



Auckland UniServices Limited



Focussed study:
Year Three - Update on the Redevelopment of
Templeton Park

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1. Introduction

The evaluation of Let's Beat Diabetes (LBD) by the School of Population Health (SOPH) includes a longitudinal focussed evaluation of the redevelopment of Templeton Park in Clendon, Counties Manukau. This is the third annual evaluation update on the redevelopment of this park. In past years, baseline park usage and community expectations were gathered. This year, in September 2007, stage one of the park redevelopment was completed; data has been gathered on the progress of the redevelopment through documentation and communication analysis, interviews and site observation visits.

Furthermore, this report seeks to describe how the park transformed from an unkempt reserve into a community park. This brief report covers five main areas:

1. Population changes between 2001-2006
2. Background information (including background about Templeton Park, the Community Renewal and how the space was made usable)
3. LBD's involvement
4. Templeton Park changes – incorporating the enablers and challenges
5. Future evaluation plans

Originally this area was a small neighbourhood reserve with no official name. In the last year, it has officially been named as Volta Park by Manukau City Council (MCC). However, those who live nearby and those involved in the Community Renewal still seem to refer to it as Templeton Park.

This report will be extended in 2008 by the findings of planned evaluation measures described at the end of this report.

2. Clendon Population 2001 - 2006

Baseline community data from the 2001 census revealed the presence of 6405 residents in the Clendon area, of which 36.3% were under 15 years of age, and very few (3.2%) over 65 years of age. The latest 2006 census reveals 7968 residents living in the Clendon area, which is an increase of 19.6% in the intervening 5 years between 2001 and 2006. The percentage in each age group was remarkably similar between 2001 and 2006, as demonstrated in the following table.

Table 1 Comparison of Clendon population 2001 - 2006

Age group	2001 <i>n</i> 6537	2006 <i>n</i> 7968
<15 years	36.30%	36.60%
Young adult (15 to 24yrs)	16.20%	16.50%
Adult (25-65yrs)	44.25	43.90%
>65 years	3.20%	2.90%

New HNZN housing in the Clendon area, close to the harbour, is likely to account for most of this increase in population. Nevertheless, there are 9 new HNZN homes and

29 new Habitat for Humanity homes in the area near or surrounding Templeton/Volta Park.

The following population pyramids demonstrate the distribution of the population over 5 year age groups for both males and females. The first population pyramid is for 2001, the second for 2006. In both graphs, there are noticeably fewer males in the 15-34 age groups than females.

