

# EVERYDAY Northcote



## LOCAL LINKS

Midi Rapana connects the community

## FRESH IDEAS

Northcote Intermediate School students have their say

## STATE OF PLAY

New state homes and revitalised green spaces are coming to Northcote



BUTCHER

秀丝坊

Han Beauty Studio

Unchem

藥房

Unchem

DENTAL

经典商標中

56.45

HAIR SALON

DENTURE EXCEL

# Welcome

Kia ora and welcome to the ninth issue of *Everyday Northcote*. I'm excited to join the Northcote Development team and give you an update on what has happened since we published our previous magazine.

Residents have moved into their new Fraser Avenue apartments, built by NZ Living. Awataha Drive and Lake Road apartments are expected to be completed soon and work is underway on Greenslade Crescent – 129 high quality apartments located across nine architecturally designed buildings. More state homes that are easier to keep warm and dry are coming to Northcote. Turn to page 2 to find out more.

Work has continued on Te Ara Awataha, creating a greenway for all the community to enjoy. Teams and community groups are restoring Jessie Tonar Scout Reserve, the source of the Awataha stream. The 'schools' edge' section of Te Ara Awataha, which runs alongside Onepoto Primary School and Northcote Intermediate School, is expected to be completed at the end of this year.

Speaking of school life – in this magazine, Northcote Intermediate staff and children share what they've been up to, including a project to share ideas on what amenities a revitalised Northcote town centre could include.

If you're keen to keep up-to-date with what's happening and where in Northcote, check out our vision for the community on the interactive map at:

[northcotedevelopment.co.nz/development/vision/](http://northcotedevelopment.co.nz/development/vision/)

Ngā mihi,

*Aileen Maniti*  
Northcote Project Director,  
Kāinga Ora – Homes and Communities



#### On the cover

Northcote Intermediate School students Emma (left) and Liane share their presentation on what amenities the town centre could include. Their friend Sofie (not shown) also worked on their project.

## ISSUE 9

Winter 2021

### Contents

#### State of play

The next chapter: Northcote Development's new state homes  
2

#### Read all about it!

Connect at your local library  
5

#### Local links

Midi Rapana of Kaipātiki Community Facilities Trust loves connecting people  
6

#### School days

Northcote Intermediate is getting ready for the growing neighbourhood  
8

#### New pocket park

Richardson Park opens soon  
11

#### Our living corridor

Exploring Te Ara Awataha Greenway  
12

#### 'Boring' and necessary work

The mahi and the machinery upgrading our stormwater system  
15

#### Project update

16

#### How to buy

18



Follow Northcote Development on Facebook at [facebook.com/NorthcoteDevelopment](https://www.facebook.com/NorthcoteDevelopment) for news and updates, including invites to free events in Northcote town centre, pictured far left.



# STATE OF PLAY

State homes have been part of the Northcote community for decades, but the next chapter in their story will look a little different from the past.

Northcote Development is bringing around 1500 brand-new homes to the neighbourhood, including 480 state homes. About 100 new state homes have already been built – on Potter Avenue, Greenslade Crescent, Tonar Street and Cadness Street – and residents have moved in. The mahi to make it all happen will deliver further homes in batches, and it's estimated all new state homes will be built by mid-2024.

This year, construction will commence on 277 state housing apartments across 13 apartment buildings in Northcote, most of which are five

to six-storeys tall. The state housing has been designed by New Zealand architects Ashton Mitchell, Chow:Hill, Context Architects, Isthmus, Monk Mackenzie and Australian practice, Intro Architecture.

A variety of reputable Kiwi construction companies are building them. “With such a large portfolio of new state houses to deliver, we wanted to make sure contractors from our pre-approved, multi-level panel get an opportunity to tender on the project. There will be at least nine different head contractors building the state-housing

dwellings,” says Mark Brennan, Kāinga Ora Programme Manager for state housing in Northcote – large-scale redevelopment area.

All homes in Northcote Development – state, KiwiBuild and open-market – are built to a 6 Homestar standard, which exceeds NZ Building Code requirements. Nearly a quarter of Northcote Development's new state homes will be capable of accommodating clients with a range of disabilities, such as mobility issues, limited sight and hearing and brain injuries.

Groundworks have started on some of Northcote's state home sites – you might notice some activity happening on the corner of Greenslade Crescent and Kaka Street. This area will eventually be home to three six-storey buildings, one of which will be dedicated pensioner housing, with 35 one-bedroom apartments. This building's apartments are “universal” design, meaning they're designed to accommodate residents as their requirements change over time, without them having to move out of the building.

Three ground-floor pensioner units are wheelchair accessible and all residents above the ground floor must be able to self-evacuate. They will be regularly assessed to make sure their homes are a match for their physical abilities. There will also be secure parking and charging stations for mobility scooters.

Three new six-storey buildings planned for 177-193 Lake Road will be the hub for Northcote's state house tenants. The ground floor of each building here will contain support services, including the Kāinga Ora – Homes and Communities tenancy management office for the North Shore, which will relocate from Takapuna.



State home apartment buildings will have dedicated spaces for residents to enjoy. Shown here is a children's play area at 177-193 Lake Road.

Across Northcote Development's state apartment buildings, there will be dedicated communal areas for the exclusive use of each building's tenants, including indoor and outdoor spaces, children's play areas and community gardens, and open-air parking.

Artists will be commissioned to paint murals in indoor community spaces and there are plans to host classes for residents, such as cooking demonstrations and computer lessons. "Community development activities will be organised depending on what residents would like when they move in," Mark says.

All of Northcote's existing state house tenants were offered the Kāinga Ora 'Choice to Return', meaning if they wished to remain in Northcote after moving out of their old homes, Kāinga Ora would try its best to make it happen. Tenants might have lived in individual houses on sections before, but Northcote's new state homes are medium-density – with apartments and terraced homes – to make the most of the land available.

What are the advantages of living in the new-look Northcote? Mark says the convenience of the location is a major factor. "You're only 5km from the CBD and you're in walking-distance of new reserves, Te Ara Awataha - a greenway for Northcote and the town centre. Public transport is there and you don't have to maintain an 800-square-metre block – someone else is there to do it for you. And with the North Shore tenancy management hub moving here, you have support right on your doorstep."

#### CHECK OUT

[northcotedevelopment.co.nz/development/vision/](https://northcotedevelopment.co.nz/development/vision/)  
to see the location of Northcote's new state homes.



