

# EVERYDAY Northcote

**HOMES  
FOR SALE  
NOW**

*See inside >*

## **CADNESS LOOP**

Students stretch their design skills

## **TE ARA AWATAHA**

The new magical green walkway

## **GREENSLADE RESERVE**

Northcote's favourite reserve re-opens

**CELEBRATING OUR COMMUNITY**

EVERYDAY



NORTHCOTE

# Welcome

Kia ora,

What an issue of Everyday Northcote we have for you this time!

We're at a very exciting stage in the Northcote Development with a lot of work nearing completion, especially the much-anticipated Te Ara Awataha Greenway – a nature-filled gem that is at the very heart of Northcote. You can read all about the details that make it so special in the following pages.

Also in this issue, how Kaipātiki Project is helping a community and school garden thrive; a town centre update from Eke Panuku; homes available for sale; and some delicious information for local foodies.

We hope you enjoy it.

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



## ISSUE 10

Summer 2022

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

# Northcote's homes are built with pride

Our build partners play a crucial role in delivering all the warm, dry, healthy new homes that are so integral to the development. Chosen for their expertise and experience, each build partner brings different strengths to the project. Two that illustrate the diverse capabilities among our build partners are Universal Homes and TLC.

## UNIVERSAL HOMES



Universal Homes has been at the forefront of residential design and building development in New Zealand for over six decades. Established in 1959, the company has created dozens of communities and built thousands of homes in the years since. Their extensive experience, reliable reputation and commitment to continuous innovation, design excellence and future-focused building solutions makes them a valued partner of Kāinga Ora as we create an even better Northcote.

Universal's architecturally-designed homes at Northcote display an on-trend aesthetic, built with a contemporary Kiwi lifestyle in mind. They feature smartly-utilised spaces, ensuring they're practical and effortless to live in and very warm and dry. The homes have been built with quality durable materials, double glazing and smart orientation to make the most of the light. Universal's decades of experience mean buyers can relax and spend their time enjoying everything the Northcote neighbourhood and community have to offer.



Their Northcote homes cater to a diverse range of layout needs, with plenty of space, light and bright interiors, privacy, and contemporary style to love. Whichever you choose, you'll enjoy modern, high-quality living mere minutes from the Harbour Bridge, surrounded by lush green spaces and all the amenities you need.

### SHOWHOME:

1 Tuhono Lane, Northcote  
Open Sat & Sun 11am-3pm or daily  
by private appointment.

**WEBSITE:** [universalthomes.co.nz/communities/northcote/](http://universalthomes.co.nz/communities/northcote/)

**CALL:** Srecko Urlich - 0222 007 622  
or Ling Su - 021 599 627

**EMAIL:** Srecko - [srecko@universal.co.nz](mailto:srecko@universal.co.nz)  
or Ling - [lings@universal.co.nz](mailto:lings@universal.co.nz)



## TLC

TLC represents an exciting development in New Zealand home building, one that's used extensively overseas but which until recently was all too rare here. From first family homes to large multi-level hotels, TLC specialises in modular construction methods. This involves the creation of prefabricated modules, built precisely and at scale in TLC's two massive factories in Vietnam.

It's a game changer for New Zealand, offering a safer, greener, more economically-sound approach to building. These advantages are what drew global giant Goldman Sachs to partner with and invest in the company.

TLC has been our build partner for the Elevation Northcote development: two six-storey buildings containing 183 luxury apartments. The goal for Elevation has been to build in luxurious extras as standard, where quality is found in every little detail.

With common areas and grounds offering unexpected amenities, life at Elevation is easy, relaxed and satisfying. Just ten minutes from the CBD, with great shopping and delicious food right at hand, Elevation Northcote is a showcase for the quality and efficiency that modern construction methods provide. It's also simply a great place to live: close to parks, beaches, first-rate schools and transport links, delivering that relaxed North Shore vibe that's so sought after.

### DISPLAY SUITE:

445 Lake Road, Takapuna. Open weekends 11-12pm and Wednesdays 5-6pm or by private appointment.

### WEBSITE:

[elevation-northcote.co.nz](http://elevation-northcote.co.nz)

### CONTACT:

Louise Stringer: 09 309 6020  
Kirsten Bishop: 09 947 9308

### EMAIL:

[living@elevation-northcote.co.nz](mailto:living@elevation-northcote.co.nz)

  
**ELEVATION**  
NORTHCOTE



# Homes for sale

With its parks, proximity to great beaches and ongoing development — Northcote is a suburb worth investing in. If you like the sound of a brand-new, cleverly-designed home, take a look at what's on offer at the newly built Elevation apartments. For more information about any of these properties, contact our build partners directly.



APARTMENT

G13, 223 LAKE ROAD



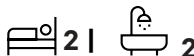
Enjoy the convenience and cosmopolitan lifestyle of Northcote with an Onewa apartment. As your entry point to Elevation, this comfortable convenient residence offers the ideal opportunity to take your first step on the property ladder.

**\$550,000**



APARTMENT

G02, 223 LAKE ROAD



Construction is underway at Onepoto. Move into your dream home this year and you'll soon enjoy a private sanctuary set in the vibrant and highly sought after Northcote with every convenience just moments away.

**\$755,000**



APARTMENT

TIAKINA APARTMENTS, 35



Architecturally designed, this top floor apartment captures all the surrounding views. Adjacent to green spaces and walkways. Perfect for the busy professional. One bedroom and bathroom, with open plan living. Only eight kilometres to the CBD.

**Price by negotiation**



APARTMENT

TIAKINA APARTMENTS, 33



Corner contemporary Apartment with a dedicated car parking space included. Two-bedrooms, one-bathroom with Indoor/outdoor flow to balcony off lounge. Architecturally designed and only eight kilometres to the CBD.