Figure 1 Population pyramid for Clendon 2001

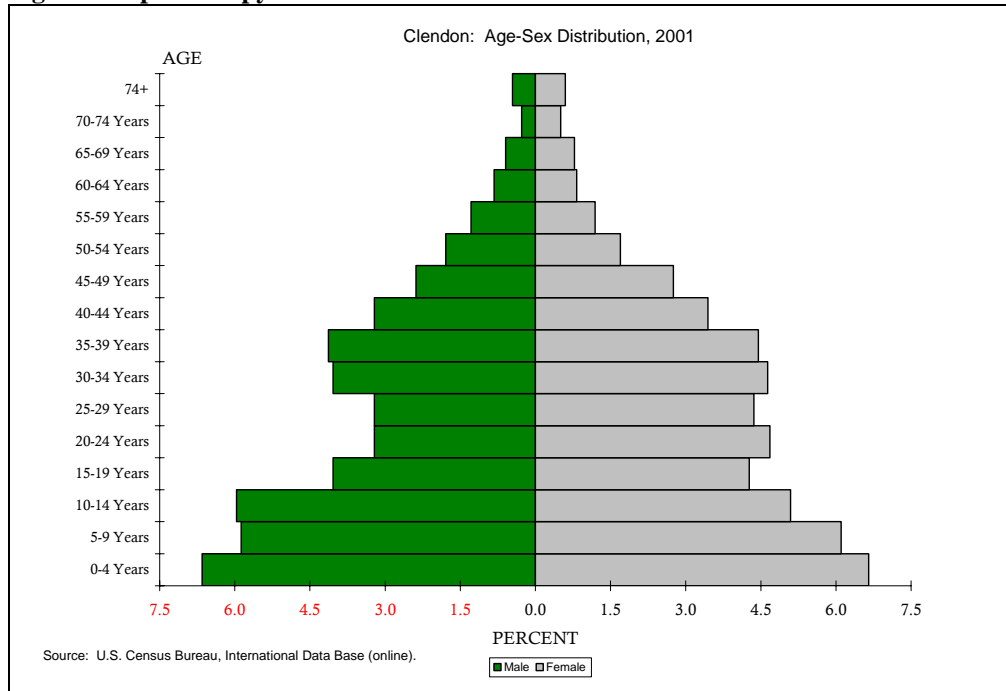
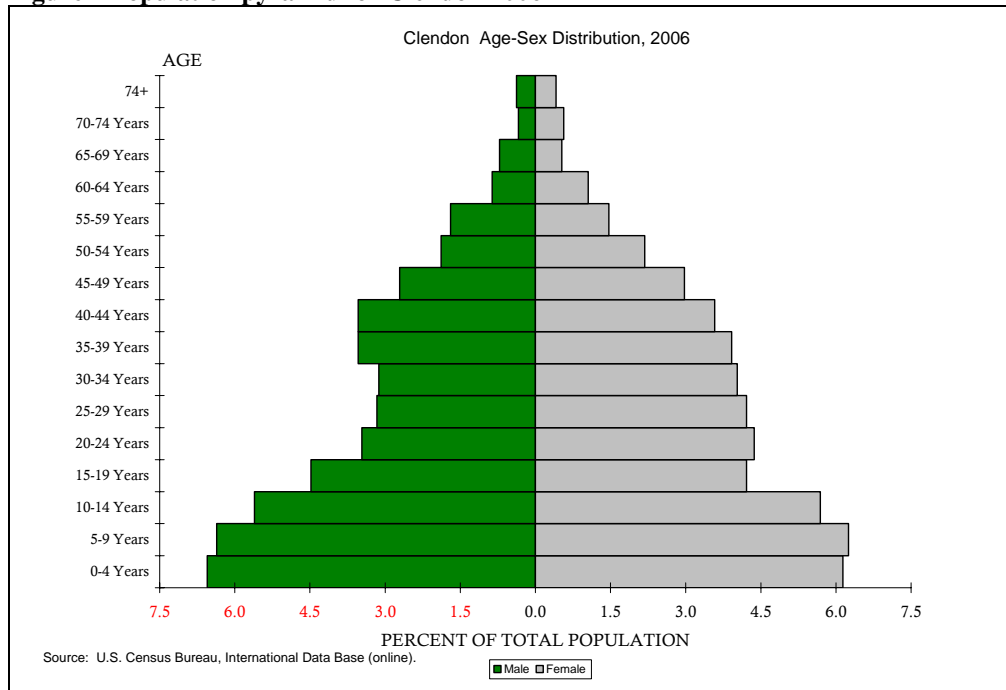


Figure 2 Population pyramid for Clendon 2006



3. Templeton Park Background

Prior to 2000, Templeton Place reserve was an irregularly shaped, undeveloped green space, bordered by Volta Place and Templeton Place. Existing residences are both private and tenanted and there are 25 vacant sections. These sections had remained unsold when Clendon was initially developed. The reserve itself was 4,330m² of flat, grassed land, with a few hardy Pohutukawa trees. The reserve was used as a shortcut between the nearby Clendon shops and surrounding areas. It also had a history of being used as a dumping area for wrecked cars. Properties bordering this area typically had 1.8 metre wooden fencing on their boundaries. The irregularity of the green spaces is evident in the following photo, Figure 3.

Figure 3 Original reserve boundaries



Community Renewal and Templeton Park

In 2000, Clendon was identified by Housing New Zealand Corporation (HNZC) as an area that could benefit from Community Renewal, as it had high needs and potential for improvement. Community Renewal focuses on improving housing, roads, parks and fencing as well as community development¹. Following consultation with local residents, Manukau City Council (MCC) and other agencies such as Habitat for Humanity and the Housing Foundation, HNZC formed a partnership with the Clendon Residents Group, Manukau City Council (MCC), and Habitat for Humanity (HfH) in mid 2002. HNZC developed excellent links with the local community as a part of the Community Renewal process.