29 two bedroom apartments at 9-19 Tonar Street, Northcote



The corner of Greenslade Crescent and Kaka Street will have three, six-storey state home apartment buildings, including dedicated pensioner housing.

TURN THE PAGE TO SEE THE  
NEW STATE HOME LOCATIONS  
AND BUILDING FEATURES

# SOME OF THE NEW STATE HOMES COMING TO NORTHCOTE DEVELOPMENT

## 177-193 LAKE ROAD 85 APARTMENTS

in three six-storey buildings

## CORNER GREENSLADE CRESCENT AND KAKA STREET 88 APARTMENTS

### 88 APARTMENTS

in three six-storey buildings

one building dedicated to pension housing offering 35 one-bedroom apartments

## BETWEEN FRASER AVENUE, RICHARDSON PLACE AND WHAKAMUA PARADE 30 APARTMENTS

### 30 APARTMENTS

18 and 12 apartments in one three-storey and one five-storey building

### 32 DWELLINGS

12 and 20 dwellings in one five-storey building and two-storey terraced homes

## CADNESS STREET 55 APARTMENTS

12 apartments in two three-storey buildings

26 and 17 apartments in one five-storey and one six-storey building

## 9 -19 TONAR STREET 29 APARTMENTS

### 29 APARTMENTS

in two five - story buildings

## EACH NEW STATE HOME WILL HAVE



An outdoor patio or balcony, each with a screened-off fold-up washing line (there are also communal drying rooms for larger items such as sheets in some buildings)



Access to dedicated indoor and outdoor spaces (including gardens and children's play spaces) only for residents in each building to use



Space for a washer and dryer in every home

# CENTRE COURT

Being social, active and involved with the community is a big part of life at Anne Maree Court rest home, in the centre of Northcote Development. Anne Maree Court general manager Angela Lowe shares what it means to residents and staff.

Community spirit and support is empowering to us here at Anne Maree Court, with many of our staff, residents, volunteers and entertainers being community members. We thrive in the Northcote locale and the diversity it brings to our beautiful rest home.

We love to support our residents to be social and active by incorporating involvement with the community whenever we can.

Northcote has a special place in the hearts of those at Anne Maree Court. We love being dazzled by the talents and services provided for us by the public. We've adored having community members come in to share their beautiful singing voices, the melodies of instruments, soothing voices reading a book aloud or even bringing in a friendly pet for some cuddles! We've enjoyed local choirs, musicians, helping hands and artists and would love to see more. If you think you might have a talent or skill to share with us, whether that be showcasing a dance routine, leading a yoga class, playing bowls or opera singing, we would love to hear from you. It may be even a bit of spare time to brighten our day and we'd love to have you come and visit us as we continue to support our amazing community.

**Anne Maree Court Rest Home & Hospital**  
17 Fraser Avenue, Northcote  
Phone 09 418 3118

# Connect at your library

At Northcote Library, two community programmes have really taken off: crafting circle 'In Stitches' and the youth-focused Dungeons & Dragons group. We talked to Community Library Manager Karen Walters about the crafting, games, and friendships happening at our local library.

## Stitching up the hours

Every Monday afternoon, craft group 'In Stitches' gets together for a chat, a cuppa and a laugh. Anyone can come along, says Karen Walters, manager at Northcote Library. "Bring your knitting, sewing, art, crochet, dollmaking, cross-stitch or any similar projects."

In Stitches is for people interested in craft and learning new skills, especially sewing – although the group would love to expand to artwork. People complete their UFOs (unfinished craft objects), or help others to have a go at a handwork activity, like cross-stitch or embroidery.

The team at Northcote Library has assembled heaps of craft supplies and fabric donations. "We'll run specific activities, like making your own face masks, and we've borrowed sewing machines for some projects," says Karen. "We'd actually like to put out a request to the community for more – so if anyone has an unused sewing machine sitting around, let us know!"

Every Monday 1.30-3pm. All welcome. No bookings required.

For more information, contact Northcote Library, phone 09 486 8492

## Build your own world

Aimed at 10 to 25-year-olds, 'D&D in the Library' launched in December last year. The idea is to get together and learn to play the fantasy role-playing game Dungeons & Dragons.

The fortnightly sessions have seen an enthusiastic turnout of young people aged eight to 20. "We provide the dice and everything needed for the game," says Karen. "Our team of librarians runs the session, their focus is on showing people how to develop their own imaginary world. Or, if you are an experienced player, you can jump straight into our games and join the adventure – there's lots of laughter and chat."

Network Library and Council Services Assistant Ally Monaghan says the Northcote event started with mainly boys attending. "By now it's almost an even split between boys and girls. The groups are mostly teenagers around 15 years old, but we've had kids as young as eight and people in their late teens. Anyone can enjoy it," she says. "If people are new, we go through character creation and help them create their own. We've noticed so many people start out quiet, too shy to join in, and slowly they come out of their shell. Every fortnight there are new people, it's great that it keeps growing."

## Dungeons & Dragons in the Library

Every second Sunday at Northcote Library  
Register your interest at the front desk  
or by emailing:  
[northcote.library@aucklandcouncil.govt.nz](mailto:northcote.library@aucklandcouncil.govt.nz)

**Northcote Library**  
**Te Whare Mātauranga o Te Onewa**  
**Norman King Square**  
**2 Ernie Mays St**  
[facebook.com/Northcote.Library](https://facebook.com/Northcote.Library)



# Local links



The Kaipātiki Community Facilities Trust base.

## Alexia Santamaria meets a local hero who lives and breathes for her mahi in the greater Kaipātiki area.

Miriama Rapana's email address at Kaipātiki Community Facilities Trust (KCFT) begins with the word connector, and there's no better way to describe what she does – from the moment she wakes up, almost to the time she closes her eyes. Connecting people with other people, connecting people to places, connecting individuals to the wider community and connecting anyone to help if they need it.

She's been in community work most of her life, apart from a brief foray into hospitality. She's worked with youth in the South Island for many years and is now based in the Northcote area where she was born and raised. "It's a lot of fun, I'm now working with some of the families of people I went to school with!"