**Price by negotiation**

# Northcote first home buyer, Thomas, talks about his journey with KiwiBuild

**Thomas moved into his first home in Northcote – a two bedroom, 1.5 bathroom KiwiBuild terrace by Universal Homes – in September 2021.**

“I’d been looking for a home to buy, but the market was crazy. I work in an architectural field and I know Universal Homes is solid – I saw they had KiwiBuild homes so I applied. It was actually a really quick turnaround.”

Although he was looking at homes for sale in multiple areas of Auckland, in the end Thomas decided Northcote was the right place for him.

“It’s a great spot” says Thomas. “It’s just 15 minutes to my work in the city. On the weekends my girlfriend and I sometimes ‘borrow’ her parent’s dog for a walk on Takapuna beach, which is super close. And it’s not bad having the Beerspot as my local!”

For Thomas, his new terrace home in Northcote is the perfect fit. “I’m in a townhouse, and I’m a fan of two levels. When you have a two-storey home, you end up with more storage, which just makes life easier. Storage is key! The space and the layout is great.”

There are five houses in Thomas’ row of terraces, and he’s gotten to know all of his neighbours. “They’re really friendly. We always stop for a chat when we see each other.”

Speaking about his buyer journey, Thomas had this to say: “The buying process was all quite simple. Universal had great communication, everything was as expected, and there were no surprises which was really good.”



“Just do it. It’s so worth it to get into your own home.”

His advice for other would-be KiwiBuild buyers? “Just do it. There’s a bit of admin involved, but it’s not too hard. It’s so worth it to get into your own home.”

Universal Homes, one of Northcote Development’s trusted build partners, have been instrumental in providing many high-quality, affordable homes across Northcote and Hobsonville Point, with more new releases coming to Northcote in 2023. For more information on more affordable homes like KiwiBuild coming to Northcote Development visit [northcotedevelopment.co.nz/for-sale](https://northcotedevelopment.co.nz/for-sale)

**YOU COULD BE ELIGIBLE FOR FINANCIAL HELP TO BUY YOUR HOME.**

Get your FREE guide at [northcotedevelopment.co.nz/for-sale](https://northcotedevelopment.co.nz/for-sale)

THIS IS  
**Home.**

## 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 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.



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 in buying our share of your home back from us, and become full and independent homeowners.

Jason Lovell, Manager – Home Ownership Products Practice and Customer Contact 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,” Jason says.

We have worked closely with banks to help shape and design First Home Partner to be relevant and accessible to aspiring buyers. And with Westpac, BNZ and SBS now on board with 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](https://kaingaora.govt.nz/first-home-partner)

# WHAT HOME OWNERSHIP PRODUCTS COULD BE RIGHT FOR YOU?

Kāinga Ora offers several products to give you a helping hand into homeownership.

Product	For first home buyers	For previous home owners	Income caps	House price caps	Remember that...
<b>First Home Grant</b> A grant of up to \$10,000 for KiwiSaver members to help with putting together a deposit for their first home.	✓	✓*	✓	✓	<ul style="list-style-type: none"> <li>You must have contributed to KiwiSaver for at least three years.</li> <li>You will need a deposit of 5% of the purchase price of the home.</li> <li>You will need to live in the home for the first six months.</li> </ul>
<b>First Home Loan</b> Loans made by select banks and other lenders that can make it easier for you to get into your first home by lowering the required deposit to 5%.	✓	✓*	✓		<ul style="list-style-type: none"> <li>You will need to meet the lending criteria of a participating bank or other lender.</li> <li>You must live in the home for the full life of the loan.</li> </ul>
<b>First Home Partner</b> A shared ownership scheme to help first home buyers whose deposit and home loan aren't quite enough to buy a home, purchase a new home together with Kāinga Ora.	✓	✓*	✓		<ul style="list-style-type: none"> <li>You will need to meet the lending criteria of a participating bank or other lender.</li> <li>You will need a deposit of 5% of the purchase price of the home.</li> <li>The maximum contribution Kāinga Ora will make is 25% of the price or \$200,000 (whichever is lower).</li> </ul>
<b>KiwiSaver first-home withdrawal</b> You may be able to withdraw your KiwiSaver savings to put towards buying your first home. Kāinga Ora provides qualifying previous homeowners with a letter to assist in the withdrawal.	✓	✓*			<ul style="list-style-type: none"> <li>The withdrawal is made through your KiwiSaver provider who will determine the withdrawal conditions.</li> <li>\$1,000 must remain in your KiwiSaver account.</li> </ul>
<b>KiwiBuild</b> An initiative that provides opportunities for New Zealanders to purchase new homes at more affordable prices.	✓	✓	✓	✓	<ul style="list-style-type: none"> <li>You will need to live in the KiwiBuild home for a minimum period of time before the home can be rented or sold.</li> </ul>
<b>Kāinga Whenua Loan</b> An initiative between Kāinga Ora and Kiwibank to help Māori achieve home ownership on their multiple-owned land.	✓	✓		✓ (loan cap)	<ul style="list-style-type: none"> <li>The dwelling must be on multiple-owned Māori land.</li> <li>You will need to meet the lending criteria of Kiwibank.</li> <li>There is a maximum loan cap of \$500,000.</li> </ul>

\* Asset cap conditions apply

The eligibility criteria for all home ownership products is available at [kaingaora.govt.nz/home-ownership](https://kaingaora.govt.nz/home-ownership).

# Northcote Development

## Close to the heart

We asked the community what they love about their suburb and what they'd like to see improved, and then we got to work. Over the next few years we'll be building approximately 1700 **new homes** and three **new pocket parks**.

We are upgrading streets and four of Northcote's favourite parks. With Eke Panuku's help we've completed several sections of Northcote's **new greenway, Te Ara Awataha** — a leafy pathway for locals to walk or cycle around Northcote. And, in the coming years Eke Panuku Development Auckland will be underway with the construction of a brand new **Town Centre**.