On commencement of the Community Renewal project, HNZC was in consultation with the community and Habitat for Humanity about how best to develop this open

¹ <http://www.hnzc.co.nz/hnzc/web/councils-&-community-organisations/community-groups/community-renewal.htm>

space. The surrounding neighbourhood was surveyed in October 2002 and November 2003² to gather their initial thoughts about this space and how they wanted this park redeveloped. An urban design expert was engaged by HNZN to provide direction on the Renewal project. The partnership's goal for the redevelopment of the park at that stage was to provide more street frontage, create active edges with surrounding houses and increase surveillance.

Making a usable park space

Early discussions between the key agencies included creative ways to reshape the park by repositioning housing to increase access and visibility into the park. This resulted in meetings and communications between the various agencies, as they sought to bring these changes about. In particular, the ownership of land needed to change; this involved HNZN, MCC and Habitat for Humanity.

Table 2 Land ownership changes

Changes	Implications to timelines
HNZN Community Renewal project put forward a proposal to HNZN and MCC to buy #38 Templeton which stood alone on the edge of the park, for the sole purpose of reconfiguring the park.	Original owners were approached and agreed after a period of time to sell their home to HNZN.
HNZN proposed to MCC that HNZN gift the bare land to council.	Gift process held up for a period of time while MCC worked through ownership processes.
HNZN moved the existing house off the #38 site, to allow redevelopment to occur.	HNZN waited until all was finalised and Council was ready to redevelop land, before shifting the house off site.
HNZN and Habitat for Humanity consult and agree on land swap, to reconfigure the park space.	
Habitat for Humanity swap 2144m ² on western edge for 1219m ² HNZN land on eastern side of reserve.	Completed Oct 2006. HNZN arranges to give monetary compensation to Habitat for Humanity for land difference.

In line with the objective of improving park surveillance and safety, a variety of strategies are employed for this to occur.

² Templeton / Volta Consultation – Findings of the survey Nov 2003, HNZN

Table 3 Strategies for improving park surveillance

Improving park surveillance and safety	Comment on process
2003: Vehicles accessing area	Area cleared of vehicles and MCC install bollards along road frontages
Mar 04: HNZC design 9 two storey units on western boundary, to provide natural surveillance of the reserve	Original plans for single storey units were redesigned
2004/05: Habitat for Humanity to design homes to be situated on the eastern boundary, to provide natural surveillance of the reserve	
Nov 05: HNZC propose changing the position of walkway from Dungarvon Place into park, with the purpose of increasing visibility of the walkway.	Feb 06: Proposal held up at Manurewa Board meeting due to concerns that residents may not agree with proposed changes.
Apr 06: Design concepts plan following consultation taken to MCC	Apr 07: MCC modified plan taken to council for approval. Some concepts were modified e.g. sand pit and BBQ areas were deleted from the plan as a result of Council's experience of these facilities in other areas.

Every stage has included the Clendon Residents Group and the local community in the consultation process.

Table 4 Consultation processes

Consultation Processes	Process
Clendon Residents Action Group	Meets regularly – Community Renewal project manager in attendance
Nov 03 - HNZC Community Consultation	Door-to-door survey of 120 homes surrounding the area with 69 responses ³ .
Feb 04 - Neighbourhood fun day	Report back on Nov 03 survey and present proposal for the reserve
Dec 05 – Community Consultation day	Supported by HNZC, LBD, and MCC, to get community input via survey, and drawings into park design ⁴
Regular meetings of Templeton Park Partnership Steering Group (TPPSG)	Meetings ceased once necessary work on park completed

As a result of submissions by the Templeton Park Partnership Steering Group Manukau City has also agreed to change policy wording to include “increasing physical activity” in its design specs⁵.