Known as Midi, you can't miss her around the greater Kaipātiki area (Northcote, Birkdale, Glenfield and Beach Haven). Three or four times a week you'll see her in her bright pink KCFT shirt with her tongs and hot plate, setting up in a different residential street for a neighbourhood barbecue. "I have to admit I'm a bit sick of sausages," she laughs, but it's clear she never gets sick of the magic that happens when people get to know those who live around them. "Things are so different now. When I was young, everyone knew their neighbours, but that's not the case these days, so sometimes people need a little help. Food is the best way to connect people – and I love helping make that happen."

Midi has seen people who've lived in a street for 20 years suddenly realise they have so much in common with someone up the road who they'd never exchanged more than a wave with. "People need people, and I love seeing these support networks develop. I'm currently really enjoying meeting the people who have moved into Northcote Development – they are all so keen to be part of the community and meet the people who live around them."

While she's now a dab hand at turning the perfect sausage, that's not all that fills her weeks. Midi can also regularly be seen with a vehicle full of fun equipment for activations or events and encouraging families to get out and actively play at the Families in Parks programmes. "I grew up with a Mum who did a lot of outdoor education, so I love anything out in the fresh air where people are getting active – and spending time together, too." Midi knows it can be isolating, spending the whole day trying to entertain small children, so loves this 'village' philosophy where parents can take their kids to do something for no cost, and meet other mums and dads at the same time. No matter what she's doing, Midi is always connecting.

"We need to create local support networks now, more than ever. With everything that COVID-19 has brought, we've really seen loneliness and mental health issues more at the surface. It's important that we make sure all members of our communities are okay, and have access to whatever help they need. KCFT really believes in networking, partnership and collaboration with anyone with those same goals. We get so much better results when we all work together for people – far better than what we could do alone."

Whether it's help meeting neighbours, help accessing services or just a cuppa and smiling face, Midi's door at KCFT is always open – to everyone. "I love it that people know there's always someone to help them if they need it. I often get stopped in the street because people know I'll know the right person to talk to, for what might actually be a really minor issue. I really love that life has come full circle and I'm back working in the community I was born in, it's a total privilege to be part of people's journeys in this great part of Auckland."

**You can find the KCFT space at  
15 Chartwell Avenue, Glenfield  
or follow the organisation on  
Facebook: [facebook.com/BNCFT/](https://www.facebook.com/BNCFT/)**



Midi Rapana of Kaipātiki Community Facilities Trust loves connecting people.



Teacher Andrew Kingston talks to a group of students.



# School days

The intermediate school at the centre of Northcote Development is getting ready to welcome more whānau as the neighbourhood grows.

Northcote Intermediate School's new bike and scooter racks.

Northcote Intermediate School is all go as it gears up for growth in the community. Principal Phil Muir has a list of "active property projects", which will eventually see the 70-year-old school rebuilt to cater for future demand.

"We're breathing life into it, giving the old school new life for the future," Phil says. The school's transformation will happen in stages as it increases from 460 year 7 and 8 students to a forecasted roll of 800-1000. Come winter, work will start on the first of three two-storey, open-space learning blocks, designed by architecture firm Pacific Environments. Other upcoming projects include a "sports cloud" shelter, similar to the one at Westlake Girls' High School, as well as fitness trails, a library upgrade and additional toilets.

Drainage, new lighting and paths have already been completed. The front of the school sports a new fale Pasifika, as well as new bike and scooter racks.

Students and staff have been involved in planning what's to come. "Where we can get them involved, we do," Phil says. "For them it's about feeling good about the spaces they're in."



## New pou

Five newly installed pou now take pride of place outside the school office. Representing Northcote Intermediate's school houses, the pou are made up of individual ceramic cylinders, stacked on upcycled steel poles and held in place with expandable foam. Students researched their pepeha and came up with designs to represent themselves with the guidance of artist and teacher, Craig Ellis.

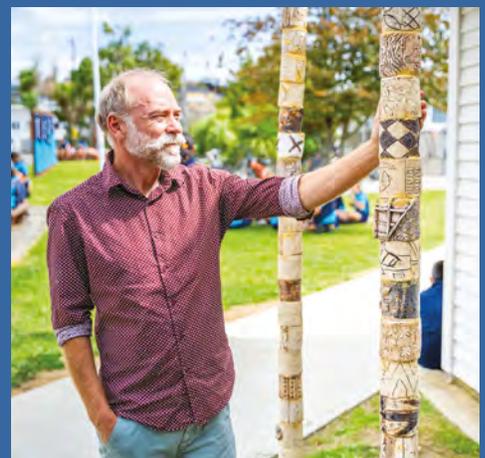


Far right: Craig Ellis with the pou outside the school office.

## Game on

Late last year Northcote Intermediate hosted one of the country's first intermediate school-level Esports Zone Days. More than 100 students and teachers from nine local intermediate schools took part.

The day was a huge success. Organiser and Northcote Intermediate teacher Conor McHoull says esports has a bright future. He wrote about the day for *Interface* magazine; "Technology is changing, and tomorrow's jobs are changing. We want to make our students have the skills and knowledge to follow their passions, to go on and leave their mark on the world."



## Town centre solutions

Northcote Intermediate students have had the chance to think big about what's local. Recently a group of about 80 children participated in an 'ideas project' for Auckland Council.

Teacher Andrew Kingston explains the students were tasked with coming up with suggestions on what they would like to see in a community hub building when the new town centre gets redeveloped. To do this, they visited Northcote town centre and were encouraged to think about ideas that would make a hub successful and enjoyed by the community now and in the future.

Children then developed their ideas into presentations, along with a typed letter from each student, for staff from Auckland Council, Panuku, and Kāinga Ora.

The presentations were all different – for example, Phillip chose to do a mind map, keen TikTok fans Eva and Zoe made a video, while Sofie, Emma and Liane chose to do a PowerPoint, as did Moses and Sebastian. Keen writer Reon compiled his ideas in his letter. For Reon, a big priority for the community is to support people and help them learn and strive in life. "There are many ways we can do this. This is crucial if you want our community to come together and support people in need," Reon wrote as part of his letter.

Their ideas and the feedback from the public gathered from the recent Community Services Survey will help inform the design of the new community hub building and spaces in the new town centre. Students and the public will have an opportunity to provide more feedback during the design process.

Kimberly, a Service and Asset Planning Specialist at Auckland Council, says there were lots of good ideas, which will be considered further in the development of the community hub and town centre. "We were absolutely blown away at the calibre of the presentations and the level of thoughtful consideration that went into them," she says.