▼  
Scan the QR code or visit [northcotedevelopment.co.nz/development/vision/](http://northcotedevelopment.co.nz/development/vision/) to view the digital map and information about the homes in Northcote Development.



## Estimated Development Timeline

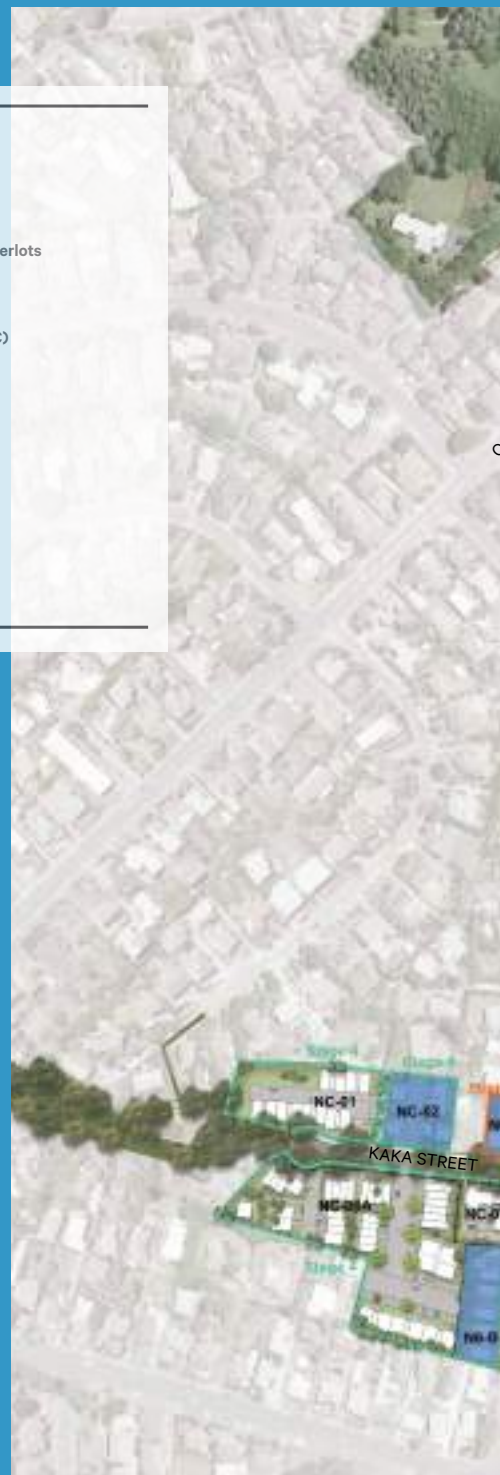
If you're looking for more information on the town centre redevelopment visit [ekepanuku.co.nz/Northcote](http://ekepanuku.co.nz/Northcote)

### Autumn 2023

- Completion of NZ Living's remaining 60 market homes on Greenslade Crescent.
- Homes by Elevation on Lake Road and Universal on Mahana & Tiakina Road go to market.
- Te Ara Awataha – completion of school's edge and Cadness Loop Reserve.
- Demolition of old Lake Road state housing blocks begins.
- Construction of state home apartments on Cadness Street begins.
- Construction of 42 market and affordable homes by Universal on Cadness Street begins.

### Legend.

- Kāinga Ora
- Superlot Boundaries
- Proposed HNZA Superlots
- Proposed Park
- Acquisition Lot (TBC)
- Road Stop Required
- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5





### Spring 2023

- Completion of Kaka Street and Cadness Street works.
- Completion of all land development and infrastructure construction by Pirihati, our civil works partner.

### Summer 2024

- Completion of 90 market and affordable homes by Universal on Mahana Road and Tiakina Road.
- Completion of 183 market and affordable homes by Elevation on Lake Road with completion of 80 new state homes on Greenslade Crescent.

# From (under) ground up: How thriving communities begin

**We often can't see it, and when it's working we might even forget it's there. There's a lot more to a home than meets the eye, and we call that infrastructure.**

Imagine if there were more fish swimming in cleaner waterways as a side effect of your house being built.

What if the pipes and cables underground – the ones that bring you fresh water and provide electricity – also meant your local environment was healthier than it had been for decades?

It may all seem a little far-fetched, but this is already becoming a reality. Kāinga Ora builds homes for Kiwis, but it must also provide the infrastructure – those pipes

and cables, as well as roads and more – that makes those homes great places to live. More than 600 separate Kāinga Ora infrastructure projects will go ahead over the next 20 years, and 54 are already under way.

Speaking about those projects, Mark Fraser, Kāinga Ora General Manager of Urban Development and Delivery, is clear: “We’re leaving the land better than we are finding it, and I can say that unequivocally.”

His words highlight what it means to provide infrastructure in today’s New Zealand. “When we talk about infrastructure, yeah, it’s the hard stuff like pipes and cables and roads,” Mark says, “but it’s also the things that bring people together and enable successful communities.”





## What does any of this have to do with fish?

On the face of it, you might assume a stormwater upgrade simply provides better drainage for a community. For Kāinga Ora, it's also an opportunity to create benefits that span beyond housing.

"We're currently finishing a project which has the potential to remove tonnes of fine-grain sediment from the Waitemata Harbour," says Mark Fraser, Kāinga Ora General Manager of Urban Development and Delivery.

"That's pretty significant from a water clarity perspective, and the clearer the water, the higher the particulate count for invertebrates like plankton and other small fish. Those then spur on larger fish, and it acts as a whole ecological system within our cities," he says.

"The infrastructure work we do can have a material effect on our environment, even though it's housing related."

Infrastructure now means things like native and riparian planting, and opening up natural waterways. It means improving soil quality through remediation from things like asbestos and lead – materials left behind from previous generations.

