

# EVERYDAY Northcote

## HOMES FOR SALE

Pics of first market  
homes revealed.

## BACK IN BALANCE

Greenslade Reserve gets  
some love.

## MORE CHOICE

KiwiBuild lands on the  
North Shore.

CELEBRATING OUR COMMUNITY





# Welcome

We are very pleased to have 102 homes now available for sale off the plan, 72 of which will be sold to KiwiBuild buyers. This is an important milestone for the Northcote Development as it delivers on our goal to provide Northcote with new, warm, high-quality homes at more affordable prices. Thanks to all those who came to the recent Open Day to find out more about the new Fraser Avenue development.

And thanks to the Northcote community for your support of the project. A special shout out goes to the people living around the triangle formed by the cleared sites on Fraser Avenue, Tonar Street and Lake Road where the bulk of the civil works are underway at the moment. We sincerely thank you for your patience with the construction activity and road closures. You've been outstanding. The good news is that we are moving at a fast pace and house construction has now begun on those sites.



*Robert Graham, Project Director, HLC*

## ISSUE 6

Spring 2019

### Contents

#### Restoring the Balance

Healthy Waters tells us about the big plans for Greenslade Reserve.  
6

#### Big Heart. Bright Future

Jill Nerheny of KCFT on Northcote's growth and prospects.  
10

#### NEW NORTHCOTE DEVELOPMENT MAP

12

#### Built to Last

New apartments are designed to keep costs in check for their owners.  
23

#### KiwiBuild has Landed

The first KiwiBuild homes on the North Shore go on sale.  
27

Left New apartments at 38 Fraser Avenue.

On the cover  
Jill Nerheny of  
Kaipātiki Community  
Facilities Trust.

 **Northcote  
Development**

**HLC**  
Homes. Land.  
Community.





# Nice one, Northcote

A random selection of some of the everyday good stuff going on in our community.

## LOVE YOUR LIBRARY

Northcote Library staff love to showcase the richly diverse cultures, languages and talents of our local communities. In February they celebrated Chinese New Year and in April they celebrated Chinese New Year and in April they filled Ernie Mays Square with music, food and sunshine as co-hosts of 'Fiafia Fanau' with Kaipātiki Community Facilities Trust. June and July ushered in a magical Matariki with a kapa haka performance and kids learning to weave tukutuku panels in the holidays.



Above Salagi enjoys Fiafia Fanau on 5 April

During August, the library hosted free Tai Chi for beginners, and brought Auckland Libraries' 'Reading Between the Wines' North Shore book group to The Beer Spot in Northcote Road. "From 9-15 September we celebrated Te Wiki o te Reo Māori and our Term Three school holiday programme theme is 'Top Secret': we'll be uncovering spies, codes, puzzles, mysteries and whodunnits," says librarian Ineka Vogel.

Cushla Tohu is new to the team in the role of Kaikakiri Ratonga Māori – Senior Library Assistant Māori Services. Please come in and meet her and the rest of the team too.



Above New Senior Assistant, Cushla Tohu and Arlan during the July school holidays

The library's after-school programme 'Learn For a Turn' offers kids a warm, supportive space to read and have fun, with plenty of help available to find the right resources for you and your family across a wide range of levels and languages.

Follow the library on Facebook for more info at [www.facebook.com/northcotelibrary](https://www.facebook.com/northcotelibrary)

[www.aucklandlibraries.govt.nz](http://www.aucklandlibraries.govt.nz)

## THE PUMP TRACK PAYS A VISIT TO NORTHCOTE

Panuku's pump track touched down in Northcote's town centre in July for a fun-filled month of activities, just in time for the school holidays.

The custom-made modular bike and scooter track provided a unique experience for people of all ages to hop on and have a go.

In addition to this, the town centre played host to a series of free weekend events which saw balloon artists, face painters, musicians and BMX experts turn the temporary car park space into a miniature carnival. Turnout for the launch party on Saturday 6 July was wildly popular, attracting upward of 600 visitors to the square.

The festivities also garnered the attention of people further afield with some excellent photos and videos emerging from both fans and first-timers all across Auckland.

While the pump track has now moved on, if you'd like to see it in Northcote again then be sure to let Panuku know.

Head on over to Panuku's Facebook page to leave a comment: [www.facebook.com/PanukuAKL/](https://www.facebook.com/PanukuAKL/)





# Return to Onepoto

Prior to taking the role of Principal at Onepoto Primary late last year, Daniella Latoa-Levi was the Deputy Principal of Birkdale North School. Before that, she was teaching, including a stint at Onepoto Primary School. “I always wanted to come back to Onepoto,” says Daniella. “The students here are so rich in language and diversity. They carry so much mana and they’re really proud of the cultures that they come from.”



Above Bernie Mahoney (Deputy Principal) and Daniella Latoa-Levi (Principal) with students

Daniella says that being a teacher has laid the groundwork for her new role as Principal. “You learn a lot about leadership and allows you to share your experience and your craft with others. My role now is about saying ‘yes’ and getting things done.”

Onepoto Primary School has a new Deputy Principal too, and like Daniella, Bernie Mahoney is an Onepoto returnee. “I did a practicum here when I was learning to teach,” says Bernie, “I never forgot the feel of the school and the incredible community here. I knew one day I’d be back.”