³ Templeton / Volta Consultation – Findings of the survey Nov 2003, HNZC

⁴ Survey Report of the Templeton park consultation day Dec 2005, SoPH

⁵ Reference to follow

Displayed in the following photos taken at the 2005 December event, are young children intent on sharing their views with the urban design experts on what should be included in the park.



Figure 4 Children participating in community consultation

4. LBD and the park

Simultaneously, in 2004, Let's Beat Diabetes (LBD) commenced within the Counties Manukau region. Its programme goals and strategies were developed to include ten key Action Areas for achieving the overarching goal of diabetes prevention and management. Urban Design was identified as one of these Action Areas because it focussed attention on the urban environment, its impact on lifestyle choices, and subsequently on health and risk of disease.

Background information provided by the 2005 Neighbourhood Parks Management Plan⁶ about Manukau City urban parks, revealed there were approximately 250 small urban parks/reserves in the Counties Manukau area. It also revealed that a few of these were well used and had high levels of physical activity, while many others were underutilised wastelands. This information indicated to LBD that much opportunity existed for health to make an impact in this area.

From the beginning, LBD consulted with the wider community including MCC and HNZN. It was at one of these early meetings that a LBD project team member heard mention of a small urban park redevelopment in Clendon. This appeared to fit perfectly with the intent of the LBD Urban Design Action Area and discussions commenced. Consideration was given on how best LBD could work with the current partners in this redevelopment, to meet LBD's aim of supporting increased physical activity levels, and improving social cohesion through the influence of park design and redevelopment. In particular, it was intended that small urban parks support healthy, active lifestyles.

Subsequently, an initiative within the Urban Design Action Area was developed to co-partner with the original Clendon Renewal partners. This was to support the development of a prototype neighbourhood 'activity park' which aimed to create a neighbourhood space that would attract families and encourage activity, games and

⁶ Neighbourhood parks management Plan Sections One and Two, Dec 2005, MCC

play, as well as leading towards a higher level of social cohesion⁷. A secondary aim of LBD was that this prototype park would influence the redesign of other small urban parks by councils in the region.

All partners agreed to have community use and physical activity as key indicators/outcomes for the park redevelopment.

Counties Manukau District Health Board (CMDHB) through LBD was able to put forward 'flexible' money (\$45,000) to assist in the redevelopment of the park. This funding contributed towards the construction of the interactive pathway and the 'slam dunk' pad.

⁷ CMDHB Let's Beat Diabetes, Operational Plan 2005

5. The park now

In January 2007, the Urban Design panel agreed to the Park Concept Plan with minor modifications.

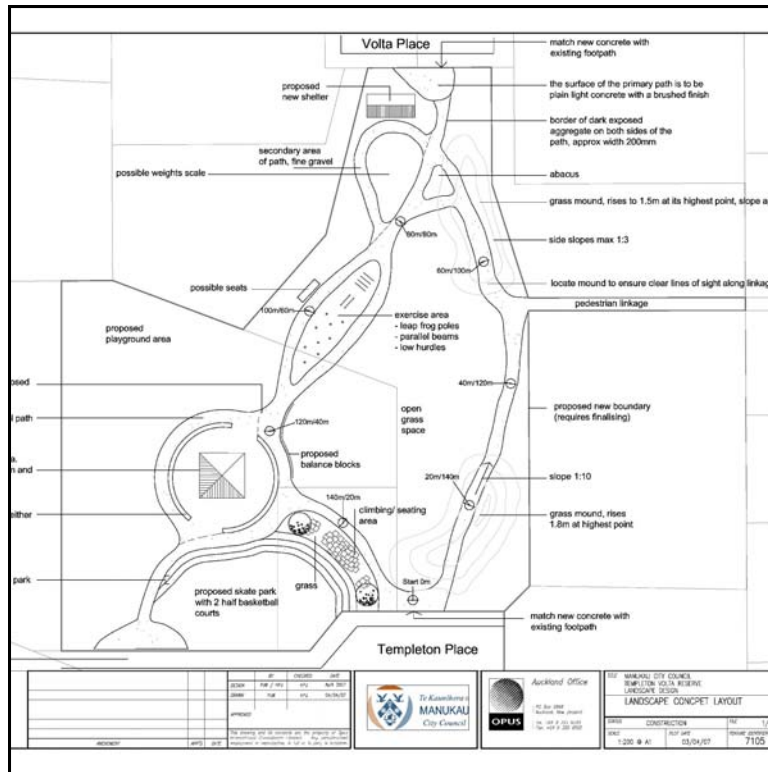


Figure 5 Final MCC concept plan 2007

The main earthworks were completed before the ground became too wet with winter rains. In April 07, the Parks' Project Manager sent out emails and photos to all partners, sharing news that the ground had been broken and concrete paths laid.



