

EVERYDAY Northcote



PROJECT
UPDATE

CELEBRATING OUR COMMUNITY



Welcome

Hi Northcote Residents, thanks for your patience this year as we've picked up pace on Stage 2 of the development. We've now removed around 50 houses in Potter Avenue, Greenslade Crescent, Tonar Street, Lake Road, Fraser Avenue and Richardson Place. You'll see works happening on and under the ground before house construction begins, but there's still plenty happening. Because of the size of the land it takes a while to remediate the soil, lay new pipes (and sometimes dig up old ones), and form new roads. We expect to start building a majority of the houses for Stage 2 in winter 2019.

Stage 1 is complete but for 16 one-bedroom Housing New Zealand homes that were delayed by their builder, unfortunately, going into liquidation. The good news is Housing New Zealand have contracted a new building partner who has a great track record and works closely with Housing New Zealand elsewhere in Auckland and Christchurch to build these houses. Construction is expected to commence again shortly.

The first Northcote Development homes that will be available to buy under KiwiBuild and by the general market will be released in late summer/early autumn 2019. We look forward to showing you these homes in our next issue.

Robert Graham, Project Director, HLC

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Left: New drainage infrastructure underway in the Northcote Development area.

Cover: Students from Onepoto Primary in front of the construction fencing they painted with local artist, Laken Whitecliffe.

 **Northcote
Development**

HLC
Homes. Land.
Community.



The Sharing Shed

Some kind and industrious residents of Tonar Street asked HLC contractors, Greenway Demolition, for some demolition timber they could use to make a roadside 'sharing shed'.

The now complete shed functions as a 'help yourself' pantry. Locals leave excess fruit and vegetables from their garden for others to take home. People have also been leaving canned goods and other non-perishables like rice and pasta in the shed.



Students create their own 'Everyday Northcote'

A group of students at Northcote Intermediate have learned what it takes to produce a magazine like *Everyday Northcote* – by doing just that.



It's usually us getting in touch with the schools to see what they've been up to for the next issue, but this time around we got the call to see whether we'd be prepared to be interviewed for some stories. We're always happy to talk about our work, so representatives of HLC, Housing New Zealand, Panuku and the magazine's designers and photographer went back to school.

"We got grilled!" says HLC's Kathleen Waldock. "This is a great example of 'real life learning' in action. The development is

having a big impact on these kids' neighbourhood so it's neat to see them going through this process and learning about what's happening and why."

"It was great for the students to be able to ask questions of the people directly involved in the Northcote redevelopment", says teacher, Andrew Kingston. "They were also able to get feedback on their work from professional designers and photographers which allowed them to make adjustments to their projects and learn how to raise the quality of their work."



From left: Andrew Kingston, Giles Bramwell, Tamsyn McDonald, Kathleen Waldock, Roxie Haines

MEET MIDI

Miriama Rapana, better known in the neighbourhood as 'Midi', is a real 'people person' so Kaipātiki Community Facilities Trust, HLC and Housing New Zealand have made it official, giving her the role of Northcote Connector.

Midi's job is to help people meet their neighbours, especially those who have moved because of the Northcote Development. Midi has organised barbecues for parts of Tonar Street, Paetahi Lane, Cadness Street, Potter Avenue and Kaka Street and has several more planned. "Food brings people together," she says.

"You get to socialise and you meet people from other cultures. People tell me they feel so much better once they've met their neighbours and they know what they do and who their kids are. They introduce their kids to their neighbours and everyone feels happier and safer."

Midi also makes sure she has a presence at community events such as the Onepoto School Cultural Festival and the upcoming



HLC/Dempsey Wood Digger Day. That way she can keep talking to people, finding out how she can help to strengthen community ties, and pointing people to the right government or community services to ask for help or advice. She's a regular at Onepoto Primary, putting on a weekly physical activity for the kids. She says plenty of the kids she has met through Onepoto return to her later as volunteers, manning the barbecue or helping with the younger kids. "They love their community and they stay in touch, even when they move out."

