

Northcote Development Progress Report

ISSUE # 1

New, Warm, Dry Homes for Northcote

If you live around Tonar Street, Cadness Street or Potter Avenue you will have noticed some big changes lately. We've removed some of the 1950s and 60s era Housing New Zealand houses in these streets. These homes had reached their 'use by date' and were difficult to keep warm and comfortable for the families living in them. They are being replaced with new, warm, dry social housing, designed for modern life.

The new Tonar Street, Cadness Street, and Potter Avenue houses make up the first stage of a development project that will eventually see up to 1200 new homes built on Housing New Zealand land in Northcote. Around a third of the total number of new homes will be social housing, a third affordable housing, and a third market housing.

We expect the development to take around five years to complete.



Work is underway on Tonar Street.

DELIVERING 1000-1200 HOMES AT NORTHCOTE DEVELOPMENT

Social Housing means:

Housing units owned by Housing New Zealand and rented to New Zealanders who need housing assistance.

Affordable Housing means:

The price is capped to make it easy for people to buy their first home. Buyers will have to meet conditions to be able to buy one of these houses. Conditions include first home buyers only and no investors.

Market Housing means:

New homes sold on the open market. We aim to build quality homes at prices within reach of everyday Aucklanders.

Social housing enquiries: Housing NZ
Customer Service Centre 0800 801 601

Project management enquiries: HLC
09 261 5054 or email info@hlc.co.nz

Website:
www.northcotedevelopment.co.nz

STAGE 1 – New Social Housing

With the cost of housing rising in Auckland we have a greater need than ever for social housing to provide for people who need housing assistance.



New Social Housing in Potter Avenue.

By using Housing New Zealand owned land more efficiently, we can add to the number of social housing units available. For example, in Tonar Street, Cadness Street and Potter Avenue the 20 units that have already been removed will be replaced with 59 new homes for families who need housing assistance.



Demolition work at Potter Avenue site.

STAGE 2 – New Social, Affordable and Market Housing

Plans for Stage 2 are still being finalised. In this stage we will continue replacing old and tired social housing with new social housing. We will also begin building affordable and market housing. This supports the government's goal of turning areas that are mainly state housing into neighbourhoods which include a wider range of types and sizes of homes in a mix of social, affordable and market housing.

We'll let you know the locations and numbers of houses being replaced as soon as plans are confirmed and we've met with Housing New Zealand tenants who need rehousing. We will always let tenants know first. Keep an eye on www.northcotedevelopment.co.nz too, for news updates.

STAGE 1 – TIMELINE



Plans to Upgrade Northcote Town Centre

Panuku Development Auckland, the city's new development agency, plans to redevelop the Northcote town centre and improve local amenities to increase safety.

The plans include bringing shops forward onto Lake Road and creating a new community building and town square. Lake Road will also be made more pedestrian-friendly and attractive.



To see what is proposed visit www.panuku.co.nz/northcote

Something Old Turns Into Something New

Three-quarters of all the materials in the houses removed from the Potter Avenue Stage 1 site have been saved for re-use. Timber from the rooves of the houses has been gifted to be reused in building projects in Samoa.

Kaipatiki Community Facilities Trust took two baths for a workshop they ran on how to create a self watering garden. The baths have been repurposed as garden beds and the tomatoes growing in them will be used in a community workshop on how to bottle produce.



One of the baths salvaged from 59A Potter Avenue and reborn as a garden bed for tomatoes. The Community Trust aims to make more use of waste in Kaipatiki.

“This is a great result,” says Mike Vickers, owner of North Shore Demolition. “We’re good at recycling, but 75% is an unusually high rate, even for us.” The list of items recovered is too long to publish here, but it covers everything from weatherboards to floorboards to picket fences to concrete walls (which are sent to a quarry to be ground down into base materials again).

Items such as windows and doors have been trucked to North Shore Demolition’s recycling yard to be used again by renovators.



Onepoto School Cultural Festival Biggest Yet

Onepoto Primary’s 25th annual cultural festival was the biggest yet, with 54 groups performing and over 8,000 visitors. What a huge effort for a little school. Well done to all those who helped make this amazing event happen. It has become a highlight on the Northcote community’s calendar. Planning will soon be underway for the 2017 festival.

Some members of the community have expressed concern about the school’s future. The school is well supported by the community and the Northcote Development will bring more families to the area which will boost the roll. There are no plans to close the school, in fact the future for Onepoto’s schools looks bright.



Students peel kumara for the hangi.

Who is Running the Housing Development?

The Northcote Development housing project is being run by Hobsonville Land Company (HLC). HLC is part of Housing New Zealand, but has its own board of directors. HLC was formed to lead the development of Hobsonville Point.

Hobsonville Point is already home to more than 1,500 residents. Up to 4,500 new homes will be built by the time the development is completed. Twenty per cent of these homes are sold at a lower, capped price, to help people who are buying their first home. HLC has also worked with builder partners to broaden the types of homes available on the market, and it has focused on features in its new homes that reduce water and energy costs for the owner.



Info Centre Opening February 2017

Questions?

Soon you'll be able to have all your questions about the development answered in person at our new project Information Centre. The kiosk will be opening in early 2017 in the car park of the town centre, near Countdown.



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