Figure 6 April 2007 evidence that redevelopment has commenced

In September 2007, the initial park redevelopment was completed and partners were again advised and sent photos showing the changes and the children busily climbing on the new apparatus. In addition to the play equipment, the following photographs include one of the repositioned mature Pohutukawa trees.



Figure 7 The completed play areas

Since then the ‘Slam dunk’ hoop has also been installed for use by older children and adults.



Figure 8 Slam dunk Hoop the latest addition to the park

Reports from partners indicate that at times, large numbers of children are to be seen playing in the park, which is a marked increase on the three to five children observed when the baseline visits were undertaken.

It's not uncommon to see 30 plus kids on the playground at any one time when we go down there so that's good. It's a good outcome, got kids playing out there, just getting kids outside and exercising.

Ah well informally we've heard that the park has been well received by the community so that's great

Future work has been approved in the 2007 Concept Plan for the park. Currently MCC Parks plan to increase additions to the park. However, this may be curtailed by their concerns regarding vandalism. Other items that are being considered for installation include swings, balance beams, frog pads and stepping stones, all aimed at further increasing activity options on the interactive walkway.

6. Enablers

The successful redevelopment of stage one of the park is the result of several key enablers, commencing with the presence of the Clendon Community Renewal project and its dedicated and visionary HNZN project manager.

This project was the catalyst for all events that followed. Stakeholders were each able to accommodate their separate visions for the park and subsequently incorporate partners' goals as well. As mentioned previously the Community Renewal project's vision for the park focussed on improving housing, roads, parks and fencing, as well as community development.

HNZN involvement is through the community renewal programme. We chose Templeton Park as it is a central part of Clendon and had the biggest potential in making a difference in the community. We worked with Habitat for Humanity early on to determine the boundaries of the park and improve the dimensions of the park. We also started formal discussions with Manukau City Council to take ownership of the project.

Habitat [for Humanity's] role is changing the tenure spread in the area. [There was a] high percentage of rental properties, along with this comes the transience and lack of pride in the area. [We were] keen on the community aspect of this project. For our families moving into the area, we would like them to take pride in the area⁸.

The park is .. is a really concrete example of collaboration, Templeton Park, between three agencies, who have a committed common purpose, who have all put resources in and are all working together and it's probably a perfect example of inter-agency collaboration.

Early in the partnership process, members agreed that they wanted the redevelopment of the park given more street frontage, creating active edges with surrounding houses and increasing surveillance. With the inclusion of LBD in the partnership, the redevelopment vision widened to include the park supporting healthy, active lifestyles. Partners now speak about parks as places where physical activity happens; this has become so normal that individuals have difficulty recalling that increased physical activity was not part of their original vision.

I think meeting up with the health board was a good idea and I think this project as a template is good for future work that we do, and that we can work across a number of different organisations and we can meet common goals which is always a good thing, there are a few areas where we need to focus further on if we did it again in terms of, things we put in the ground.

LBD is all about trying to get the local community out and about in parks and reserves, so we as a parks operation need to find ways to sort of facilitate that, and work out how that's going to best work, so we have a sort of a partnership with the district health board to achieve that goal,

There is much evidence of the collaborative approach all key stakeholders have had with respect to this park. They have attended partnership steering group (PSG) meetings, shared reports, communicated by email and frequently liaised among

⁸ Habitat for Humanity residents are supposed to remain in their homes for a period of five years.

themselves when necessary, to ensure partners and the community have been kept up-to-date on the redevelopment.

