and social spaces. ● Design streets that connect with Glenfield Road in the town centre to be safe and attractive with convenient connections to local destinations as well as attract retail and other activities to locate there. <p>Key agencies: Auckland Council, Kaipātiki Local Board, businesses, landowners, and with input from Auckland Transport.</p>
3.3	<p>A safer place Make Glenfield town centre a safe place to be at all times of the day and night.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Undertake a Crime Prevention Through Environmental Design safety assessment of the town centre to identify actions that will enhance personal and road safety, such as lighting. <p>Key agencies: Auckland Council, Kaipātiki Local Board, community organisations</p>
3.4	<p>Quality urban design Encourage high quality urban design with distinctive, attractive and functional built form and public realm.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ■ Encourage well-designed apartments and taller buildings that address the streets and public realm in the town centre, for example by providing shops at street level. ■ Look for opportunities to enhance public, or encourage private, spaces and buildings for people to enjoy the exceptional sea and urban views from the town centre. ★ Consider the design of new public buildings and open spaces as opportunities to showcase distinctive and attractive architecture and sustainability features. <p>Key agencies Auckland Council, Kaipātiki Local Board, landowners, and with input from Auckland Transport.</p>
3.5	<p>A compact centre Retain the town centre’s compact urban form where everything is easy to get to.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Encourage community and public facilities and activities to be located in convenient locations in and around the town centre. <p>Key agencies Auckland Council, Kaipātiki Local Board.</p>
4. Transport	
4.1	<p>Pedestrian improvements Investigate the need for additional pedestrian crossings, signage, footpath provision and other facilities to ensure a high quality, safe, convenient, accessible and efficient pedestrian environment for people of all ages and abilities.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Where appropriate and practical, introduce new or improve existing pedestrian crossings and footpaths based on investigations to encourage people of all ages and abilities to walk safely in the area during the day and night. Priority locations are within the town centre, shops, bus stops, community facilities, parks, around schools and retirement villages, and along arterial roads. ● Where appropriate and practical, undertake improvements to ensure that Glenfield Centre is accessible for all, based on investigations. ▲ Improve signage to encourage walking to, from and within the centre. <p>Key agencies Kaipātiki Local Board with input from Auckland Transport.</p>

Strategic actions and projects	
4. Transport continued	
4.2	<p>Cycling improvements</p> <p>Undertake improvements based on investigations to promote cycling and ensure a safe and convenient cycling environment for people of all ages and abilities.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Where appropriate and practical, improve safe cycling and other modes of personal travel in Glenfield based on investigations. This includes provisions at intersections, upgrading cycle facilities, prioritising gaps in current cycle lane provision for key routes to/from the centre, public transport nodes, parks, schools and community facilities. ● Encourage developers to incorporate cycling facilities (such as cycle parking) into new residential and business developments in and around the centre. ● Support and encourage the take-up and usability of new transport technologies and modes by providing related facilities in the town centre. ● Provide “learn to cycle” and bike maintenance events in the centre. <p>Key agencies: Kaipātiki Local Board with input from Auckland Transport.</p>
4.3	<p>Bus transport</p> <p>Improve bus waiting facilities and advocate for greater frequency and hours of bus services with more routes to improve the connectivity between Glenfield town centre, the city centre, public transport nodes and other destinations.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Advocate for improved frequency and hours of bus services to improve the connectivity between Glenfield Centre and: <ul style="list-style-type: none"> • the city centre • other public transport nodes (such as Sunnynook bus station, ferry terminals) • nearby suburbs (such as Bayview) • North Shore centres such as Takapuna • destinations in the wider area such as beaches • schools. ■ Investigate expanding or relocating stops to improve convenience and safety. ▲ Improve (where practical) all existing bus stops in the centre ensuring the waiting areas are of an adequate size and provide all-weather protection from sun, wind and rain. ▲ Consider features such as Wi-Fi and fun design elements <p>Key agencies Kaipātiki Local Board, bus transport providers, with input from Auckland Transport.</p>
4.4	<p>All transport modes</p> <p>Investigate and implement improvements within and near the town centre to address safety, access and efficiency issues for all transport modes.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ■ Review the phasing of traffic lights in the town centre to balance the efficiency of vehicular through movements with needs of public transport, pedestrians and cyclists ● Where appropriate and practical, improve the provision and design of public parking spaces to meet the needs of people with disabilities. ● Investigate and where appropriate, install charging stations for e-vehicles including bicycles within off-street parking areas. ▲ Where appropriate and practical, improve safety and efficiency at intersections for all transport modes based on investigations. This includes the following intersections: <ul style="list-style-type: none"> • High Road/Glenfield Road (both the north and south intersections) • Capilano Place/Glenfield Road • Roberts Road/Glenfield Road • Chartwell Avenue/Archers Road • Downing Street/Bentley Avenue • Glenfield Road/Downing Street. ▲ Investigate options to reduce speed through the town centre, including gateway treatments, electronic speed signs, traffic calming (for example, re-design of the road layout) and/or reduced speed limits through the town centre to improve safety and the town centre environment. ▲ Investigate the provision of specialised transport such as small shuttle buses to improve accessibility by those with limited transport options such as people with limited mobility. <p>Key agencies Kaipātiki Local Board with input from Auckland Transport.</p>

