

NORTHCOTE

PROGRESS UPDATE

AUTUMN 2022

Welcome

Welcome to the first of many newsletters we'll be sharing with you over the next few years as the Northcote Development progresses. The development is bringing a wide choice of new homes to Northcote (1700 in total) and upgrading streets, parks and infrastructure alongside the new housing. This newsletter is one of the ways you can stay up to date with what's happening, where and when. You can also follow our Facebook page for news, and keep an eye on our website at northcotedevelopment.co.nz

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NEXT STAGE

COMING TO NORTHCOTE

1262 apartments (approx.)

1000 for sale (approx.)
including more affordable
options and homes to rent

262 state homes

Let's celebrate

Despite the challenges brought about by the COVID-19 pandemic, Northcote Development has shared some exciting moments with our residents over the last six months.



Richardson Park was officially opened on a once vacant lot between Richardson Place, Fraser Avenue and Lake Road. This is a great little park for the kids, especially the under 10s, to hone their skills and burn off some energy.



So far our build partners; NZ Living and Universal Homes have finished homes at Harbour Lane, Lake Road and Awataha Drive, bringing the total number of market homes (including more affordable homes) built to 183.



It was an action packed day for the Prime Minister, who visited us late last year. Going straight from opening Northcote's Onepoto Primary School, to visit two new locals: a new state home customer and a KiwiBuild first home buyer in their brand new homes.

NORTHCOTE DEVELOPMENT PROJECT UPDATE

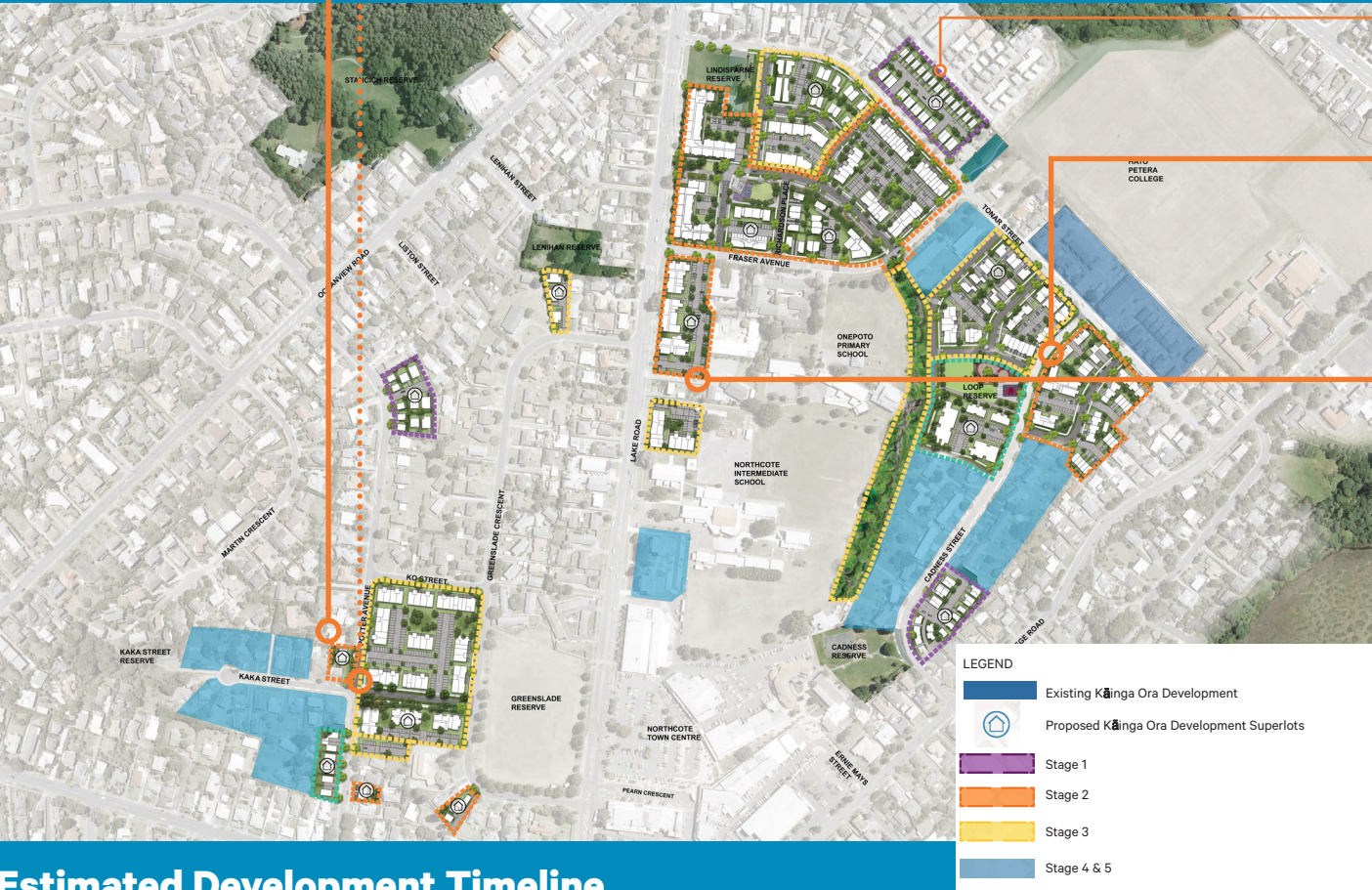
Northcote is well on its way to being an even better place to live. Greenslade Reserve and Te Ara Awataha (Northcote's greenway) are both currently under construction and although not fully complete at the time the heavy rainfall occurred in March this year, they have already demonstrated success in mitigating stormwater run-off and flooding. When completed in July, Northcote residents will not only have future-proofed infrastructure to support the new homes in the area, but also more green spaces and parks to enjoy.