"The students' ideas showed strong themes around what is important to young people and our city, including belonging and participation, providing a safe space for all intergenerational activity and things to help people connect," says Roxie, Placemaker at Panuku Development Auckland.



Above: Northcote Intermediate School principal, Phil Muir.



TikTok fan, Eva, made a video presentation with her friend, Zoe.



Teacher Emma Smyth and student Reon Nicholls, who holds his letter for Auckland Council.



Teacher Andrew Kingston.

# NEW 'POCKET' PARK BRINGS COMMUNITY TOGETHER



The park at Richardson Place is designed for young children and their whānau. Shown here during construction, when complete there will be a shelter covering a seating area and public barbecues.

Northcote Development's new 'pocket' park for tamariki and whānau to enjoy is now complete and open to the community. The park at Richardson Place will receive a new name soon!

The new play area is located on a formerly vacant lot between Richardson Place, Fraser Avenue and Lake Road and has been blessed by local mana whenua ahead of its official opening.

The pocket park is tailored for younger children, aged around 10 and under, says Kāinga Ora Project Manager Umesh Daya.

The finished design includes a sheltered space, mini trampolines, a bird's nest swing, public barbecues, children's tables and an artificial turf made from recycled materials so children can run around and play safely. There is also a grassy area, as well as tree plantings to beautify the area.

"This is a nice little space for kids to come to from around the Northcote community and just chill out, kick a ball around, and play in a safe and fun environment," Umesh says.

Local iwi engaged artist Reuben Kirkwood to create a pattern that is etched into the concrete and onto shelter posts, weaving a cultural narrative throughout the park.

The location places the park at the heart of Northcote's new communities. It connects recent housing developments in Fraser Avenue and Lake Road and provides opportunities for residents to meet and for children to form friendships with their neighbours.

"With new people moving to the area and many of them living in apartments, parks like these serve as shared 'backyards' for everyone to enjoy," Umesh says.

Pocket parks are typically small public parks built on single vacant lots. In Northcote Development, pocket parks play an important role in creating a network of greenspaces and play areas that weave the community together.



Local iwi commissioned artist Reuben Kirkwood to design a pattern, which is etched into the concrete and appears elsewhere in the park.

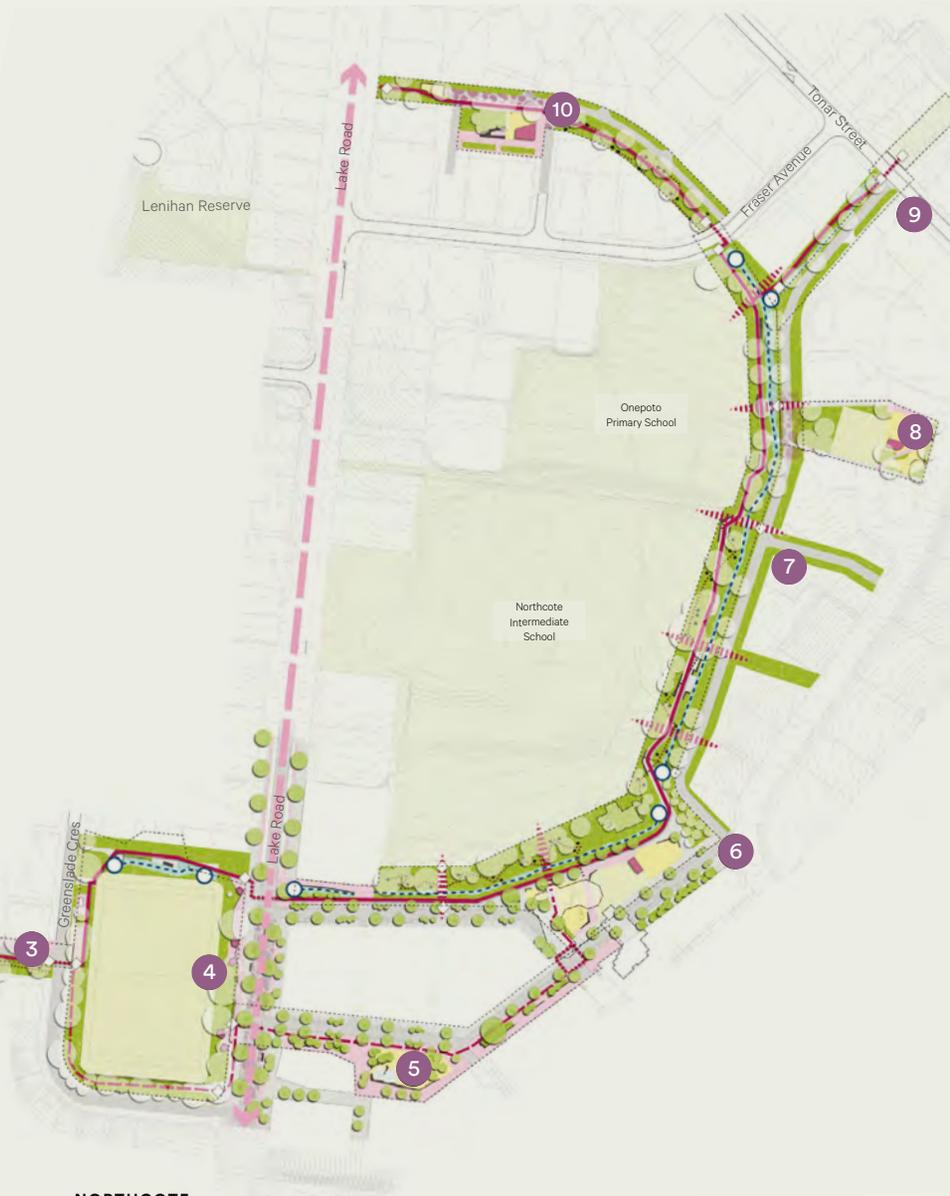


# What's happening with Te Ara Awataha Greenway?

Let's explore the living green corridor that links homes, schools, parks and reserves. Welcome to Te Ara Awataha, a greenway for Northcote.



- 1 Jessie Tonar Scout Reserve
- 2 Kākā Street
- 3 Kākā Street Extension
- 4 Greenslade Reserve
- 5 Town Centre
- 6 Cadness Reserve
- 7 Schools Edge
- 8 Cadness Loop Reserve
- 9 Link to Hato Petera College
- 10 Linear Park



NORTHCOTE

The outdoor learning space at schools' edge.