Both Bernie and Daniella say there have been lots of changes happening in Northcote, but it’ll be worth it. “The development will bring greater ethnic diversity, warmer homes, and it’ll help to beautify the streets so many of our students call home.”



From left Jon Pickford (Student Hauora Coordinator), Joel King (Deputy Principal), Phil Muir (Principal) and Karen Spicer (Acting Assistant Principal)

## NEW LEADERS AT NORTHCOTE INTERMEDIATE

The new team at Northcote Intermediate has settled in well. With a 23-year career in education behind him, Phil Muir took on the position of Principal at the beginning of this year.

“The best thing about my new role is the students,” says Phil. “These kids have a real sense of social justice. They’re compassionate, caring, positive and humble and I love seeing the buzz they get from learning.” He describes Northcote Intermediate as a “forward-thinking, innovative learning environment” where teachers are encouraged to collaborate and work together to meet the needs of their students.

Deputy Principal Joel King came from Northcross Intermediate in Browns Bay. His passion is sports and recreation – he has competed at an international level in touch rugby, and currently represents North Harbour. Joel was also drawn to the diversity of the school.

“It’s a melting pot of people from diverse cultural and socio-economic backgrounds,

where differences are celebrated and become an important part of the community identity.”

Previous Deputy Principal Jon Pickford has just taken on a brand new role within the school: Student Hauora Coordinator. Hauora is a Māori philosophy of intertwined physical, spiritual, social and mental health.

“Adolescence is a pivotal period in a student’s life,” says Jon. “It’s when a sense of identity is being built and it’s really important to maintain a positive direction.” He’ll be working with students in areas of sports, music, culture and citizenship, with some environmental work too. With overall wellbeing becoming more important in everyone’s lives, this evolving role will no doubt be a rewarding one.

Acting Assistant Principal Karen Spicer is the most recent member of the new team.

Previously from Murray’s Bay Intermediate, she too has decades of experience in education. Karen has a Master’s Degree in Educational Leadership and has lectured at tertiary level. “I’ll definitely be involved in student engagement, but my role is angled more towards growing the potential of our staff, ensuring that we’re keeping up with modern practices and enabling our wonderful teachers to enjoy their job,” she says.

All members of the team are focused on future growth. There are 500 students now, with a projected growth of up to 800 in the next few years. “We’re already working on growing our capacity and capabilities,” says Principal Phil. “It’s exciting, but it’s important also to maintain the character of Northcote Intermediate, and hold on to everything that makes this school great.”

[www.northcoteint.school.nz](http://www.northcoteint.school.nz)