## Why doesn't Kāinga Ora just stick to building homes?

You might hear someone suggest Kāinga Ora is simply a new name for Housing New Zealand, but this is incorrect.

Kāinga Ora is an urban development authority formed by merging KiwiBuild, Housing New Zealand and its development subsidiary HLC, but its role is much greater than the sum of those three agencies.

A key operating principle for Kāinga Ora, set out in the legislation from which it was created, is to ensure urban development "contains quality infrastructure and amenities that support community needs".

By comparison, in the decades-old laws this legislation replaced – the ones that bound Housing New Zealand – there is no mention of the word 'infrastructure' at all.

That said, this really does all boil down to providing more homes in thriving communities. It's just that this is now on a much larger scale, addresses housing need at every level and for all New Zealanders.

Remember those 600 infrastructure projects over 20 years? They will enable more than 36,000 new homes on Kāinga Ora land and another 21,000 on private property. These homes will be a mixture of public housing, more affordable such as KiwiBuild and those sold on the open market.

"The work we're doing – infrastructure, amenity, housing – is being planned and thought of in its entirety," Mark Fraser says. "We're not thinking about it one house or one street at a time. We're looking at it one community at a time, and beyond that – how those communities are linked."

Public housing customers and affordable home buyers will benefit from those links, but so too will private developers and simply those looking to build a home of their own.

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**"The work we're doing – infrastructure, amenity, housing – is being planned and thought of in its entirety," – Mark Fraser.**

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“Generally we’re upgrading infrastructure to allow for everyone else to develop as well,” says Shanon Tapp, Kāinga Ora Director of Infrastructure and Civil Construction.

“We’re not just providing infrastructure for Kāinga Ora land, our work enables a lot of the stuff that’s privately owned as well. It’s going to make it easier for many to build and develop.”

In some spaces, Kāinga Ora will also sell land to large developers. Homes will need to be built within a specific

timeframe and meet design guidelines, and the revenue from those land sales will then be used to enable more Kāinga Ora development.

Before selling that land, Kāinga Ora has already remediated contaminated soil, and delivered infrastructure to service the new homes.

That infrastructure isn’t just for the benefit of new homes, either. A Kāinga Ora stormwater upgrade, for example, will provide better drainage for the entire area. New roads, walkways and parks bring everyone together and get people to where they need to go.

### **More infrastructure, more homes, thriving communities**

As Mark Fraser says, this infrastructure makes way for more local jobs, like those in healthcare and the service industry, and for new businesses to open and flourish. When they arrive, they will be supported by infrastructure well-equipped to provide for growing communities.

“We’re helping ensure these are places where people want to live. By putting the demand back into the suburb, we’re actually allowing other forms of real estate – other than just purely residential – to receive investment.”

But Mark and Shanon are all quick to note, Kāinga Ora has no intention of working alone to make this all a reality.

“We can only achieve the ambitions we have for these projects in partnership,” Mark says.

At one level, there are partnerships that support vision and history, with iwi, non-government organisations, and community and resident groups who call the area home. “Iwi are helping us understand what ‘good’ looks like, particularly with an intergenerational view,” Mark says.

“So when we’re seeking to make these improvements or leave these places better than we found them, it’s iwi who are helping us to do that really well.”

That shared vision and understanding then flows through the partnerships at an operational level, which includes the likes of councils and their organisations, electricity providers and Government agencies.

“All the pipes, the telecommunications cables, the stormwater, sewers, roads and parks,” Mark says, “often we’ll build them, but we will not own them. Our partners own these assets.”





Artistic impression of Northcote Development at completion

Shanon Tapp goes on to explain that's because every piece of Kāinga Ora infrastructure work forms part of a much wider network. None of this infrastructure would work in isolation, so nor should it be built this way.

Part of the role of Kāinga Ora, Shanon says, is to bring all of these partners and asset owners together. Doing so can save time, money, and provide a better outcome for communities.

"To put it simply, rather than all of us spending one dollar, we can all chip in 50 cents and get the same outcome," he says.

"We're trying to align our programmes of work with everything else that the other asset owners are doing. It might not always directly relate to our developments but if we all do something together, we can save."

Kāinga Ora also works with the Ministry of Education to cater for things like roll growth in schools. Partnerships with the likes of Auckland Transport and Waka Kotahi NZ Transport Agency ensure vital links for commuters.

Katie Mayes, Waka Kotahi Manager Strategic System Planning, points out how crucial partnerships are when it comes to infrastructure. "We all know it's critical to build new homes to address our housing shortage, but not at the expense of placing extra financial strain on household budgets where families pay higher travel costs because they have limited travel choice," she says.

"Waka Kotahi is working in Auckland and across Aotearoa with its partners Kāinga Ora and local government to better plan our communities. By working together, we're ensuring these are well-connected and great places to live."

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**Before selling that land, Kāinga Ora has already remediated contaminated soil, and delivered infrastructure to service the new homes.**

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# Te Ara Awataha

## Northcote's new greenway is progressing with every day

**It is a path connecting people, not just with their destination but also nature. It is a place for wildlife to flourish and for children to play and learn. Its flowing waters are a symbol of nearby homes being connected, protected and safe.**

Te Ara Awataha is the backbone that connects our entire community. The importance of restoring and protecting this taonga was first proposed by the area's schools and community as far back as 2005.

"Every part of the Northcote Development has been planned in consideration of Te Ara Awataha," says Claire Laybourne, Kāinga Ora Senior Development Manager.

"In that regard, Te Ara Awataha is the backbone of Northcote."

But Te Ara Awataha is so much more than an infrastructure project to enable more homes.

"This project was never about any one person holding the pen or stamping the documents," says Brad Ward, Urban Design Associate at Isthmus. "It was about collaboration and enabling the community to have their voice at the forefront of the project."

That community voice is even more crucial when you consider not only who Te Ara Awataha is for, but where its origin lies.