A greenway is a green 'corridor' designed to make it easy and pleasant for people to move around part of a neighbourhood or city. Northcote's new greenway follows the path of the former Awataha Stream to the sea and forms a network of parks, public spaces and quiet streets that provide a safe and healthy environment for people, plants and wildlife. Some greenways, including this one, provide for the movement and cleaning of water as well. When completed, Northcote's Te Ara Awataha greenway will connect the community to local destinations, schools, recreation spaces, public transport stops, the town centre and access to the wider city cycle network. The project is a collaboration involving local mana whenua, Kāinga Ora, Panuku Development, and Auckland Council Healthy Waters.

Native planting, wayfinding signs, and designs on balustrades and pavements will help tell stories about Northcote's natural landscape along the greenway. Mana whenua artists Janine Williams and Reuben Kirkwood are bringing matauranga Māori to life through artworks – etched basalt touchstones alongside the Awataha Stream and a series of kaiārahi (guides) carvings to act as markers for people as they explore the pathway.

The initial groundworks for the 1.5km greenway began in October 2020 and completion is planned for early 2022. Te Ara Awataha development includes three main hubs, Greenslade Reserve, the 'Schools' Edge' and Jessie Tonar Scout Reserve.

## A boost for Greenslade Reserve

The transformation of Greenslade Reserve is underway. The goal is to create a new recreational facility and address the problem of local flooding. The construction completed in stage 1 will allow for the development of new homes and the creation of wetlands nearby as part of the Greenslade stormwater mitigation project.

"Stage 2 began in October last year," says Kāinga Ora Northcote Project Director, Aileen Maniti.

"The sports field is being lowered by around 1.5m – which will also help to mitigate flooding in the area – new turf will be laid, and irrigation systems put in place."

## On the Schools' Edge

Panuku's Greenway Project Lead Sara Zwart says the 'Schools' Edge' is an inspiring example of integrating both Mana Whenua and local community-led design. This section of the greenway was co-designed during a range of workshops with Mana Whenua, the Community Reference Group, Onepoto Primary, Northcote Intermediate and Northcote College, along with Healthy Waters and Panuku and Kāinga Ora development teams.

"Our approach to the project has been about enabling Mana Whenua to realise their role as Kaitiaki, whilst building tiakitanga (stewardship) within the community," says Sara. "We hope this will instil a real sense of guardianship over the greenway."

The Schools' Edge runs alongside Northcote Intermediate School and Onepoto Primary School. Work on this section has begun and includes an outdoor classroom for the adjoining schools. This will be a learning deck and terraced seating to provide an open-air learning space for students.

## Join us at Jessie Tonar Scout Reserve

The heart of the Te Ara Awataha project is the community-led restoration of Jessie Tonar Scout Reserve, located at the end of Kaka Street. With mana whenua as kaitiaki, the Kaipātiki Project is leading the restoration, a collaboration that includes Panuku Development and Auckland Council.

By working with Northcote communities, funders, supporters and passionate volunteers, the Kaipātiki Project facilitates forest, stream and estuary regeneration days, they promote zero waste and run a teaching garden to encourage local food initiatives. And they do it with more than 800 volunteers annually.

The Jessie Tonar Street Reserve is a significant area of bush that is also home to the puna (spring/source) of the Awataha Stream. The reserve is being restored with the help of the Kaipātiki Project's thriving native plant nursery. More than 40,000 native trees are grown here every year that are planted back into local reserves.

## Accolades

Panuku's mahi on Te Ara Awataha has earned it the GHD Award for Environmental Leadership in the recent Taituarā – Local Government Professionals Aotearoa Awards. Plus, the Commonwealth Sustainable Cities organisation has selected Te Ara Awataha as a good-practice case study.

## The mauri of Te Ara Awataha

Te Ara Awataha greenway follows the path of the Awataha Stream. As kaitiaki, local mana whenua have been involved in Te Ara Awataha greenway project since the beginning.

A deeply important part of the project has been the successful work of daylighting parts of the Awataha Stream. The waterway was diverted underground in the 1950s and, as part of the new development, mana whenua wanted to see the nourishing mauri (life essence) of the stream return; reconnecting the community with this lost taonga (treasure).

The restoration work led by mana whenua and the Kaipātiki Project uses indigenous indicators and understandings alongside western ecology and science to boost the mauri of the stream. The work is to improve its water quality and allow it to become a habitat for birds, insects and tāna (eels) once more.

## Take Mauri, Take Hono

Created specifically for Te Ara Awataha project, Take Mauri, Take Hono is a tool designed by mana whenua. It's a new approach to restoration and development work, says Kaipātiki Project's Kaitakawaenga Hapori (Community Activator) Sam Tu'itahi.

"Within Te Ara Awataha we look at ecological aspects of course, but the Take Mauri, Take Hono tool is more than that," he says. "It considers community pride and ownership, it asks if there are employment and education pathways as part of the restoration and development. We look at environmental and cultural indicators. The tool offers a real way to include the local community and how they can grow tiakitanga of their greenway."

## Local mahi recognised with award

Northcote's Kaipātiki Project was honoured at the celebrations of Mayoral Conservation Awards in November last year.

The ceremony was attended by amazing volunteers, community groups, representatives of Auckland local boards, and former Auckland Deputy Mayor Penny Hulse and Auckland Mayor Phil Goff.

The Mayoral Conservation Awards recognises organisations making a significant contribution to Tāmaki Makaurau's environment. The work of these groups is focused around protecting our native species, and making our city a greener and more sustainable place.

Kaipātiki Project won the Collaboration Award for Te Ara Awataha and Jessie Tonar Scout Reserve regeneration initiative. With local mana whenua as kaitiaki, Te Ara Awataha is being jointly delivered by Panuku Development Auckland and Kāinga Ora, working alongside Healthy Waters, the Kaipātiki Local Board, and Kaipātiki Project.

"We are humbled by the recognition and energised seeing all the mahi that is carried out by amazing individuals and groups," said the Kaipātiki Project team.



The team at work at Jessie Tonar Scout Reserve.



Following the awards, Mayor Phil Goff (with produce from the garden) and Councillor Richard Hills (second on right) visited the team at the Kaipātiki Project native plant nursery and teaching garden.