If you have moved as a result of the Northcote Development and would like an introduction to your neighbours, get in touch with Midi through Kaipātiki Community Facilities Trust (09 484 8854) or watch out for her at local events.

PAINTING COLLABORATION A ROARING SUCCESS

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Who doesn't appreciate a big canvas? Local artist, Laken Whitecliffe has teamed up with a group of students from Onepoto School to beautify 15m of construction hoarding opposite the accessway to the school on Fraser Avenue.

Laken said he sat down with the group of students who he had met before through painting workshops he runs at Onepoto School and asked them what they wanted to paint. "They said snow lions, trees, māori patterns and mountains, so they painted those things and I painted the kids painting them." The mural includes windows into the building site at kid height and a 'swing' seat. Laken says they were fun to work with because of their enthusiasm for the task. "They were all very excited to be painting."

The idea for the project came from HLC who wanted to brighten up the hoarding the kids see everyday when they arrive at or leave school. HLC approached Kaipatiki Public Arts Trust to help them find a local artist to work with the students.

Laken is the son of the founders of Auckland's Whitecliffe Art School and

has studied there and at Montclair State University outside of New York. He graduated from Montclair magna cum laude (high honours) and won the top award for painting and sculpture in his final year. He spent a year working in the painting studio of a famous Kiwi-born New Yorker, Max Gimblett, and then two years backpacking around

the world painting murals in every continent before returning home.

He says he'd love to see Auckland embrace public art, especially murals, as a way of making the city a more colourful place. You can check out Laken's work at lakenwhitecliffe.com.





The Northcote Development

Proposed Homes in Stages 1, 2 and 3 (initial)

	STAGE 1 (CONFIRMED)	STAGE 2 (PROPOSED)	STAGE 3 (INITIAL) (PROPOSED)
State	59	220	56
Market/Affordable	0	270	37
Total	59	490	93

Note: Over 55% of the market homes will be priced in a more affordable range, i.e. from \$500,000 – \$650,000. The development will total 1500 homes.

STAGE 2 AND 3 TIMELINE

STARTING

Early/Mid 2019

First market/affordable homes offered for sale off the plan

First of the existing HNZ (state) homes in Stage 3 removed

STARTING

Mid 2019

First HNZ homes in Stage 2 complete and families moved in

Builders start on the new market homes in stage 2

HNZ commence construction of first houses in stage 3

STARTING

Late 2020

First market homes complete



What happens to the old houses?

Before we are able to develop each Stage we need to remove the old houses that are no longer fit-for-purpose. From the early stages we look at the existing houses to identify which ones could be retained, relocated or recycled.

Below is the process we work through when making removal decisions on our existing houses.



1.

Retain + Recondition

At the early planning stage, any homes of a significant heritage value are identified and if possible, worked into the masterplan for retention.



2.

Relocate

Before the tenants have moved, house removal companies drive by the houses and provide recommendations as to their suitability for removal. Once the properties become vacant, they are tested for asbestos. Suitable houses then have their doors and windows boarded up to protect them prior to being moved.



3.

Recycle Phase 1

Where possible, we recycle materials of value. This currently includes a "wish list" from the community who identify materials they may want. We aim to deliver on these requests where it is safe and practical to do so.



4.

Remove

A demolition contractor will then remove the remaining houses.

We're always working on finding ongoing sustainable solutions and continuing to divert materials from landfill where we can.



5.

Recycle Phase 2

The demolition material is taken to Greenway's facility where it is diverted from landfill. This includes wood, steel and plasterboard. Some items are trickier than others, for example, concrete footings can't always be recycled. Around 15% of the materials, plus the concrete footings that aren't able to be recycled, are taken to landfill.





Awataha Greenway Update

Panuku Development Auckland and HLC have been working with the Northcote Greenway Community Reference Group, the Mana Whenua Kaitiaki Project Working Group and the Kaipātiki Local Board to gather a wide range of input for the Awataha Greenway Project.