Each of the partners have contributed towards the redevelopment project in a variety of ways including expertise, commitment, funds in reality or kind, and demonstrated persistence in the face of slow progress towards goals.

Consultation with the community has been actively pursued and multiple opportunities have been provided for consultation to occur and findings to be reported back to the community.

7. Challenges

There has been turnover in the key positions of some partners, which has left some new personnel initially unclear about the purpose and partner processes involved.

The redevelopment has relied on a series of inter-related factors which have often slowed progress. For example, land swaps and exchange of money resulted in organisations having to work out ways to accommodate these uncommon occurrences.

Tagging vandalism was a problem in the area prior to redevelopment and has persisted since. This has implications for council as they must consider whether to continue implementation of the later stages of the interactive walkway, as costs of maintenance are involved.

Figure 9 Tagging vandalism



It is not clear how strong the community ownership of the park currently is. Strengthening the community has been crucial to the entirety of the redevelopment in this area. MMC Parks suggest that other partners such as Community Renewal may be in a better position to continue to aid in this endeavour. A prime opportunity to gain community ownership appears to have been missed when no well publicised community event was organised to open the interactive walkway; this had been previously discussed by the original members of the partnership. As an example of community taking ownership the evaluators were advised of how a local Kaumatua living in one of the units overlooking the playground keeps an eye on the grounds and speaks with children when their behaviour requires guidance.

8. Learnings thus far

- The evaluation has informed the process of redeveloping a community park to better meet community needs.
- The complexity of the land swaps necessary for the redevelopment of this park are unlikely to be present in other small urban parks.
- Community engagement in the process is vital.
- The value of collaboration and partnership is demonstrated.
- Templeton Park could provide a model for future urban design.
- There is potential for further implementation of the park upgrade to be stalled by MCC Parks because of ongoing maintenance costs due to vandalism.
- It would be helpful for any new members in key partnerships be given a background information package about LBD and reports on this redevelopment.

9. Evaluation going forward

It has been five months since the main redevelopment of Templeton Park ended (Sept 2007). It is timely now to capture the perspectives of key stakeholders involved in this redevelopment within the next six months, to add needed depth to the evaluation. This includes interviews with:

- Community members from the Clendon Residents Group and residents (both young and adult) who live around the park;
- Agencies that service the area including council rangers who care for the park, dog control rangers, members of the Manukau Beautification Charitable Trust and the Community Constable; and
- Partner organisations such as Manukau City Council, Housing New Zealand Corporation – Clendon Renewal Project Team and Habitat for Humanity.

The evaluation team has previously undertaken surveys to record the views of surrounding residents when they attended events organised by HNZN at the park. It should be noted that a subsequent attempt to individually interview Habitat for Humanity residents and gather baseline experiences separately from HNZN open events, was not successful.

If another event in the park was organised by a stakeholder, it would be an ideal setting in which to survey the residents again (where feasible), for their post-redevelopment experiences.

A repeat series of observation visits is to be organised to compare with baseline information collected at previous park visits. This is to establish whether any changes have occurred since redevelopment of the area commenced. These observations (written and pictorial) record a variety of data including park appearance, numbers and types of users both human and animal, and types of activities undertaken (see appendix).

This information would further inform LBD and other providers about this project as an exemplar park by highlighting successes, enablers and challenges.

10. Appendix – Park observation recording sheet

Park status on arrival	Time	
	Weather:	
	Grounds	
	Lighting	
	Trees	
	Rubbish bins	
	Walk ways	
	Walls	
Evidence of change/ damage/ graffiti since last observation		
People in park:	How many	
	Age: Old/ adult/ teen/ child/ toddler	
	Gender:	
Alone	<ul style="list-style-type: none"> • How many • Activity • How long present 	
Groups	<ul style="list-style-type: none"> • How many groups • # in each group • Organised or independent activity • Type of activity(s) • How long present 	
Animals	<ul style="list-style-type: none"> • Type(s) • How many • Who with • Activity 	
How they get to park	Foot Car Bike	
How they accessed park	Walk way(s)	
	Volta place	
	Templeton place	