# 'BORING' WORK PROVIDES ESSENTIAL UPGRADE TO NORTHCOTE'S STORMWATER SYSTEM

A 150-metre long underground tunnel marks the completion of significant stormwater improvements as part of Northcote Development.

The infrastructure upgrade will protect the suburb during heavy rainfall events and significantly reduce major flooding issues that Northcote has had in the past.

"With around 1500 new homes being built in the Northcote Development, the whole stormwater network needed to be upgraded," says Kāinga Ora Development Manager William Gao.

"It was a necessity to enable growth in the area and to future-proof the suburb for generations to come." The underground tunnel was a collaborative project between Kāinga Ora, Piritahi and Auckland Council's Healthy Waters.

Several different stormwater options were considered, but the most feasible solution was using a tunnel boring machine (TBM) to install an underground drainage system. This was done to minimise disruption to neighbouring residents while allowing the tunnel to follow the preferred path.

"The safest, most cost effective and efficient way to do this was to tunnel-bore it," William says. In late September last year, the 40-tonne TBM arrived at the site at 54 Tonar Street. It was hoisted by a crane and lowered into a seven-metre deep hole in the ground.

The TBM works like a large drill. It has a cutting face that rotates and removes soil via a conveyor system, slowly boring a tunnel underground.

Sections of 2.1-metre diameter stormwater pipes were laid throughout the tunnel from Tonar Street to the outlet in Akoranga Reserve, where the stormwater will discharge into Hillcrest Stream. A special rock apron is being built at the outlet, using 600 tonnes of basalt from works in Ōwairaka as part of the Roskill Development, to slow the flow of water during heavy rainfall.



Credit: Piritahi

This will help to maintain the natural flow and ecology of the stream and prevent scouring from high volumes of water.

Kāinga Ora Northcote Project Director, Aileen Maniti, says the project is a wonderful example of different groups working together to achieve an optimal outcome.

"We're starting to achieve some of the outcomes we wanted from the beginning. A lot of work goes into planning and design, so seeing it actually happening is really cool."

The dig site in Tonar Street has been refilled and replanted with grass. Kaipātiki Project plans to regenerate the area

around the outlet, which is Department of Conservation land, with native trees.

The underground tunnel is just one part of much wider stormwater improvements in Northcote, which are critical to the future resilience of the growing suburb.

The redevelopment of Greenslade Reserve will include a range of innovative stormwater solutions, including a lowered sports field, flood wall, and a native urban wetland. The daylighting and restoration to Awataha Stream will also help to manage stormwater flows.

"In a one in 100-year rainfall event, all of that water will funnel into the field at Greenslade Reserve, filtering it through the whole greenway, and releasing it slowly through the new pipes to Akoranga Reserve, eventually reaching Waitemata Harbour," Umesh says.

"These largely unseen, underground projects are critical to the success of the development and the lives of Northcote residents."

Above: A progress shot as the now-complete tunnel-boring work was underway.



# Northcote Development

## PROJECT UPDATE

Northcote is well on its way to being an even better place to live. With the opening of Linear Park (off Whakamua Parade) in January, Northcote residents can now enjoy this activated berm with play equipment for the kids. The berm merges with Richardson Park, which will open officially in June.

On nearby Fraser Avenue, the apartments are finished and were blessed by local mana whenua. Every home in this significant development by NZ Living has been sold, with over 80% to first home buyers. Meanwhile, all tenants have moved into the Kāinga Ora homes on Tonar Street. More state homes are planned for Northcote too, with a five-storey build on the way for late 2021.

Kāinga Ora's alliance partner Piritahi, has successfully carried out the 130m tunnel boring of the new Tonar Street stormwater outlet through the Hato Petera college site, providing much needed stormwater capacity for the area.

The completion of Te Ara Awataha greenway is scheduled for early 2022, with earthworks and retaining well underway. The underground forebay constructed as part of stage 1 of the Greenslade Reserve upgrade will allow the creation of wetlands at the northern end of this stormwater mitigation project, which will also reduce flooding in the area and unlock the development of new homes.

Stage 2 will see the lowering of the sports field by around 1.5m. New turf will be laid, and irrigation systems, as well as new seating and landscaping. The team is pleased to have managed to save nearly all the existing trees and they're looking forward to construction being finished by the end of this year. By late 2021, work on Cadness Loop Reserve will commence.

## Proposed homes in stages

	STAGE 1	STAGE 2	STAGE 3 (PROPOSED)	STAGE 4 (PROPOSED)	STAGE 5 (PROPOSED)
State Homes	59	155	143	66	56
Market/Affordable	0	350	276	158	306
Total	59	505	419	224	363