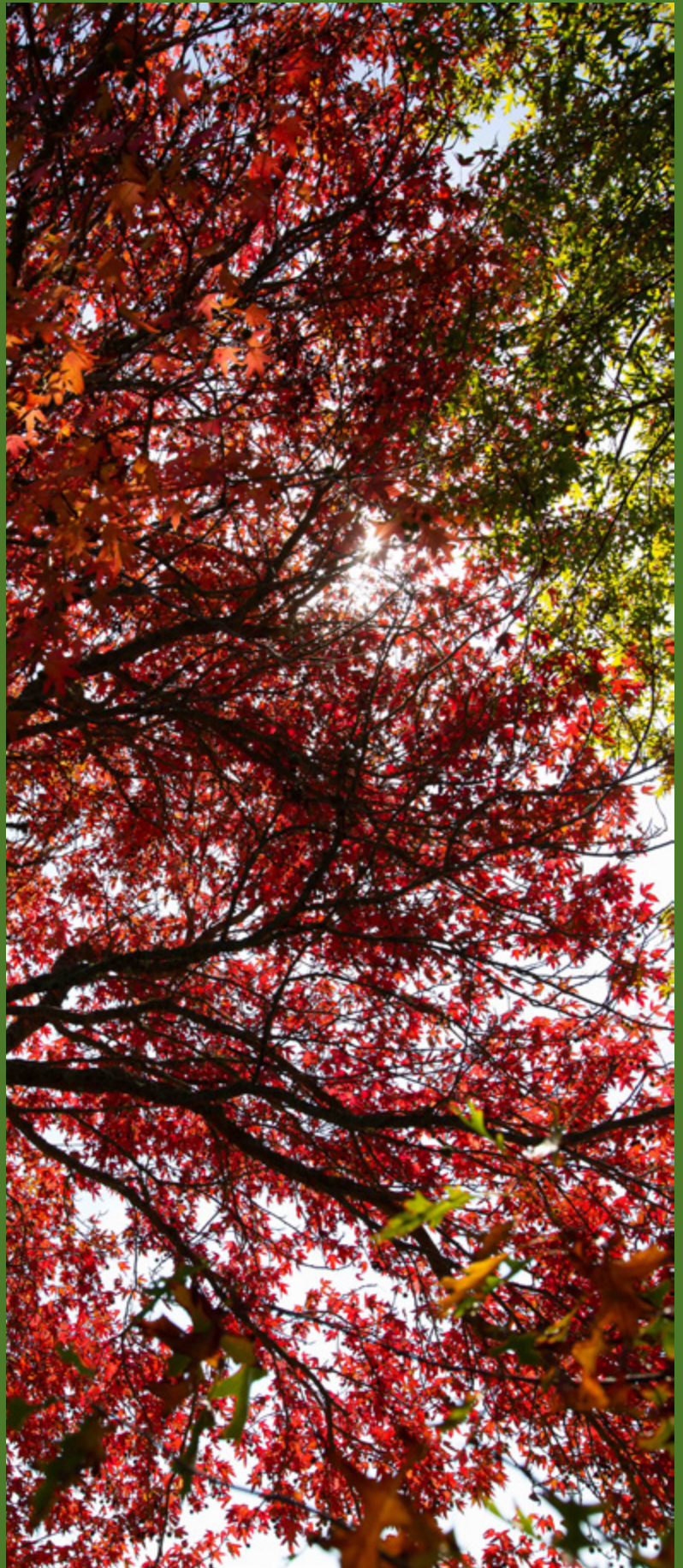




# Restoring the Balance

---

An ideal playing field for a game of cricket or 'touch'; a beautiful walking path through an urban wetland; and a restored habitat for birds, fish, eels and insects – mana whenua and the wider community's hopes for Greenslade Reserve are about to be realised.





There's a very exciting project about to begin in Northcote that will transform Greenslade Reserve into a much more usable and beautiful green space for the community and restore natural habitat that was lost when Northcote was developed in the 1950s. The Greenslade Reserve upgrade is being managed by Panuku Development Auckland and Healthy Waters, the part of Auckland Council responsible for the city's stormwater systems and improving the health of our waterways and marine environment. *Everyday Northcote* spoke to Carl Hewison of Healthy Waters about what to expect.

### What's happening at Greenslade Reserve?

The reserve will be lowered to hold stormwater when we get heavy rainfall. That will reduce flooding over the road in the Northcote town centre and in residential neighbourhoods downstream. This, of course, not only fixes a problem we have in Northcote right now, but enables the development of new homes and the town centre.

The field currently has an uneven surface. We'll be providing a new, level sand-carpeted surface that will be safer to play on and will absorb stormwater faster. This will also help reduce flooding and, because it drains faster, it makes the playing field more usable.

The design has been created with input from mana whenua and the broader community, including local boards, and Northcote schools and artists. The design retains the existing fitness equipment and adds new amenities. There will be a new, sheltered barbecue area and a walking and cycling path alongside the wetland.

### There's a *stream* running through Greenslade Reserve?

Yes! The Awataha Stream was contained in pipes and redirected beneath the surface of the reserve in the 1950s. As part of the project, we'll be 'daylighting' a small section of the stream, which involves digging out and removing the pipes, recreating the watercourse and restoring it to its natural state.

This will provide an urban wetland with native planting to revitalise the natural ecosystem. It will also improve the stormwater network – the native planting absorbs water so it adds to the land's capacity to cope with heavy rain.

### Why was the Awataha Stream put underground?

This was a common approach right across Auckland back in the day – encase the stream in a pipe so that you could build closer to it, or even over it. Modifying nature with a manmade conveyance for water was considered a good idea. We now think differently and prefer to protect or restore natural habitats where possible.

### How will you measure success on this project?

That's easy! We'll see reduced flooding in the town centre; we'll see locals using and enjoying the reserve more; and we'll see improvements in water quality through increased biodiversity in the area.

### What other projects does Healthy Waters have in the pipeline?

As well as projects that reduce flooding in Auckland, like the Greenslade Reserve upgrade, the council has ring-fenced \$452 million for projects that will result in cleaner beaches, streams and harbours across greater Auckland. The funds for this work were raised through a water quality targeted rate. The investment is part of Auckland Council's 10-year-Budget which responds to Aucklanders wishes to prioritise spending to protect our natural environment and improve water quality across the region.

*If you have any questions about the Greenslade Reserve upgrade, please email [greensladereserve@aucklandcouncil.govt.nz](mailto:greensladereserve@aucklandcouncil.govt.nz)*