Strategic actions and projects	
5. Open space and recreation facilities	
5.1	<p>Public open spaces, places and parks</p> <p>Create new and improve existing public open spaces, places and parks to cater for a diversity of community needs.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Create accessible and enjoyable spaces for people of all abilities in parks and public spaces. ● Identify a site for a new civic space at the heart of the town centre. ● Upgrade and improve the provision and quality of facilities such as paths, seating, play equipment, water fountains, lighting, trees and planting in Kaipātiki Park, Powrie Reserve, Downing Street Reserve, Oruamo Reserve, Camelot Reserve and Lancelot Reserve. ■ Subject to community interest, identify a location/s for additional community garden/s and edible tree planting. ■ Investigate options for providing children’s playgrounds in Glenfield town centre. ▲ Support creating a new public open space for recreation and outdoor community activities on the Auckland Council owned 450 Glenfield Road site. Take a phased approach towards more public uses as current tenancy and parking requirements cease. Ideas could include public toilets, seating, planting and play opportunities for all ages. <p>Key agencies Auckland Council, Kaipātiki Local Board.</p>
5.2	<p>Sports and recreation opportunities</p> <p>Improve sports and recreation opportunities with better facilities.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Continue to investigate options for improved aquatic and recreation provision in Glenfield. ● Introduce more activities in parks including provision for sports and active recreation, cycle tracks, outdoor gyms, dog exercise areas, public court space and performance space ▲ Investigate opportunities to upgrade sportsfield/s on land at Kaipātiki Park and/or Glenfield College. ★ Subject to the availability of funding provide fit-for-service aquatic and leisure services for Glenfield communities. <p>Key agencies Auckland Council, Kaipātiki Local Board, Glenfield College, community sports providers.</p>
5.3	<p>Access to public open spaces and places</p> <p>Improve pedestrian access, safety and visibility of public places, parks and reserves.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Create accessible and enjoyable spaces for people of all abilities in parks and public spaces. ● Improve awareness and visibility of local parks with signage, walking maps and information boards in the Glenfield centre area ■ Upgrade the walkway through Lancelot Reserve, to improve the visibility, accessibility and safety of the park. ■ Provide a new formal walking connection through Kaipātiki Park to connect to Glenfield College. <p>Key agencies Auckland Council, Kaipātiki Local Board.</p>
6. The natural environment	
6.1	<p>Water quality</p> <p>Improve water quality within the plan area for the benefit of downstream receiving environments.</p> <p>Projects and activities:</p> <ul style="list-style-type: none"> ● Support pollution prevention programmes that contribute to the Wairau Valley and Kaipātiki Creek catchments. ■ Investigate opportunities to improve stormwater treatment in the town centre. <p>Key agencies Auckland Council, Kaipātiki Local Board, mana whenua, community organisations.</p>
6.2	<p>Restore the natural environment</p> <p>Restore the natural environment to improve biodiversity.</p> <p>Potential projects and activities:</p> <ul style="list-style-type: none"> ● Collaborate with mana whenua to identify opportunities to restore the natural environment in ways that will increase biodiversity and encourage native flora and fauna to thrive. ● Support the work of Pest-Free Kaipātiki Restoration Society, the Kaipātiki Project and other environmental and climate change initiatives. ● Maintain, protect and where possible, enhance the Significant Ecological Areas in the greater area. This may include planting in the centre to support native birdlife and invertebrates.

Strategic actions and projects

6. The natural environment continued

- Aspire to a tree canopy (ngahere) in and around the town centre by encouraging more tree planting on private land and planting more trees in open spaces. This includes in parks and along streets and could for example include Oruamo Reserve and considering re-instating specimen trees along Glenfield Road.
- Advocate for the protection of large trees on private land in and around the town centre.
- Encourage local schools to participate in environmental educational programmes including the Sustainable Schools and Pest Free Schools programmes.

Key agencies

Auckland Council, Kaipātiki Local Board, mana whenua, community organisations, schools.

6.3 Climate change

Support programmes to encourage climate change resilience.

Potential projects and activities:

- Encourage residents and businesses in the town centre to minimise waste with aspirations of zero waste to landfill by 2040.
- Support residents and businesses to live low-carbon lifestyles and live sustainably.
- Advocate for the uptake of sustainable landscape and building design in public and private development.

Key agencies

Auckland Council, Kaipātiki Local Board, residents, businesses, mana whenua, community organisations.

7. Heritage

7.1 Recognise and protect Glenfield’s heritage.

Protect Glenfield’s existing heritage and identify new heritage protection opportunities.

Potential projects and activities:

- Protect and enhance Glenfield’s existing heritage places and their setting.
- Identify and evaluate new heritage places and areas for protection.
- Identify sites and places of significance to mana whenua for protection.
- Identify significant trees for heritage protection.

Key agencies

Auckland Council, mana whenua, landowners.

7.2 Celebrate Glenfield’s heritage

Use creative ways to celebrate Glenfield’s heritage.

Potential projects and activities

- Investigate ways to showcase and celebrate Glenfield’s heritage and consider options such as public art and events.
- Partner with Māori to tell the stories of Māori cultural heritage and knowledge.
- ▲ Investigate the use of podcasts and a heritage route with markers to share local history, based on the Glenfield heritage trail brochure.
- ▲ Introduce new heritage interpretation, for example signs and information to tell Glenfield’s stories.

Key agencies

Auckland Council, Kaipātiki Local Board, mana whenua





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KAIPĀTIKI LOCAL BOARD