We've also run Design Lab workshops with the three schools in the development area; Onepoto Primary, Northcote Intermediate and Northcote College.

It was important for students to play a leading role in the design process for the portion of the greenway that extends alongside Northcote Intermediate School and Onepoto Primary School. Interactive Design Lab sessions with groups of students captured their ideas and vision for how the greenway should look, feel, and function.

So many great ideas came out of these sessions. We have used these ideas to create a design brief for an outdoor classroom.



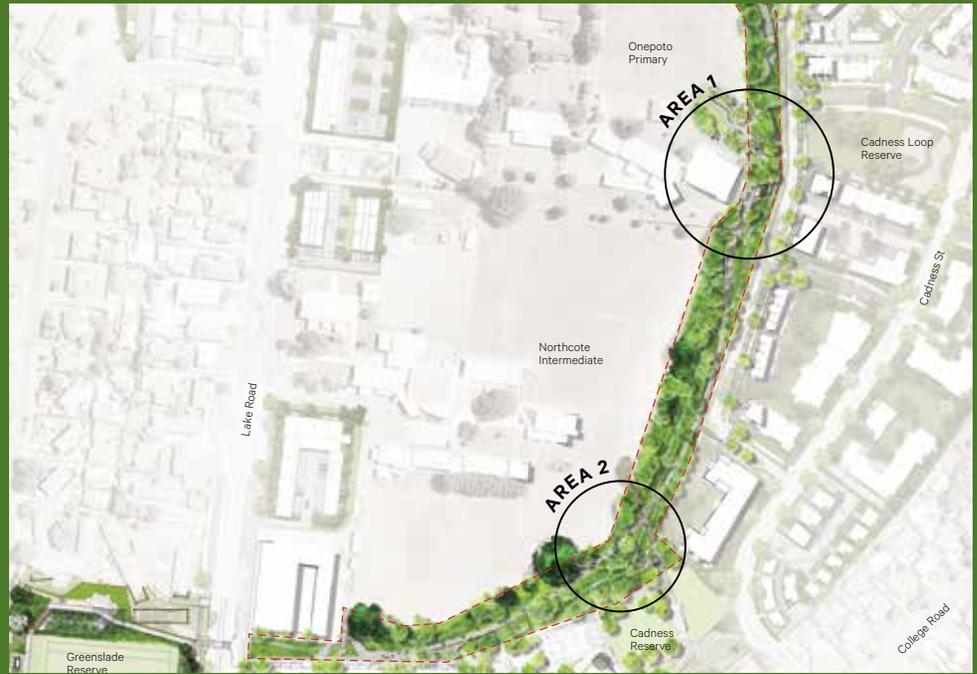
SCHOOL'S EDGE DESIGN PROGRESS

Panuku Development Auckland and HLC have now completed the 'developed design' phase for the Schools' Edge portion of the Awataha Greenway. This section of the greenway has the potential to become a 'local learning landscape' or outdoor classroom, as well as a place for the wider community.

Students from Onepoto Primary, Northcote Intermediate and Northcote College have contributed ideas to the design along the way, and will continue to participate as we create and test the design with the community.

Right: Area 1 – Outdoor classroom learning deck with terraced seating

Far right: Area 2 – Meander wall with Nature station and seating looking South.



GREENSLADE RESERVE DESIGN PROGRESS

Greenslade Reserve has Awataha Stream running along its edge, and forms a key part of the Awataha Greenway.

We're working with Healthy Waters (Auckland Council's stormwater department) to address flooding and to 'daylight' the Awataha Stream, redirecting it from underground pipes back above ground and into a functioning urban wetland with publicly accessible features for all users.

The existing reserve is being lowered and upgraded to provide the area with an improved sporting facility, integrated flood wall and new high amenity public spaces.



Left to right: Views 1, 2, and 3 as indicated above.



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