Above Greenslade Reserve prior to the upgrade



# GREENSLADE RESERVE UPGRADE

**Greenslade Reserve has the 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.



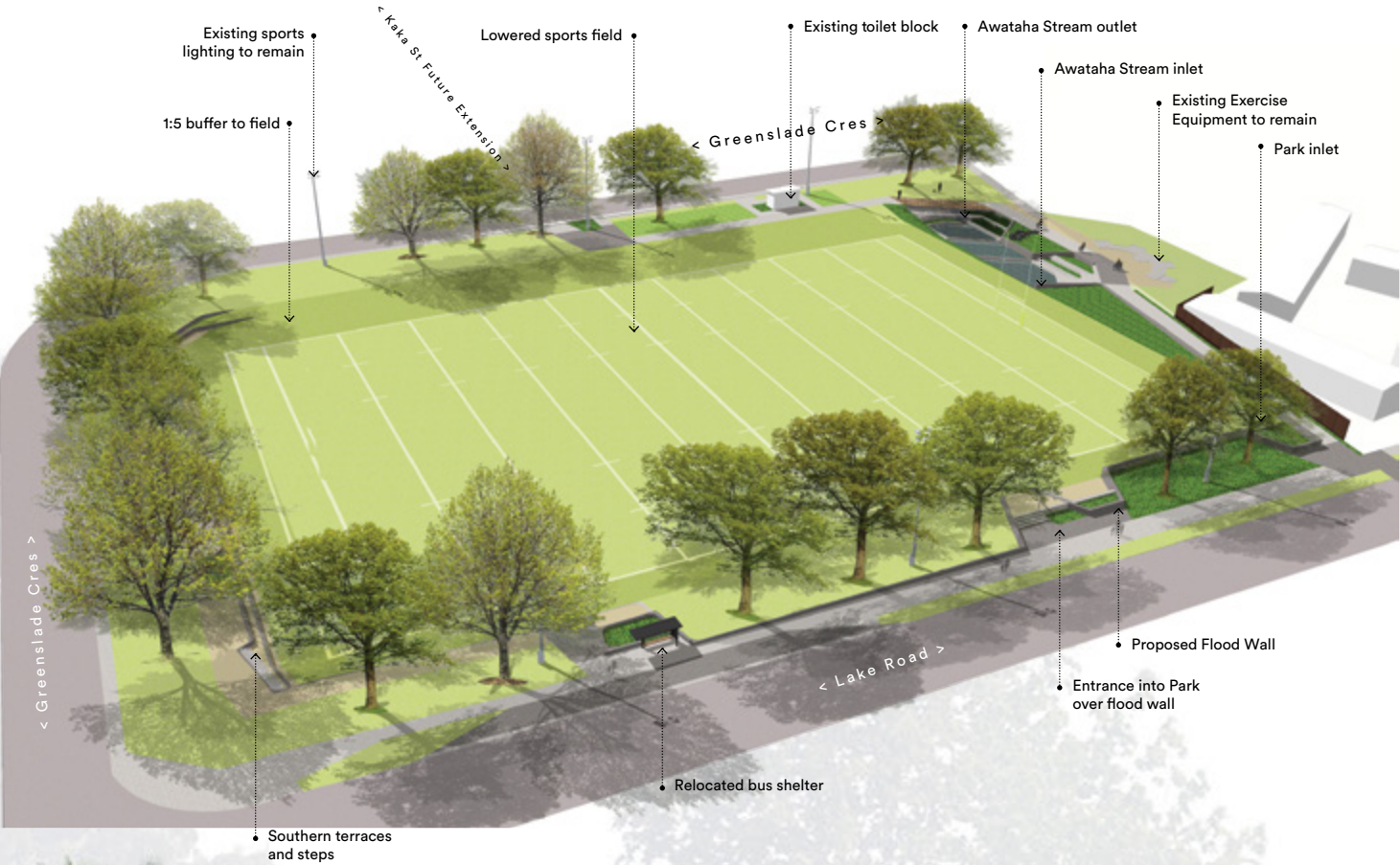
**Above** Looking over the reserve from the proposed flood wall at the Lake Road entrance.

**Below** Cross-section of the wetland cells looking north.

**Right** Overview of the upgraded reserve.









# Northcote's big heart and bright future



Jill Nerheny has been working in the Northcote community for over 20 years. Jill is Manager of the Kaipātiki Community Facilities Trust (KCFT), an organisation which is at the forefront of programmes to promote health and wellbeing; support young people; protect the environment and grow the number of local jobs for local people.

Jill says KCFT listens to what the Northcote community needs and wants and works to make it happen. She spoke to *Everyday Northcote* about the changes coming to her neighbourhood and how she sees Northcote's future.



“

When I think about what the community here in Northcote needs, three things immediately come to mind. Quality housing, better transport options and getting the community thinking and working together.

Northcote has been in need of investment for years so it's very exciting to see multiple projects underway all over Northcote. These projects will bring improvements to Northcote that the community has wanted for a long time.

A number of groups including Panuku Development Auckland, HLC, Kaipātiki Project, the Kaipātiki Local Board and many others are working together on these projects. A great example is the work about to begin on Greenslade Reserve. Locals all recognise the issues with the town centre flooding when there's heavy rain. Lowering the reserve and daylighting the Awataha Stream will address these problems.

The redevelopment of the town centre will meet the needs of tomorrow's residents as well as offering a much higher level of amenity for the people who live here now.

---

*Although it's early days, I think the community will be very excited when they see the plans start to evolve and understand the degree to which the new centre will revitalise the suburb.*

---

Town centres are a place where people in neighbourhoods come to connect. With the work that's planned for Northcote, the town centre will become an even greater focal point and a meeting place for the community. It will also help make Northcote a destination rather than a place people just pass through.

The people who make up a community change over time. There has been an influx of people move to Northcote over the last few years, just like in other locations around Auckland, and the new housing will attract more people to the area.

The diversity in Northcote makes it a more interesting place to live. It has taken a while for immigrant communities to understand how Kiwi families play. We're now seeing an encouraging number of families coming to community events who wouldn't have in the past. It's great to see the community becoming integrated. People are becoming comfortable engaging with others from different cultures.

Northcote is already loved by the people who live here, but thanks to the new housing more people will be given an opportunity to rent or buy their own home here.

People can look forward to increased choice in housing designs and layouts, quality neighbourhoods, and a safer community. Not only are the new homes and streets being designed for safety, there will be denser neighbourhoods so that means there are more people around to look out for one another. And, importantly, the new homes will be warm and dry and healthier to live in than the ones they are replacing so they'll support people's wellbeing instead of creating health problems.