"Te Ara Awataha has an important role in enabling the wider urban regeneration of Northcote," says Sara Zwart, Eke Panuku Project Lead.

"In the past, in times of heavy rain, the residents in some of the streets beyond the town centre could kayak down

the road as the flooding was so severe, and flooding in homes was a persistent problem."

Since the 1950s, the Awataha Stream had been confined in underground pipes. 'Daylighting' the stream – bringing it above ground and restoring its mauri (life essence) – has increased capacity and means the overland flow of water travels through the stream corridor and not neighbouring homes.

Greenslade Reserve has been lowered to detain water in major flood events, preventing flooding in the town centre. The stream now re-emerges into a new wetland

and the park has improved sporting facilities and public spaces.

While improving conditions for existing residents, this infrastructure work also supports Northcote's growth – with Te Ara Awataha at the centre of 1,700 new public, market and affordable homes Kāinga Ora and its development partners are building in

the area, and a further 800-1000 homes built as part of the town centre redevelopment by Eke Panuku.

The idea for Te Ara Awataha was first proposed during a workshop way back in 2005. Community members and students thought about what could be done to benefit the area, and a group of students came up with the idea of the Awataha stream being a connected, open space through the middle of Northcote.

Kāinga Ora, along with partner Eke Panuku and Auckland Council, grew that idea into a reality, with the help of iwi, Kaipatiki Community Facilities Trust, the Kaipātiki Local



Board, community groups, as well as Piritahi, Kaipātiki Project, Isthmus, local ecologists, schools and more. That iwi and community lens was essential from the outset. ‘Take Mauri, Take Hono’, a new framework, was developed to influence and measure the uplift in mauri (life essence) from Te Ara Awataha.

“Take Mauri, Take Hono – Te Ara Awataha measures the mauri, the life-force, the habitat provision to enable abundance and diversity of species as they return to the awa”, a mana whenua spokesperson says. “Seemingly a small measure, however with iwi sharing their unique mātauranga (traditional knowledge of Māori), the outcome is significant.”

Now the result of those partnerships – set to continue for the future protection of Te Ara Awataha – can be measured across the board.

Te Ara Awataha holds, moves and treats stormwater, for current and future households. It’s a greenspace to walk, cycle, play and learn. The route means a safe connection between the community and local destinations like the town centre – a space Eke Panuku will be renewing with more shops, eateries and places to relax.

Te Ara Awataha provides bird and wildlife habitats, including nationally threatened species like the kōkopu, kōura, and longfin eels. And, for Claire Laybourne, one measure stands above the rest: “At the end of the day, success will be a space that is well used and loved by the community.”



**Every part of the Northcote Development has been planned in consideration of Te Ara Awataha.**

# Student designs come to life at Cadness Loop Reserve

When the Cadness Loop Reserve opened to the public December 2022, a group of former students saw their design skills come to life.



About two years ago, students from Northcote Intermediate School had a blank canvas to draw the kind of park they wanted in the 3200 square metre location.

Kāinga Ora Advisor, Youth Placemaking JP Puleitu, who, with a former Northcote Intermediate School teacher facilitated the design workshops, says the students were given a wide brief. “We wanted them to ‘think big’. We wanted them to be as creative as possible.”

With a half basketball court, Parkour play equipment, a learn-to-ride cycle track loop and a BBQ and shelter making it to the final design — it’s safe to say the students did not disappoint!

“I think it is one of the best examples we have of co-design with kids,” says JP.

“At that age they are still fresh in ideas and naturally curious,” he says, adding that the drawings were taken to design company Isthmus, who only made changes where it was necessary for health and safety.

A few of the students’ more ‘outlandish’ suggestions gave the facilitators a chuckle, but ultimately their vision was not far from the actual facility the community will soon enjoy.

JP says the young creatives were careful to make sure the space was accessible and appealing to a range of young people.

“We told them, ‘we want you to think about other people that will play here and the different age groups.’”

The contractors have now made this ‘dream park’ a reality. The play equipment has been installed and basketball court’s concrete slab is ready for action.

Last year, a 30-year-old Pōhutukawa Tree was moved from its home on Cadness Street and now has pride of place at Cadness Loop Reserve.



Watch the video of the Pōhutukawa tree relocation



# Greenslade Reserve has re-opened

The popular Greenslade Reserve was blessed by mana whenua in December and has been well used over summer. Over two years, Eke Panuku, Healthy Waters, with Kāinga Ora and Piritahi, carried out stormwater work on the space to address the problem of local flooding. As you can see on the following pages, the planning and hard work was put to the test by Auckland's recent severe weather events.

This reserve is now a truly multi-purpose outdoor facility. The urban wet land, paths, new turf and even gym equipment are ready for everyone to enjoy.

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Mana Whenua blessing December 9th 2022





# Change of scenery for local learners

**Local students can now experience a slightly breezier school day.**

It's not that the maths or spelling will get any easier, but the environment will be a little more airy, as students from various Northcote schools have the opportunity to make use of a new outdoor classroom. The classroom is set up along Te Ara Awataha — the green corridor that follows the path of the former Awataha Stream to the sea. With bleacher seating and shelter, it will accommodate about 30 students at a time.

Northcote Intermediate School, Onepoto Primary School and Northcote College contributed to the design of the greenway.





Greenslade Reserve at around 6pm on Friday 27th January, doing what it is designed to.

# Greenslade Reserve does its job in Auckland's floods

Wherever Kāinga Ora enables new homes to be built, our first task is reviewing and redesigning the infrastructure that protects the environment and keeps communities safe.

As soon as the heavy rain hit Auckland on Friday the 27th of January, our civil works partner, Piritahi, who is tasked with improving and building new infrastructure, leapt into action to check on families in our development neighbourhoods and keep a close eye on how the infrastructure was coping.