KAKA STREET  
RESERVE

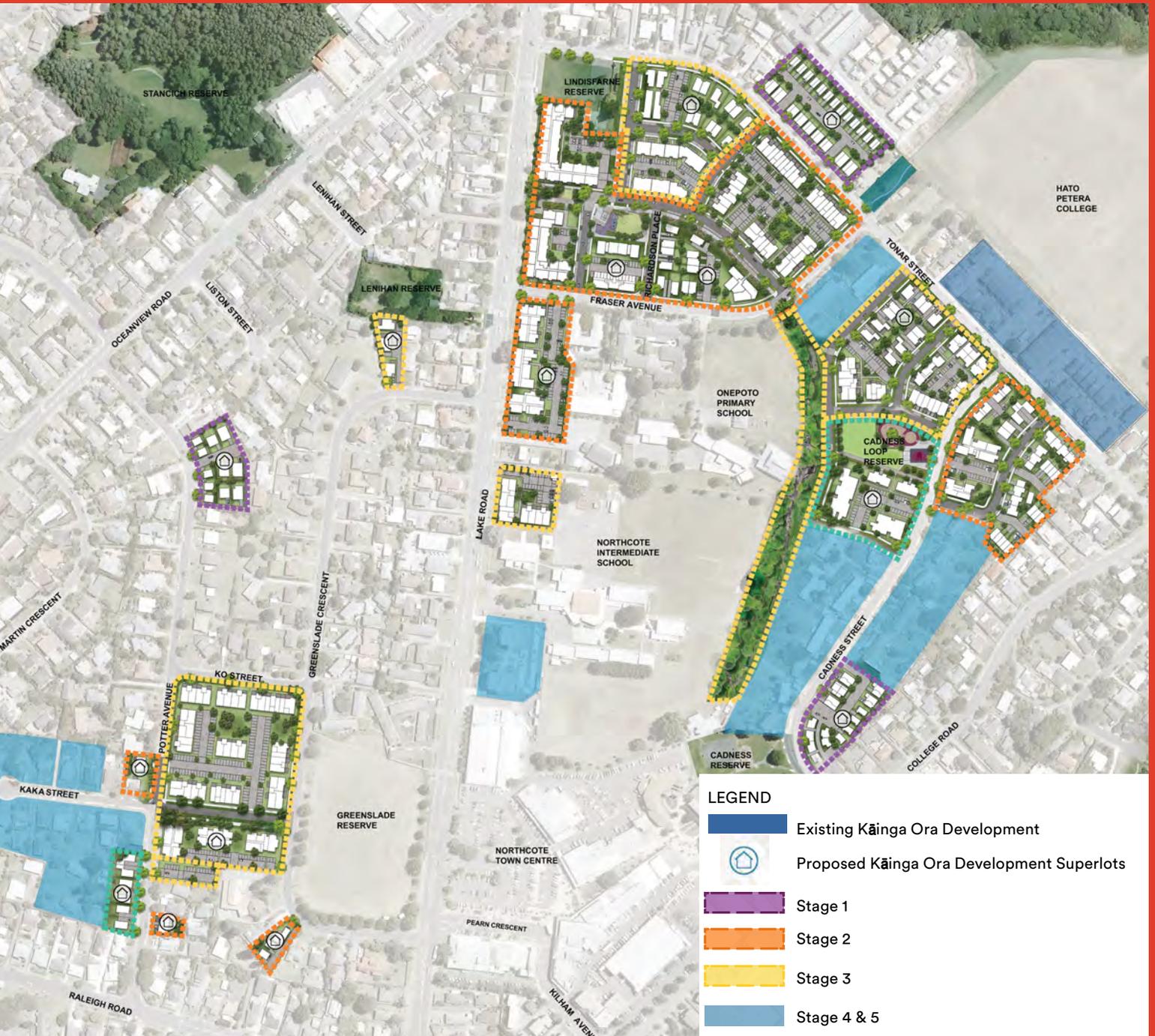
## TIMELINE

### January 2021

Earthworks continue on  
Te Ara Awataha Greenway

### May 2021

30 market and affordable homes  
completed on Lake Road by NZ Living



### June 2021

- 24 market and affordable homes by Universal Homes, due for completion on Huataki Road, off Tonar Street
- 27 market and affordable homes by NZ Living, due for completion
- Richardson Place pocket park complete

### September 2021

- Cadness Loop Reserve construction commences

### December 2021

- Greenslade Reserve due for completion



**Buying a new house can be daunting. But choosing a new home off the plans in Northcote Development comes with plenty of reassurance that it's a smart move.**

Kāinga Ora is the government agency tasked with delivering thousands of new homes to New Zealanders, including open market and KiwiBuild homes. Northcote, Hobsonville Point, Mount Roskill, Mangere and Tāmaki are all home to large scale developments led by Kāinga Ora.

Their urban development team works with award winning architects, respected builders and urban planners, in collaboration with local communities, to deliver high quality homes and neighbourhoods that are set to be desirable places to live for generations to come.

Sign up at [northcotedevelopment.co.nz](http://northcotedevelopment.co.nz) to receive email updates and be first to know about homes for sale.



Here are **three reasons** why buying in a Kāinga Ora led development is a smart move.

**1 The homes must meet strict quality standards**

Every new home built in a Kāinga Ora-led development must achieve a 6 Homestar rating or higher, which guarantees they'll be easier to keep warm and dry, and be more energy and water-efficient, as well as built from quality materials. Compare that to the average older Kiwi house, which would achieve a 2-3 Homestar rating; or the average new house built to the NZ Building code, which would achieve a 3-4 Homestar rating.

**2 The neighbourhoods are being future-proofed for growth**

Significant investment is being poured into developments led by Kāinga Ora to build on their strengths and prepare them for growth. Kāinga Ora and their partners are upgrading streets, infrastructure, walkways, parks and town centres, so buyers can be confident they're purchasing in an area people will continue to love to live in.

**3 Buying off the plan can save you money**

One of the most frustrating things about buying a home is paying for builders reports and lawyers' fees, only to get repeatedly outbid at auctions. But buying a new-build home off the plans in a Kāinga Ora-led development means saying goodbye to wasted money, bidding wars and budget creep.

**VISIT [NORTHCOTEDEVELOPMENT.CO.NZ/FOR-SALE](http://NORTHCOTEDEVELOPMENT.CO.NZ/FOR-SALE)**

To get your free guide to buying off the plans and learn more about Auckland's Kāinga Ora-led developments.

If you're looking to buy a new home, choosing a Kāinga Ora-led development like Northcote Development is a smart move.

As you're probably aware, significant investment is being poured into Northcote neighbourhoods to build on their strengths and prepare them for growth. Kāinga Ora and our partners are upgrading streets, infrastructure, walkways, parks and town centres, so you can be confident you're buying in an area people will love to live in for years to come.

And when you buy a home off the plans in Northcote Development, the quality is assured and the price is fixed - so you can say goodbye to auctions and money wasted on builders' reports and lawyers' fees.

Buying a new home off the plans is a smart move, but it's a bit different to buying an existing house. We have a handy free guide to finding out everything you need to know about buying off the plans. Visit our website to download your copy today.

Visit:

[northcotedevelopment.co.nz/how-to-buy](http://northcotedevelopment.co.nz/how-to-buy) for great advice on all stages of the home buying journey, or check out the video at [northcotedevelopment.co.nz](http://northcotedevelopment.co.nz) to find out more about the better homes and great neighbourhoods in Kāinga Ora-led developments throughout Auckland.

## YOUR JOURNEY HOME

1.

### DREAMING

Tips and information to get you started on your journey.

2.

### INVESTIGATING

Advice on the good things you could be eligible for, like KiwiBuild.

3.

### PREPARING

All the small stuff you need to know before you buy a home.

5.

### PURCHASING

What to think about when making an offer.

4.

### SEARCHING

How to make your house hunt easier.