Being so close to the city, new options will open up for getting to and from Northcote, and getting around the suburb. I'm looking forward to a time when a car won't even be required as part of everyday life.

Getting out and speaking to locals, I've found that generally people are happy about the change that's coming. Naturally there is a bit of apprehension because change can be unsettling, but having lots of conversation around what's happening is easing this. History shows that getting the community involved and collecting their input at the planning stage works, so that's what we've done and will continue to do.

I see a brighter future for Northcote and I'm very excited about the redevelopment. Change is coming and will bring with it so many new possibilities for the region.

More warm, dry housing is being built, the town centre is being fixed up, there will be lots of investment into public spaces and we're really investing in the community as it grows, too. Northcote has always been a community with a very big heart and the regeneration will mean locals will have everything they need in one place. It's Northcote's time.

”



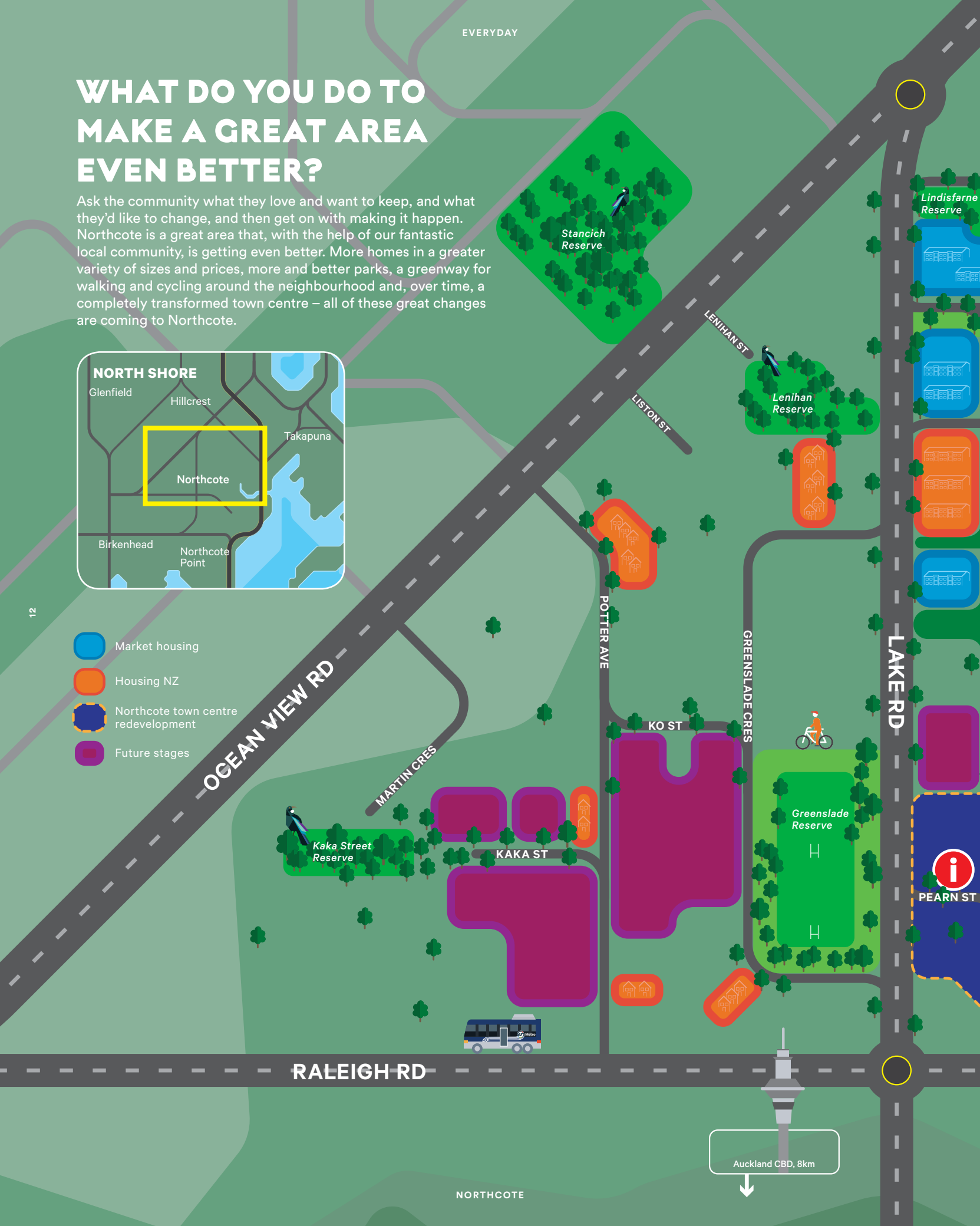
# WHAT DO YOU DO TO MAKE A GREAT AREA EVEN BETTER?

Ask the community what they love and want to keep, and what they'd like to change, and then get on with making it happen. Northcote is a great area that, with the help of our fantastic local community, is getting even better. More homes in a greater variety of sizes and prices, more and better parks, a greenway for walking and cycling around the neighbourhood and, over time, a completely transformed town centre – all of these great changes are coming to Northcote.