Auckland's flooding crisis delivered double the monthly rainfall for January in a single day – 539ml. It was good to see that the infrastructure performed as it is designed to, despite the unprecedented rain event. These practical results align with media analysis around thoughtful intensification, provision for stormwater and how 'spongy spaces' improve urban resilience. We are proud of the role we, alongside Piritahi and Eke Panuku, are playing in demonstrating these ideas in action.

Greenslade Reserve is a recently completed stormwater retention basin, as well as a sports ground and park. It performed very well to collect water and direct it away from homes. On Friday night and early Saturday it was flooded. By late Saturday morning, all the surface water had drained through and families were playing on the grass.



Greenslade Reserve late morning Saturday 28th January with people playing on the grass.



# School and community working as one

*Regenerating Te Ara Awataha has involved a lot of activity over the past few months.*

Led by Kaipātiki Project with funding from Kāinga Ora and Eke Panuku, several groups of volunteers have been doing great work at one of the key stops along the Greenway: the Jessie Tonar Scout Reserve. Meanwhile, Sam Tu'itahi, formerly part of Kaipātiki Project, and Zane Cooper, a member of Northcote Intermediate's leadership team, joined forces on new initiatives at Northcote Intermediate School.

## Northcote Intermediate is abuzz with activity

This thriving school sits at the heart of the envisioned Northcote Development and is set for significant development over the next few years. As part of this initiative the school, including its board and leadership team, has a vision to become carbon neutral.

To help them on their way Kaipātiki Project supplied skilled volunteers to help the students revitalise the school's edible gardens, while sharing knowledge on the valuable practices of beekeeping, composting and water monitoring. The students are also engaged in other exciting initiatives like pest trapping and monitoring, native planting and the re-establishment of a native plant nursery.

It's work that connects local gardening champions with the school and enriches the learning of Northcote Intermediate's youngsters. By giving them the skills they need to forge a more sustainable future, it's going to make the school a hub of community knowledge, wellbeing and connection.

## Matariki brings new life in Northcote

The Jessie Tonar Scout Reserve is a shared space that lies at the heart of the Northcote Community and a major focus of Te Ara Awataha regeneration project. On Sunday 9th July 2022 the Kaipātiki Project team hosted a group of 10 volunteers to help plant natives. Part of the plan involved water monitoring and a quick check of the fish traps. Encouragingly, the results showed native Kākupu are still living in the stream.

As well as planting, the volunteers took some time to check on the progress of smaller seedlings that are popping up in the reserve, courtesy of visiting kereru and blackbirds. The arrivals included a loquat seedling and a very welcome taraire.

Later in the month, five workers from the City Mission Street Guardians assisted Jaime Calvert of Kaipātiki Project to plant around 150 natives, including grasses and ferns. Completing a schedule set around Matariki, the whole Street Guardian crew returned on August 4th to plant another 140 natives and clear the ground for more native regeneration.



# Remembering, and reimagining Northcote town centre

For long-time local resident David Rankin, growing up in Northcote in the 1960s was a time of fond memories, many shaped by his frequent visits to the town centre.

“During my school and university days I used to be in the town centre several times a week,” David recalls. “We had a large Farmers and a big Smith & Brown furniture store. For a long time it was a very successful town centre.”

Opening four years after the Rankin's moved into town in 1963, the popular furniture store provided the people of Northcote, and beyond, with all their home furnishing needs and was part of a retail destination to be proud of. It arrived with an influx of new retailers when development began on a central shopping centre for the up-and-coming North Shore, after the land was purchased by Northcote Borough Council in the late 1950s.

“To think back to those times shows me how much ground has been lost in Northcote’s town centre over the years,” says David. “It’s part of what’s been a typical story across Auckland, with the gradual loss of vitality around retail, leading to a lack of investment going into town centre buildings.”

“Although there has always been an interested and engaged local community in Northcote, what we have seen is that the town centre has very much been left as a creature of previous decades.”



Pearn Cres shops  
— Auckland Libraries Heritage Collections N0117016



Northcote town centre

That was until 2019, when the Northcote town centre Benchmark Masterplan was released after the suburb had been made a priority location for Auckland council investment in urban regeneration through Eke Panuku. Change, of course, can’t happen overnight and—the obvious COVID-19 curveball notwithstanding —progress has been positive, and is picking up pace.

David grew up on Potter Avenue in Northcote, and was a pupil at Onepoto Primary School then Northcote Intermediate, where his mother taught. Today, he is Chief Executive of Eke Panuku Development Auckland, Auckland Council’s regeneration agency. So he really has an understanding of the area, and a passion to make it the best it can be.

“The opportunity in front of us is to really look at how we get a town centre that meets the community’s future needs,” he says. “That includes the people who are already here and those drawn to the place, as they see the results of investment in the area from Kāinga Ora.”

Eke Panuku is leading Northcote’s regeneration on behalf of Auckland Council, one of many local town centres in its portfolio. The future Northcote town centre will include



Render is an artist's impression and final products illustrated may be subject to change

new shops and eateries, a town square and multi-purpose community hub, a larger supermarket, an upgraded Cadness Reserve and between 800 and 1,000 warm, dry homes.

A recent, though less visible, milestone was completing the acquisition of all of the town centre buildings. According to David, this will enable a development strategy encompassing the entire town centre. "It's going to maximise Northcote's potential for more people, homes and businesses."

In fact, underpinning the more obvious construction work transforming the town centre is a massive amount of other 'invisible work' that's every bit as essential. This includes extensive masterplanning, and close work with other groups involved in planning new amenities and infrastructure: Kāinga Ora, mana whenua, the Kaipātiki Local Board and

wider Auckland Council whānau. One such project is Te Ara Awataha, a large portion of which has now opened. Design is also under way for the new community hub that will see the existing library building refurbished and extended.

The town centre site is due to go on the market in the second half of 2023 and its development will be guided by an important agreement with the chosen development partner. The aim is to create a thriving town centre for those who live, work and play in Northcote.