On nearby sites on Lake Road, TLC began ground works in mid-2021 in preparation for their modular homes to arrive on site in Winter 2022. These homes are a mix of one, two and three bedrooms in a six-level apartment typology. The homes will include market and affordable options, and those looking to jump on the property ladder should sign up to our email newsletter to be the first to know when they are released for sale.

Meanwhile, on the site across the road from TLC, 62 state homes are under construction. 50 homes across three apartment buildings are due for completion in the last quarter of 2023 and will include a mix of one to four bedroom apartments. A further 8 out of 12 units on this site have been completed with the remaining four units to be completed by June 2024. 12 four to six bedroom terrace homes have already been completed at 55 Tonar Street.

Kāinga Ora alliance partner, Piritahi, has progressed the stormwater upgrade in the Auckland North Shore Motels and Holiday Park, providing much needed stormwater capacity for the area. The works are well underway and scheduled to finish mid-2022.

Northcote Development has been underway since 2016. Within the next three years, we will have delivered more than 1700 new warm, dry homes. While new homes are under construction we will share more updates on what is happening in this neighbourhood.



Estimated Development Timeline

Summer 2022	Autumn 2022	Winter 2022	Spring 2022
<ul style="list-style-type: none">Cadness Loop Reserve construction continues.	<ul style="list-style-type: none">Construction of NZ Living stage 3 homes underway.Construction of Universal Homes stage 2 homes underway.Existing state housing on Cadness Street demolished in preparation for new homes.	<ul style="list-style-type: none">Completion of Greenslade Reserve and opening of Te Ara Awataha (Northcote's greenway).	<ul style="list-style-type: none">Construction of affordable and market homes by TLC on Lake Road begins.66 affordable homes by NZ Living on Greenslade Crescent due for completion.Universal begins construction of stage 3 homes across three sites on Whakamua Parade and Cadness Street.

Visit northcotedevelopment.co.nz/development/vision for more detailed information on these projects.

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	190	422
Total	59	505	419	256	478



Mike Greer Homes is developing three sites on Kaka Street, totalling around 135 homes, with around 32 KiwiBuild and the remaining available on the open market.



There are 29 two-bedroom state home apartments at 9-19 Tonar Street.



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



Three new six-storey buildings planned for 177-193 Lake Road will be the hub for Northcote's state house tenants. The buildings will have dedicated spaces for residents to enjoy. Shown here is a children's play area.



This view of Cadness Street shows a number of both state and market homes.

SOME OF THE NEW STATE HOMES COMING TO NORTHCOTE DEVELOPMENT

177-193 LAKE ROAD
85 APARTMENTS
in three six-storey buildings.