-  Market housing
-  Housing NZ
-  Northcote town centre redevelopment
-  Future stages

12











# The Northcote Development

## PROJECT UPDATE

Groundworks are all but complete in the Stage 2 sites forming a triangle between Lake Road, Tonar Street and Fraser Avenue. Thanks for your patience, neighbours! Housing construction companies are underway or due to begin soon on these sites, so we are progressing well and the disruption to residents should reduce.

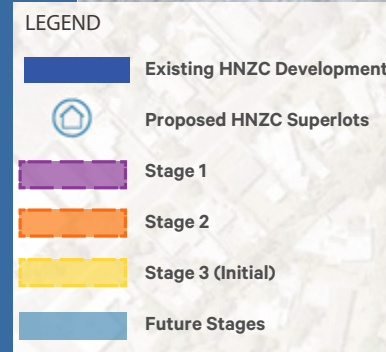
Housing New Zealand completed a new five-bedroom and four new four-bedroom state homes on Potter Avenue in June and the delighted tenants have moved in.

Stage 3 got underway with the removal of state homes – including the ‘star blocks’ – on the corner of the Tonar and Cadness Streets and this land is now being prepared for the building companies.

We are replacing outdated stormwater pipes along the boundary of Onepoto Primary and Northcote Intermediate in preparation for the planned Awataha Greenway project. A small number of trees have been removed and the timber put aside for future use. We’re hoping to utilise it to create play equipment along the greenway route.

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

	STAGE 1 (CONFIRMED)	STAGE 2 (PROPOSED)	STAGE 3 (INITIAL) (PROPOSED)
State	59	220	55
Market/ Affordable	0	270	114
Total	59	490	169



## STAGE 2 TIMELINE

### July 2019

First market homes offered for sale off the plan

### August 2019

1. First KiwiBuild homes for sale off the plan
2. Building of the first market/ KiwiBuild homes in Stage 2 begins
3. HNZN begins building first state houses in Stage 3

### Late 2019

Earthworks begin on the greenway



**Early 2020**

Last of the HNZ state homes in Stage 1 complete

**Mid 2020**

Pocket park in stage 2 complete

**Late 2020**

First market/KiwiBuild homes complete





## BEHIND THE PROJECT

## Backing Northcote all the way

The new Development Manager is already a fan of Northcote and sees great potential in the developing suburb.

Since emigrating to New Zealand in 2005 Andrea Hamilton's career has given her opportunities to project manage large and complex developments. She has worked on projects to build prisons, supermarkets and airports. But her heart is in residential development, and especially state housing. "I worked on state housing projects in the UK, but when I arrived in New Zealand that kind of project didn't exist. I very much wanted to get back into it. I think state housing is such a necessary and important part of a well functioning society. We need to provide not just warm, dry houses, but whole communities where people can live a safe and healthy life." Now, as the new Development Manager for the Northcote Development, she can combine her skills and passions.

Andrea says she enjoys the variety her role brings and the chance to be part of a big team working towards a shared goal. "I like managing the physical aspect of the construction, but also find working with and for the community very satisfying. I like the big picture aspect of how the projects connects into wider Auckland's

redevelopment. For example, we're working closely with agencies like Watercare and Auckland Council's Healthy Waters to improve stormwater treatment. It's a real team effort." A typical day might include meeting with builder partners or council; nutting out timelines for construction programmes, and fielding calls from community members keen to get an update. "The fact that so much is happening within a pretty short time frame in a relatively small area makes my job both easier and harder at once," she says.

Andrea believes Northcote is a special place. "It's so close to the city but it's still feels suburban. Regeneration through the Northcote Development will make it easier for the people living here to access and enjoy the great amenity in Northcote and nearby."



## A NEW NAME IN THE NEIGHBOURHOOD

Late last year HLC invited five companies that we work with regularly to form an alliance to manage the civil works for our projects for the next five years. Called Piritahi, which means 'together' in Te Reo, the new alliance will streamline the processes involved in preparing land for builders, making it quicker, easier and more cost-effective to get to the 'build-ready' point in the development. The companies that have formed the alliance are among New Zealand's best engineering, design, surveying

and construction specialists. They'll help remove old housing, make the land suitable to build on again, and design and deliver the infrastructure and amenities like streets and stormwater management. Over the coming months you may start to see Piritahi's bright green signage appear around Northcote and you may also meet people working for the alliance, particularly if you are living in the immediate vicinity of a civil works project.

**piritahi.nz**



## WHO YOU GONNA CALL?

A big project like the Northcote Development is a team effort and there are many different central and local government organisations involved, as well as private companies. This can make it confusing if you want to talk to someone about a particular aspect of the development. Take a look below to find out who does what and who to call or email when you have a question.

### HOUSING NEW ZEALAND TENANTS

*Do you have a tenancy-related enquiry?*

Housing New Zealand has a Tenancy Liaison team that looks after tenants who are being rehoused because of the development. They are in touch with tenants early and help them through the process until they are settled into their replacement homes. This includes paying all reasonable costs associated with the shift.

### HOUSING NEW ZEALAND TENANCY SERVICES

0800 801 601

### GROUNDWORKS

*Do you have an enquiry about the civil works?*

Before the house builders move in you'll be able to direct any questions or issues to Piritahi, our civil works partners. They prepare the land for the builders so are responsible for the removal of old state homes. They also build or upgrade streets and infrastructure.