Further community engagement will take place this year as Eke Panuku and Auckland Council work through the design stages of the new community hub. This will be a focal point of the new-look town centre that will evolve over the years, just as a living, thriving town centre should.

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**“This has allowed us to progress a development strategy encompassing the entire town centre to maximise Northcote’s potential for more people, homes and businesses,” — David Rankin.**

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# The Northcote café that really does Aim High

There's no better testament to the vibrancy and diversity of Northcote than the range of cafés and restaurants on offer. There's something to tickle anyone's fancy, and one of the more recent additions is Aim High café in Pearn Place. It's a social enterprise run by the Aim High Charitable Trust, but it's also a thriving neighbourhood café with its own distinctive vibe. We caught up with Trustee and owner Ok Kim to find out more about the place.



“The trust was established in January 2021 and I had a 10-year plan of opening a vocational centre and residential home,” says Ok. “But due to various situations going well we managed to open the café earlier than planned.” The opening was in February 2022 and the café has gone from strength to strength since. The Aim High Centre itself is just up the road at St Luke’s Methodist Church in Greenslade Crescent, and about 30 people with disabilities are registered there, receiving care

"We make amazing scones, spicy pork panini, beef panini, chicken panini, chocolate croissants and sausage croissants ourselves, and sell them every day," says Ok proudly.



Aim High depends on the generosity of donors and the income generated by the café. Fortunately, it has been a hit with locals. For Ok, the starting point was great coffee. "We use coffee beans from TOB café in Albany as the coffee is very famous and delicious," she says. "They roast their own beans and the owner is an award-winning barista. When I opened the café, I focused only on the taste of the coffee and selling coffee properly, so I didn't even think about food. However, with the help of many people teaching me how to make food, bringing their own for the cafe or coming in to make food, we now have a delicious variety."

And delicious it certainly is. "We make amazing scones, spicy pork panini, beef panini, chicken panini, chocolate croissants and sausage croissants ourselves, and sell them every day," says Ok proudly. The atmosphere is warm and welcoming too, aided by a loyal and friendly local clientele. "Many of the customers helped us with the interior," she advises. "It all helps make the place feel welcoming, helped by the lovely coffee aroma!"

Aim High café also specialises in milk tea made with various fruit pastes brought in direct from Korea, as well as a range of fresh juices. So if you feel like treating yourself, drop by and say hi. Not only will you enjoy a great café experience, you'll be helping the people behind it achieve more and aim higher than ever before.



and education. They also form the backbone of the workforce at the café. "It's an opportunity for training they wouldn't receive elsewhere," says Ok. "Things that might be basic to us aren't always that way for them. Things like greeting and serving customers, drying cutlery, organising tables and clearing up. Once they can manage without the help of an assistant teacher, they have the opportunity to train for paid work outside centre hours."

**Aim High Café**  
47 Pearn Place, Northcote

# Thelma's thinking inside the box



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**Our Information Manager Thelma Lorence has been helping people with their enquiries about the Northcote Development for a while now, based at the newly refreshed Northcote Development Information Centre at the Northcote town centre car park.**

We've introduced Thelma to Northcote residents before, via our website, and some of you may have already met her since she took on the role of Information Centre Manager in March last year. She's based at the Northcote Development Information Centre located in Northcote town centre car park, and if you have any questions about the Northcote Development she is your go-to source of knowledge.

"I grew up in Northcote and attended the local schools, so I love having this opportunity to re-connect with the community," says Thelma. "My role is to share information about what is happening in the Northcote Development project in person. And if someone asks a question I don't have the answer to I make it my mission to find it."

Thelma's office is actually two modular 'space cubes' that have been joined together side-by-side with an adjoining deck and canopy. Thelma likes the light, bright working environment and she has all the tools at her disposal to source and relay any information about Northcote Development. Pop-in to meet Thelma on Wednesday to Saturday, 10am to 4pm, alternatively make a booking on our website: [northcotedevelopment.co.nz/make-a-booking](http://northcotedevelopment.co.nz/make-a-booking)

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**"I grew up in Northcote and attended the local schools, so I love having this opportunity to re-connect with the community." — Thelma**

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# Visit the home of Zero Waste in Northcote

## GET READY TO BE GREENER

**A new centre for para kore (zero-waste) living is helping Northcote residents to live greener lives and do their bit in Tāmaki Makaurau/Auckland to reach its ‘Zero Waste by 2040’ goal.**

The Zero Waste Hub in Northcote's town centre, assists local residents to reuse and recycle through workshops and activities.

Zero Waste Activator Robyn Forryan is known throughout Northcote for her passion for environmental matters, and as a teacher is the ideal person to be the face of the Zero Waste Hub in Northcote.

“For me, zero waste is a journey, and we are all joining in at different places and stages,” said Robyn. “What we hope to offer is some support and guidance for anyone and everyone’s boarding point and destination.”

The hub is proudly facilitated by Eke Panuku Development Auckland, Kaipātiki Local Board, Auckland Council and Kaipātiki Project, as part of the Northcote Zero Waste Action Plan.



With the region-wide mission to make Tāmaki Makaurau zero-waste by 2040, this mahi is of huge importance.

Aucklanders send over 1.6 million tonnes of waste to landfill every year, and the Northcote Zero Waste Action Plan aims to help address this in Northcote.

Eke Panuku Priority Location Director Kate Cumberpatch, said: “Looking ahead for Northcote, facilitating a low-carbon town centre as part of our regeneration plans is key for building a strong community where the natural environment is protected and restored for future generations to enjoy.

“We couldn’t be prouder of the way the hub is serving the local community through education and support. This work is only possible due to the collaboration between organisations and a community dedicated to raising awareness and taking action to implement zero waste processes.”