9-19 TONAR STREET
29 APARTMENTS
in two five-storey buildings.

CORNER GREENSLADE CRESCENT AND KAKA STREET
88 APARTMENTS
in three six-storey buildings.
One building dedicated to pensioner housing offering 35 one-bedroom apartments.

CADNESS STREET
55 APARTMENTS
12 apartments in two three-storey buildings.
26 and 17 apartments in one five-storey and one six-storey building.

BETWEEN FRASER AVENUE, RICHARDSON PLACE AND WHAKAMUA PARADE
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.

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

What's happening in Northcote

Northcote Development has been underway since 2016. Within the next few years, the development will deliver 1700 new homes and three pocket parks in Northcote. Other improvements include significant upgrades to stormwater management and to Greenslade Reserve.

The next stage of the development will see 262 new warm, dry state homes built. These new homes will be within apartment blocks of up to six levels. The new homes will include one, two and three bedrooms, and their developments will feature community

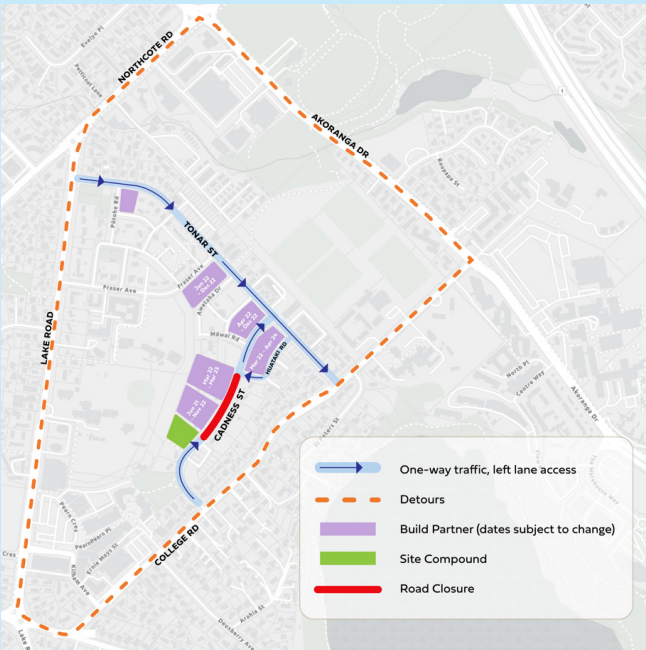
spaces, off-street parking and landscaping. There will also be around a thousand homes for sale, including more affordable options and homes to rent.

Navigating Northcote

To keep work progressing, we need to introduce a temporary, one-way traffic management system on Tonar Street. We use temporary traffic management when carrying out construction activity that affects the way cars, pedestrians, cyclists or buses access the road.

The temporary traffic management for Tonar Street will help keep all road users safe while minimising delays and inconvenience.

Start date	May 2022.
Expected duration	Approx. nine months. Due to the nature of this work, these dates may change, so we'll keep you informed of any changes.
Working hours	This one-way traffic management system will be in place 24/7 for the duration of the works.
Location of work	Tonar Street.