0508 PIRITAHİ

### SALES AND MARKETING

*Want to talk about the sales/marketing of homes?*

HLC is the 'masterplanner' behind the development and the publisher of this magazine. They will help you with questions related to sales and marketing, whether you're a local or potential resident.

#### HLC

info@northcotedevelopment.co.nz  
09 261 5054

### HOUSE BUILDING PARTNERS

*Have a question about housing construction nearby?*

Once the houses are under construction you can approach the building company working on the site directly. They will often have their company names on the fencing around the site, or look for the name on the company vehicles.

If you need help, please contact HLC.

#### HLC

info@northcotedevelopment.co.nz  
09 261 5054

### INFORMATION CENTRE

*Northcote resident or potential homebuyer?*

Dropping in to see Jennifer at the Information Centre is a good way to learn about most aspects of the development. If she can't answer your queries, she will know who to direct you to.

Open Wednesday – Saturday, 10am – 4pm

Northcote Town Centre car park

### TOWN CENTRE REDEVELOPMENT

unlocknorthcote@panuku.co.nz





# Strong interest in first homes for sale

Thanks Northcote (and visitors) for turning in such numbers on the Saturday 29 June to get a first look at plans for the new KiwiBuild and market apartments at 38 Fraser Avenue.

Over a thousand people took time out of a beautiful, bright mid-winter Saturday to attend the Northcote Development Information Day. Held at the Information Centre in the Northcote town centre car park, the event gave locals and visitors to Northcote their first look at the new 'Fraser Avenue' apartments.

Tamsyn McDonald, Associate Precinct Director, said that there was a huge amount of interest in the first KiwiBuild homes to be released for sale on the North Shore. "A lot of people said they were getting ready to buy next year and they wanted to know what was coming up and how to buy."

People were also keen to know whether all the homes in the Northcote Development were likely to be apartments. "The answer is 'no'", said Tamsyn. "There are more apartments coming to cater for smaller households but we're also building terraced houses."

HLC, NZ Living and Colliers were present to talk to people and reported a very positive response to Fraser Avenue. Some keen buyers clearly had their 'ducks in a row'. Within two weeks of going on sale, 63 apartments were under contract. Fraser Avenue is due to be completed in October 2020. A total of 72 of the 102 apartments will be sold via KiwiBuild (see page 27).







EVERYDAY



NORTHCOTE





**Construction of the new apartments in Fraser Avenue by NZ Living is underway now. The apartments will be ready for buyers to move into by the end of next year.**





# BUILT TO LAST

## AND TO COST OWNERS LESS

The Northcote Development team is thrilled to see the first homes in the development hit the market and to hear all the great feedback on the designs and prices from the community at the recent open day (see page 20). The new 'neighbourhood within a neighbourhood' is called 'Fraser Avenue' and is made up of 102 apartments in five boutique three-storey buildings around a village green.

NZ Living, developers of 'Fraser Avenue' are the people behind Mason Square in Otahuhu and 340 Onehunga Mall. The company was set up in 2016 to meet the need for high quality, medium-density housing in Auckland.

NZ Living uses architects to masterplan and design their developments and builds with an eye on keeping running costs down for the owner. The company aims to reduce building costs and construction time by up to 25% each. Those cost savings are then transferred to the buyer. But the good news doesn't stop there; they also aim for a 50% reduction in long-term maintenance costs.

Shane Brealey is one of the Directors at NZ Living and is overseeing the delivery of Fraser Avenue.

"We've chosen materials that are going to look good and need minimal maintenance for many years. The buildings are concrete slab, block and solid brick. The brick and the powder coated aluminium cladding are super durable. The exterior won't ever need painting or restaining and there's no need to hire scaffolding in the future to maintain the buildings."

Living at Fraser Avenue will also help homeowners manage their energy costs. The development has been awarded a HomeStar 6 rating. "The rating reflects the quality of the insulation, double glazing and the careful orientation to catch the sun," says Shane. The Green Building Council's website states that: "a 6 Homestar rating provides assurance that a house will be better quality – warmer, drier, healthier and cost less to run – than a typical new house built to building code."

"The buildings will be not only warm but quiet", says Shane. "The exterior and inter tenancy walls are solid concrete block and brick all the way to the roof – a 150mm reinforced concrete slab."

NZ Living has also kept the development to three stories rather than the permitted five so that elevators aren't needed. Installing lifts in buildings adds to the purchase price and ongoing maintenance cost for owners.

Like most apartments Fraser Avenue owners will belong to a body corporate and pay an annual fee to maintain the buildings and grounds. Fees are relative to the size of your apartment but average \$2,000 a year – a figure

Shane describes as "light" compared to many apartment complexes in Auckland. The fee pays for general maintenance and cleaning of the buildings; a gardener, building manager and body corporate manager; and building insurance.

Like all NZ Living developments, a third of the site will be built on, a third will be allocated for car parking, and the final third is landscaped green spaces.

"The buildings are arranged so that there are lobbies serving about six to nine apartments each," says Shane. "This makes it more likely you'll bump into your neighbours and helps establish a community feel within the broader development."

The central 'village green' will provide a place for residents to gather and a 'backyard' for kids.