TURN THE PAGE AND DIVE INTO THE STAGE YOU'RE AT NOW FOR TIPS AND INFO

# YOUR JOURNEY HOME

## 1.

### DREAMING

Sick of paying someone else's mortgage? Really, really need your own space? We know how you feel. Here are some tips that will help you get started on your home-buying journey.

1. Check out [sorted.co.nz](http://sorted.co.nz) for tips and tools to get on top of your finances.
2. Take a look at the first home buyers section on [settled.co.nz](http://settled.co.nz).
3. Talk to real estate agents, banks and mortgage brokers – they can be super helpful.
4. Sign up for our emails at [northcotedevelopment.co.nz](http://northcotedevelopment.co.nz) or talk to us at our Info Centre.

## 2.

### INVESTIGATING

You've thought about buying a home and realised buying could be easier than you imagined. Now you want to know what you can buy, where you can buy and for what price. Here are some good places to start.

1. **KIWIBUILD**  
KiwiBuild offers a great choice of affordable homes. You can learn more about how KiwiBuild works, check if you're eligible, and see what homes are available on [kiwibuild.govt.nz](http://kiwibuild.govt.nz).
2. **FIRST HOME LOAN**  
Guess what? With a First Home Loan you only need a 5% home deposit. Visit Kāinga Ora's website at [kaingaora.govt.nz](http://kaingaora.govt.nz) to find out how it works and if you're eligible.
3. **FIRST HOME GRANT**  
Did you know you could be eligible for a First Home Grant of up to \$10,000 per person? You can apply for a First Home Grant – and get approval or pre-approval – directly at [kaingaora.govt.nz](http://kaingaora.govt.nz).
4. **KIWISAVER WITHDRAWAL**  
Yes, if you're eligible you can withdraw all of your KiwiSaver savings (except \$1,000) to put towards buying your first home. Call your KiwiSaver provider to find out more.



#### TOP TIP

Check out Kāinga Ora's First Home Decision Tool at [kaingaora.govt.nz/home-ownership/first-home-decision-tool](http://kaingaora.govt.nz/home-ownership/first-home-decision-tool) to see what finance options might be available to you.

## 3.

### PREPARING

Now you've found what you're eligible for, it's time to get to work on those pre-applications and applications for loans, as well as government grants and schemes.

1. Get copies of important documents you'll need such as proof of residency, wage slips, bank statements and application forms.
2. Visit a lender (bank or mortgage broker) and find out how much you could borrow. Pre-approval for a home loan can come in very handy.
3. If you're eligible, apply for:
  - KiwiBuild pre-approval at [kiwibuild.govt.nz](http://kiwibuild.govt.nz)
  - First Home Loan through a participating bank. You can find the list of banks at [kaingaora.govt.nz/home-ownership/first-home-loan](http://kaingaora.govt.nz/home-ownership/first-home-loan).
4. Apply for your First Home Grant at [kaingaora.govt.nz](http://kaingaora.govt.nz).
5. Apply for your KiwiSaver withdrawal through your KiwiSaver provider.

### GET IN TOUCH

Visit us at the Northcote Development Information Centre in the town centre car park.  
**IT IS OPEN WEDNESDAY TO SUNDAY 10AM – 4PM**

EMAIL US AT  
[info@northcotedevelopment.co.nz](mailto:info@northcotedevelopment.co.nz)

MESSAGE US AT  
[northcotedevelopment.co.nz](http://northcotedevelopment.co.nz)

FOLLOW US ON FACEBOOK AT  
[facebook.com/NorthcoteDevelopment](https://facebook.com/NorthcoteDevelopment)

# 4.

## SEARCHING

This is where your journey starts to get exciting. Once you know how much you can spend, you can start looking at homes for sale. Many of these will be 'selling off the plan', meaning they aren't built yet.

1. Sign up to receive email alerts about new property releases at [northcotedevelopment.co.nz](http://northcotedevelopment.co.nz).
  2. Talk to the friendly staff at our Info Centre.
  3. Go to our builder partners' show homes or display suites and ask lots of questions. The Information Centre team can direct you to the builders.
1. Visit the KiwiBuild website at [kiwibuild.govt.nz](http://kiwibuild.govt.nz) to view available homes, subscribe to the newsletter and confirm your eligibility so that you're ready to buy.

### TOP TIP

Write a list of your 'needs' and 'wants' for your new home. Needs are your 'must haves' and wants are the things you would compromise on if you had to. Remember your first home is a stepping stone onto the home ownership ladder. It may not be perfect, but it is yours!

# 5.

## PURCHASING

You're coming to the end of your home buying journey. After you've found a home that's right for you, it's time to make an offer to the builder or their agent.

- Share the property's information with your lender and confirm your loan.
- Know whether you're making a conditional offer (subject to conditions such as your loan being approved) or an unconditional offer (once the seller signs you're committed to buying the home).
- Put your offer in writing on a Sale and Purchase Agreement, and list any conditions you have. The builder or their agent can help you with this.
- Show the Sale and Purchase Agreement to your lawyer and get advice before you sign the agreement.
- When negotiations are completed and your offer is accepted by the seller, pay the purchase deposit.

### YOU'RE NOT ALONE

If you've found a KiwiBuild home you like, your lawyer and the builder or their agent will guide you through the buying process. Some homes are sold by ballot, which means you'll need to enter the draw on the KiwiBuild website. If your name is drawn, you'll be able to go ahead with your purchase.

## THE HOME STRETCH

You've already decided on the perfect new couch for your new lounge and told friends about your housewarming party. But hold on a second. Once your offer has been accepted, there are still a few little things to do.

### BEFORE SETTLEMENT DAY:

Get your home and contents insured – your lender will require your home to be insured.

- Do a pre-settlement inspection of your new home.
- See your lawyer to sign the papers required for the settlement to go ahead.
- If you're using some of your KiwiSaver, make sure the funds have been transferred to your lawyer's trust account.
- If you're accessing a First Home Grant, make sure these funds have been received too.

### ON SETTLEMENT DAY:

- Wait for your lawyer to communicate with the seller's lawyer, your bank, and other parties like Kāinga Ora or KiwiSaver. He or she will complete the paperwork to transfer ownership of the home to you.
- Collect the keys to your new home!

### TOP TIP

Stay in touch with your lawyer and follow his or her exact instructions, to make sure your settlement runs smoothly.

My Place

Toku Wahī

Hoku Fiefia'anga

Lo'u Nofoga

我的空间

나의 생활 터전