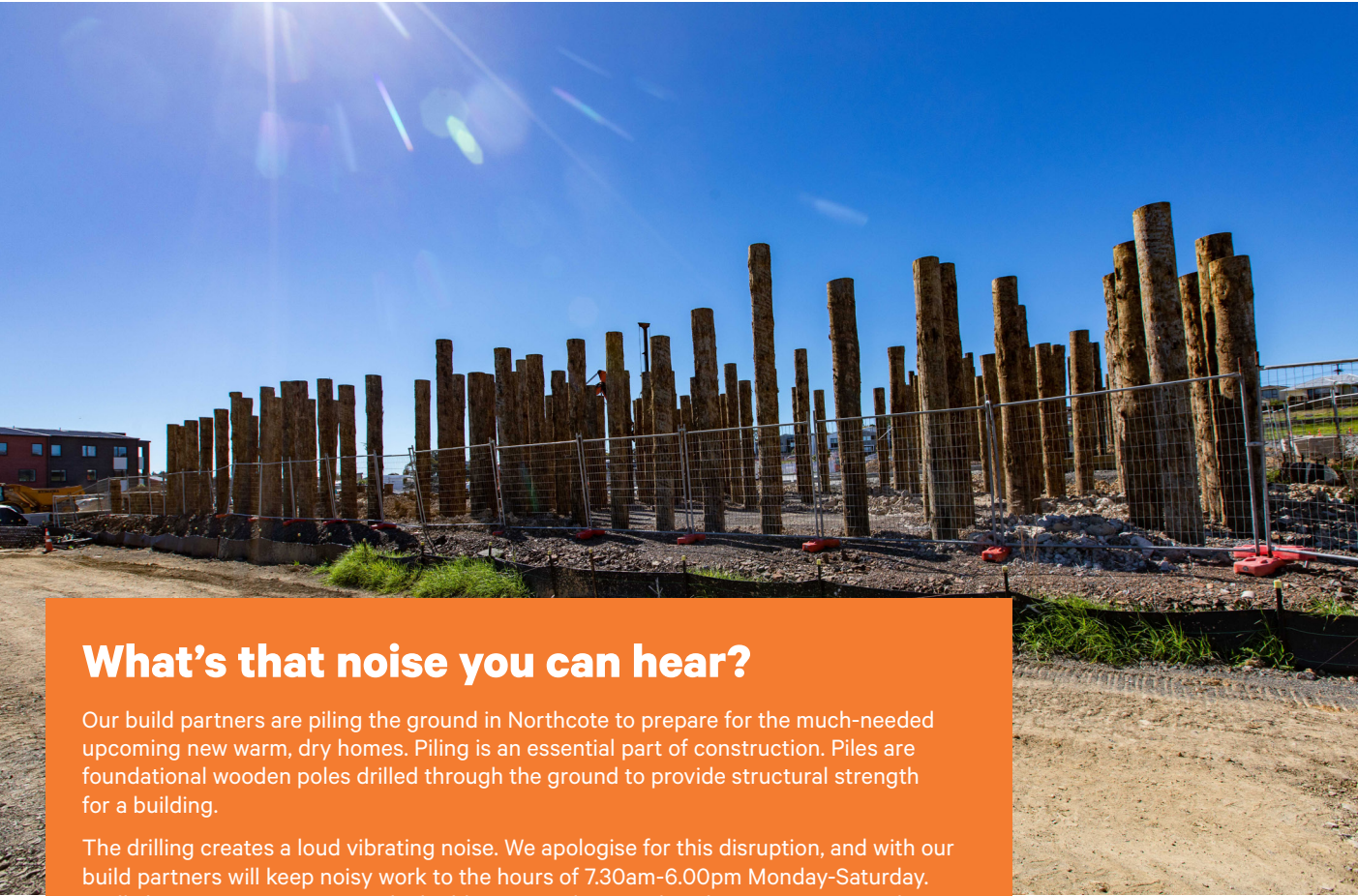
How will temporary traffic management work?

- Tonar Street will have a single, one-way lane for traffic. Traffic will enter Tonar Street via Lake Road. There will be traffic separators down the middle of the road, and clearly marked arrows showing the direction of traffic, as shown in the image above.
- The other lane will be used for activities related to our construction work, such as operating a crane, unloading materials, and locating rubbish skips.
- On-street parking will not be available in the traffic lane; however, on-street parking will be available in sections on the other side of Tonar Street, Cadness Street and Huataki Road.
- Pedestrian and vehicle access to homes will not be affected.



To keep an eye on what's happening in Northcote, go to: northcotedevelopment.co.nz/development/navigating-northcote
Or, scan the QR code for a shortcut to this page.

Northcote Development
Close to the heart



What's that noise you can hear?

Our build partners are piling the ground in Northcote to prepare for the much-needed upcoming new warm, dry homes. Piling is an essential part of construction. Piles are foundational wooden poles drilled through the ground to provide structural strength for a building.

The drilling creates a loud vibrating noise. We apologise for this disruption, and with our build partners will keep noisy work to the hours of 7.30am-6.00pm Monday-Saturday. We'll also use monitors on nearby buildings to make sure the vibration remains within suitable thresholds. Thanks for your patience while we get this important work done.

Be a kaitiaki of our neighbourhood

One of the key ways you can be a kaitiaki of our neighbourhood is by making sure your rubbish is disposed of properly. Rubbish and recycling collection is available at all homes in Northcote Development. Please help keep this a clean, green neighbourhood for everyone and keep plastic and other rubbish out of our waterways and off our beaches.