Sculptor Anton Forde has been commissioned by NZ Living to give something back to the people of Fraser Avenue in the form of an artwork. Each building's exterior will feature one of five tukutuku panels as seen in marae, but in this case 'woven' in brick. Standing tall below the panels Anton has planned a Pou Kaitiaki (guardian carving) and, at the centre of the site, a kōwhatu granite touchstone.

Shane says NZ Living is a fan of Northcote and plans to build further developments in the Northcote Development area once Fraser Avenue is complete. "Our projects will always be in developing suburbs with good amenity and public transport options. That's why we chose Northcote."

"Significant investment is going into Northcote's streetscapes and public amenities, including a new primary school and an upgraded town centre. And it's close to everything too; Takapuna, Wairau Road and the CBD. You can walk everywhere within Northcote, and there are great public transport links. And, unlike newer suburbs that are still establishing themselves, it has a real community buzz."

To find out more about Fraser Avenue homes visit NZ Living's new sales suite at 38 Fraser Avenue. There will be someone there to welcome you and answer your questions daily between 10am and 4pm.

[www.fraseravenue.co.nz](http://www.fraseravenue.co.nz)



FRASER | AVENUE  
NORTHCOTE

# Fraser Avenue at a glance



5

**BUILDINGS**

A

B

C

D

E

4

**TYPES OF APARTMENT**

- Studio from \$375–395k
- 1 Bedroom from \$470–490k
- 2 Bedrooms from \$600–745k
- 3 Bedrooms from \$795–845k

3

**STOREYS**

- Ground floor
- First floor
- Second floor

2

**WAYS TO BUY**

- Market
- KiwiBuild

1

**GREAT NEIGHBOURHOOD**

- 15-minute drive to CBD
- 10-minute walk to town centre
- New greenway and redeveloped town centre coming





OVER  
50%  
SOLD



# KiwiBuild has landed in Northcote

The Fraser Avenue apartments have been a big hit, attracting a steady stream of keen purchasers to the display suite during August and September. Buyers said price, design, proximity to the city and the lifestyle Northcote offers all contributed to the new neighbourhood's appeal.

Fifty percent of the apartments were sold or under contract within the first week of the display suite opening.

Seventy per cent, or a grand total of 72 of the 102 apartments at Fraser Avenue, are KiwiBuild homes. KiwiBuild chose to run a ballot for the opportunity to buy nine three-bedroom apartments at Fraser Avenue as they anticipated that demand would outstrip supply and wanted to give potential buyers a fair and equal chance. The ballot, which closed on the 19th of August, attracted a large number of entries.

For those interested in buying an apartment, there were still market homes (two and three-bedroom) and KiwiBuild homes (studio and one-bedroom) available at the time of going to print.

Register your interest on the [fraseravenue.co.nz](http://fraseravenue.co.nz) website.  
Prices range from \$375,000 to \$845,000.

## THE EASY WAY TO DO YOUR HOMEWORK

### Visit the Fraser Avenue Display Suite

NZ Living has a display suite at 38 Fraser Avenue. Come in and see plans and prices for all of the KiwiBuild and market apartments, plus kitchen and bathroom fit-outs and the light and dark interior colour schemes on offer. Open 10am – 4pm daily. Parking available.

### Talk to a Sales Consultant

Making an appointment with a Colliers Sales Consultant is an easy way of finding out more about the available KiwiBuild and market apartments and seeing plans and prices.

**Joanne Speir**  
021 107 0620

**Chao Lim**  
021 028 46381

**Duncan Macdonald**  
021 903 237



Licensed REAA 2008





# Buying off the plan at Northcote

Most of the new homes in the Northcote Development will be sold off the plan. Buying off the plan has its advantages, one of the chief ones being that your payments are staggered throughout the construction process giving you more time to get your finances in order and to save.



When buying off the plan, do your homework before you commit to a deposit, eg research the reputation of the developer and the quality of the construction methods and materials they use. It's also important to make sure you fully understand the process so that you know what to expect while you wait for your home to be completed.

The first of the homes to be sold in the Northcote Development are in the Fraser Avenue neighbourhood. See page 23 for more on Fraser Avenue and its developer, NZ Living.

Take a look at the Plans and Prices section of the [fraseravenue.co.nz](http://fraseravenue.co.nz) website to see if the apartments meet your budget, then visit NZ Living's display suite (details below) and talk to them about your requirements. (You can also take a look at 340 Onehunga Mall or Mason Square in Otahuhu from the street if you'd like to see the quality of a completed development by NZ Living).

Here are a few key questions to put to NZ Living when you visit their show home:

- What exactly is included in the quoted price?
- Would I have flexibility to change the interior?
- Could I 'up-spec' the home?
- When can I move in?
- How much is the deposit?
- What is the payment schedule?
- What warranties come with the home?
- What energy and water efficiency features does this home have?
- What are the annual body corporate fees?
- What term are they fixed for?
- What percentage can they be raised by annually?

The Fraser Avenue display suite is at 38 Fraser Avenue. Open daily between 9am and 4pm. [fraseravenue.co.nz](http://fraseravenue.co.nz)



After this summer's cricket season, Greenslade Reserve will undergo a major upgrade. Turn to page 6 to find out more.

EVERYDAY  
**Northcote**



**My Place**

---

**Toku Wahi**

---

**Hoku Fiefia'anga**

---

**Lo'u Nofoaga**

---

**我的空间**

---

**나의 생활 터전**