Be sure to stop by Northcote’s Zero Waste Hub at 26 Pearn Place (open Thursdays, Fridays and Saturdays, 10am - 2pm) to find out how you can live the zero-waste life.

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**“For me, zero waste is a journey, and we are all joining in at different places and stages,”  
— Robyn Forryan.**

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**ZERO  
WASTE  
HUB  
NORTHCOTE**

# Moments from 2022



## Blessing of Greenslade Reserve, Te Ara Awataha – School's Edge and Cadness Loop Reserve

A light drizzle did not dampen the spirits of some 100 people gathered before dawn to mark the Karakia Whakawātea (blessing) of three new and improved spaces within Auckland's Northcote Development, including Cadness Loop Reserve, the School's Edge section of Te Ara Awataha, and Greenslade Reserve on Friday 9th of December 2022.

## Evening draws community together as large-scale development continues

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Members of the Northcote Community came together for an information evening to learn about progress in the Auckland suburb since the large-scale redevelopment began in 2017.

Handfuls of colouring-in pages on children's tables instructed little artists to imagine and draw themselves in the 'New Northcote', while a range of community groups proudly showcased their mahi in the area.

The Connecting Northcote Information evening was a chance for Kāinga Ora to join with organisations working towards improving the town and community, by delivering new homes, amenities, upgrading green spaces, reducing waste, and even teaching senior library patrons how to access wifi!



## Get involved with Kaipātiki Projects



► Check out the Facebook page for more event details:  
<https://www.facebook.com/kaipatikiproject>

# Let's celebrate

# Te Ara Awataha

## Northcote's new backyard

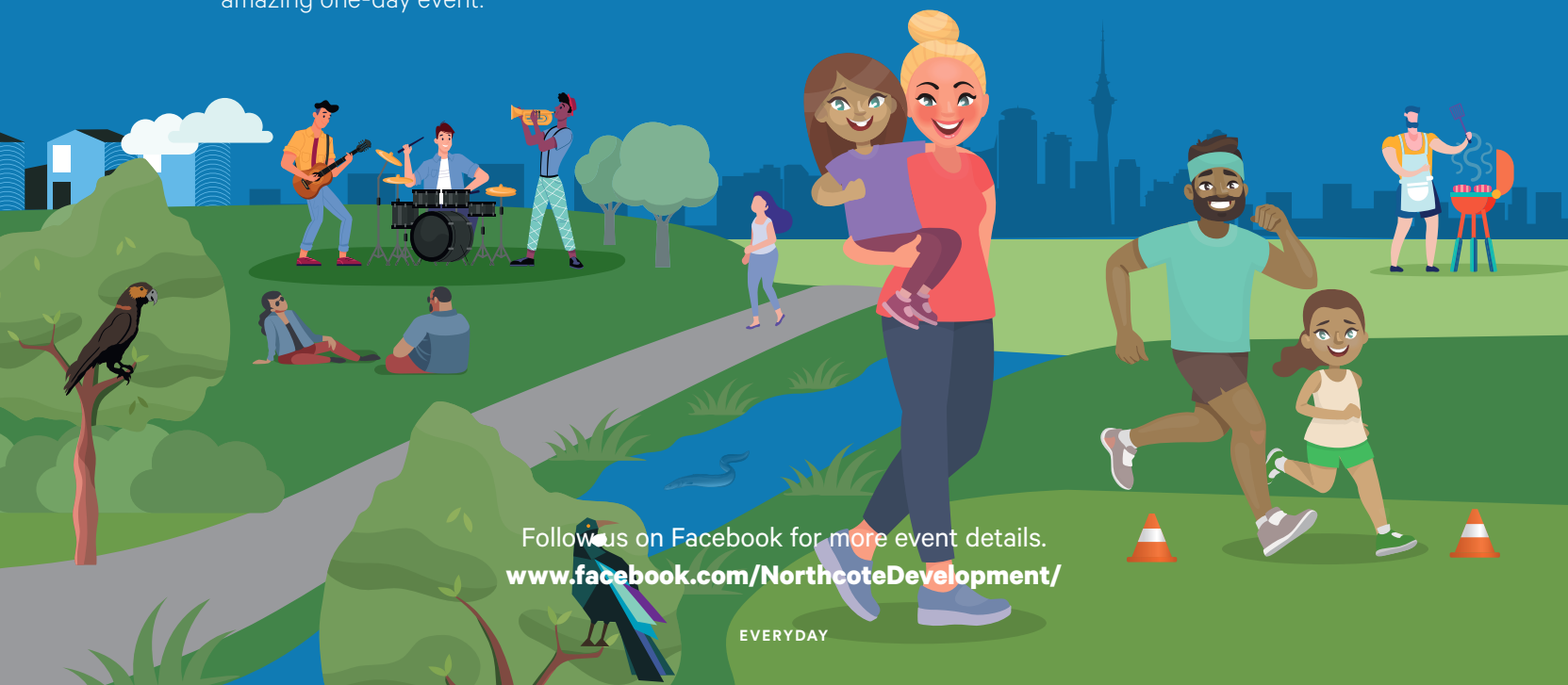
### A free community event to celebrate your new backyard.

Join us to celebrate the newly completed areas of Northcote's Greenway – Te Ara Awataha. With an amazing assortment of free family activities, including:

- Sausage sizzle and face painters
- Activities for the whole family
- Information stalls
- Meet our build partners and find out about new homes for sale
- Live music and entertainment
- And so much more

Visitors are encouraged to walk or ride to this amazing one-day event.

1 April 2023  
10am-2pm



Follow us on Facebook for more event details.  
[www.facebook.com/NorthcoteDevelopment/](https://www.facebook.com/NorthcoteDevelopment/)

My Place  
—  
Toku Wahī  
—  
Hoku Fiefia'anga  
—  
Lo'u Nofoga  
—  
我的空间  
—  
나의 생활 터전