Trialling bin-free parks

To restore mauri (life force) of local parks, a bin-free trial is taking place in Jessie Tonar Scout Reserve and Richardson Park. We encourage you to take your rubbish home with you when you use these parks. The bin-free trial is aimed at increasing awareness of the waste we produce and encouraging all of us to reduce/recycle/upcycle.

TO REPORT RUBBISH OR RECYCLING CONCERNS:

- Auckland Council Call Centre on **09 301 0101** to report litter
- Auckland Council's 24 hour hotline **0800 NODUMP** (0800 663867) to report illegally dumped rubbish
- Kāinga Ora on **0800 801 601**



FIRST HOME PARTNER

A new way to buy your first home

If your deposit and home loan aren't enough to buy a home, First Home Partner could help to bridge the gap.

Not everyone's journey into home ownership is the same, and not all homebuyers need the same level of support to get their foot onto the property ladder. Even with a deposit and pre-approved home loan, households can find themselves still unable to afford home prices in the current market.

First Home Partner is a new and exciting way to help bridge this gap, and support aspiring first home buyers by giving them the helping hand they need to afford a home in the current market through shared ownership.

This means that instead of owning the home outright, a buyer initially purchases the home with Kāinga Ora. We provide equity toward the purchase of the home and, in return, take a share in its ownership. The new homeowners then buy this share back from us over time.

The make-up of shared ownership is affected by several factors, including:

- How much money you have to put towards your deposit.
- How much a participating bank is willing to lend you.
- How much Kāinga Ora will contribute towards buying the home.

Applicants need to provide a minimum 5% contribution towards a deposit and meet the lending requirements of one of our participating banks. We can offer a maximum contribution of 25% of the purchase price or \$200,000 towards a home purchase – whichever is lower. A home loan from a participating bank then makes up the difference.

What is even more helpful, is that you do not need to pay interest or fees on the equity contribution from Kāinga Ora

for the first 15 years of ownership. We also provide guidance to help you find a home that is right for your household.

Once you've moved into your new home, we will work with you over the years through a Goals Management Programme to help support you to buy our share of your home back from us, and become full and independent homeowners.

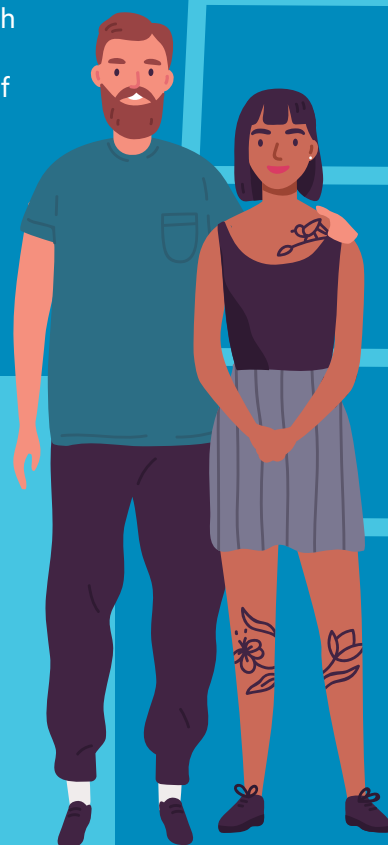
Andrew Clapham, Senior Commercial Advisor at Kāinga Ora, has been part of the project development team and is glad to see the scheme be made available to New Zealanders.

"Supporting more New Zealanders into owning their own homes is a collaborative effort across government and business. The new First Home Partner scheme is an exciting addition to what Kāinga Ora can offer first home buyers to achieve their aspirations of home ownership," Andrew says.

We have worked closely with Westpac and BNZ to help shape and design First Home Partner to be relevant and accessible to aspiring buyers, and both banks are on board as foundation supporters of the scheme to support more Kiwi families into owning their first home.

If you'd like to learn more about First Home Partner, more information is now available online at

kaingaora.govt.nz/first-home-partner



Meet the new faces in our team



Claire Laybourne

Kāinga Ora
Senior Development Manager – Northcote (UDD)

What I love about Northcote: I joined the Kāinga Ora team at the end of last year. I love that Kāinga Ora is making a real difference to NZ housing, and I love that the Kāinga Ora team wholeheartedly care about people and are committed to delivering. I am local to Northcote, just down the road in Birkenhead. I know the Northcote area well and have watched with interest over the last few years as it has developed. It is exciting to have seen Northcote grow in leaps and bounds, and more people moving into the area and into the new builds. I am particularly looking forward to seeing the new parks open and walking the length of Te Ara Awataha. Northcote Town Centre has some of the best eateries in Auckland and I always try to time site visits with lunch.

Contact me for: Things to do with the overall Northcote development, aka the big picture of Northcote.

claire.laybourne@kaingaora.govt.nz



Kristen Calder

Kāinga Ora
Coordinator – Community Development and Engagement

What I love about Northcote: I love that Northcote has a strong history and culture. There are so many hidden gems already in the community; from the little green spaces, to the art gallery and the never-ending choice of eateries. Wandering through the main shopping area is a particular love of mine. I love that there is a real focus on zero waste already happening in Northcote along with some fantastic social enterprises like the Aim High Café. I am excited about the future of Northcote and being involved in the community. I am looking forward to seeing Te Ara Awataha and all the great things that will happen in the green spaces as they open up, as well as the amazing artworks that will be in that space.

Contact me for: Engaging and working with community groups and residents to help them identify needs, realise their aspirations and encourage connections (within the community) so that the community can bring about social change to improve their own quality of life in the Northcote area.

[021 193 8365](tel:0211938365)

kristen.calder@kaingaora.govt.nz



Anu Moses

Kāinga Ora
Stakeholder Relationship Manager

What I love about Northcote: I am at Kāinga Ora as part of the team that is focusing on making Northcote a vibrant, thriving and exciting place to live. Northcote is a picturesque suburb, has amazing sea views and beautiful homes that have retained its rich history. It also has a lot of interesting cafés, multicultural eateries, public parks and activities.

Contact me for: The facilitation of relationships between key stakeholders (Mana Whenua, local board, schools, MPs, councillors, police and Auckland Council). I also respond to issues raised by stakeholders and the community and link these to the right team to support mitigation and resolution.

[021 436 937](tel:021436937)

anu.moses@kaingaora.govt.nz



Claire Hansell

Kāinga Ora
Programme Manager Placemaking

What I love about Northcote: I love Northcote's vibrant and multicultural community which is represented by some amazing community groups and leaders. This is on top of all the wonderful amenities such as the library, Zero Waste hub and nearby beaches. And of course, the cuisine! Northcote is the home to some of the best food joints in Tāmaki Makaurau.

Contact me for: Placemaking is all about connecting people to places as well as each other. If you have an idea about how you'd like to use your public spaces or what you'd like to see in them, let me know.

claire.hansell@kaingaora.govt.nz



Ask Thelma about the development

Thelma has recently joined us as Manager at the Northcote Info Centre. Having grown up in Northcote, she's enjoying reconnecting with the local community.

To visit the information centre and find out more about the Northcote Development, make a booking at northcotedevelopment.co.nz

Thelma is there from Wednesday to Saturday 10am to 4pm and would love to chat with you.

Or, you can email info@northcotedevelopment.co.nz or phone **021 507 645**.

Want to know more or get in touch?



**INFORMATION CENTRE,
NORTHCOTE TOWN CENTRE
OPEN WEDNESDAY – SATURDAY,
10AM – 4PM**

During the COVID-19 Orange setting, the Information Centre is open and back to its normal operating hours - Wednesday to Saturday 10am to 4pm.

PHONE
021 507 645

WEBSITE
northcotedevelopment.co.nz

EMAIL
info@northcotedevelopment.co.nz

FACEBOOK
facebook.com/northcotedevelopment

E-NEWSLETTER
Subscribe to our latest updates by visiting the website or sending us an email.

Kāinga Ora State Home Customers

If you are a Kāinga Ora customer and have rehousing or customer-related questions, please contact the Tenancy Liaison Team on **0800 801 601**



Civil works

If you have a question about ground or infrastructure works going on in your street or near you (road closures, for example) please get in touch with Piritahi. For any questions about civil works please contact Piritahi on **0508 PIRITAHĪ** or email **info@piritahi.nz**