

SUMMER  
2022

# Northcote

## PROGRESS UPDATE

northcotedevelopment.co.nz

## Kia Ora!

Welcome to the Summer edition of our Northcote Development newsletter.

The year has flown by, and in that time we've made amazing progress on many of the development's features.

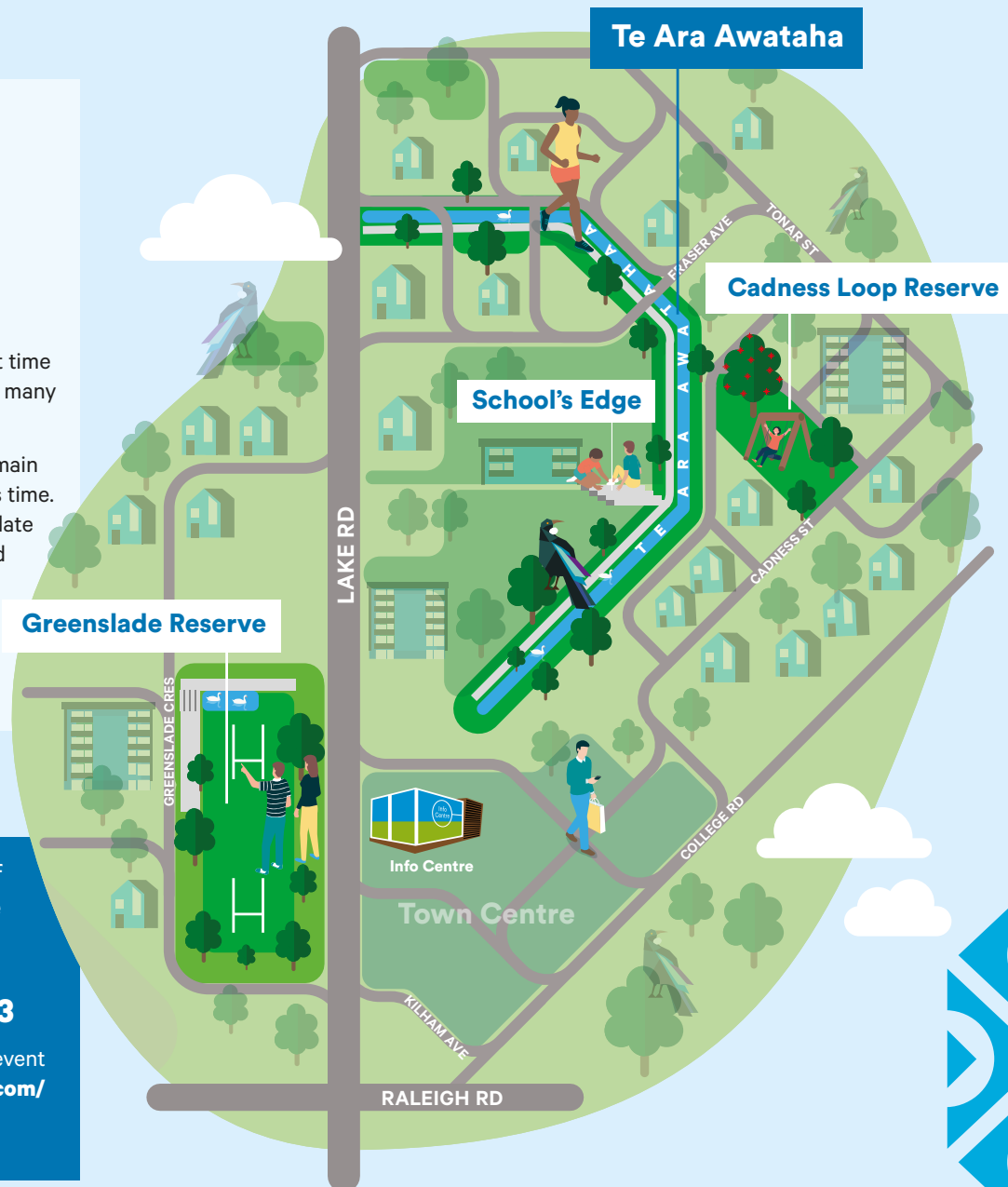
We're really excited to see three main areas opening in just a few weeks time. In this issue, we'll give you an update on the development timelines and share information on some of the stunning new homes available in the area, and how we can give you a helping hand.

## Join Us >>>

to celebrate the new areas of Te Ara Awataha: Greenslade Reserve, Schools' Edge and Cadness Loop Reserve.

**Sat, 25 February 2023**

Follow us on Facebook for more event details. <https://www.facebook.com/NorthcoteDevelopment/>



# Thinking about purchasing a home in Northcote?

The Northcote Development will feature a carefully considered collection of new, affordable homes in a range of sizes and typologies including terraced homes and apartments. Our build partners are creating stunning, modern and energy efficient spaces that you'll be excited to call home.



## UNIVERSAL HOMES

Universal Homes are proud to play a key role in the redevelopment of Northcote, in partnership with Kāinga Ora.

Universal Homes have already built a suite of quality new homes in Northcote, with this first group of spacious, thoughtfully designed and well-located terrace homes selling out in a matter of days.

They are currently constructing homes across three additional sites within the Northcote development. Their stylish Northcote homes are warm, dry and energy efficient, created with quality durable materials, double glazing, smart orientation and all built with their decades of experience, so you can relax and spend your time enjoying everything the Northcote neighbourhood has to offer. The typologies of homes they offer at Northcote cater to a diverse range of layout needs, with plenty of space, light and bright interiors, privacy, and contemporary style to enjoy.

For a list of homes for sale in Northcote visit [northcotedevelopment.co.nz/for-sale/](https://northcotedevelopment.co.nz/for-sale/)



## ELEVATION

Elevation will be a landmark development in Northcote. The two buildings, Onepoto and Onewa, rise to six levels, and between them will contain 183 apartments, ranging from one to three bedrooms.

Bringing decades of experience to the project, Elevation succeeded in unlocking ways to provide lots of amenities while also enhancing the quality of the apartments themselves. It wasn't a case of either/or, it was a case of both. The answer was found in modular construction, which will do more than create absolute consistency in the build quality – it will provide unexpected luxuries that you simply won't find in other apartments.

Construction on the Elevation apartments is already underway and are set to be complete in Spring 2023.

## A helping hand into home ownership

Not everyone's journey towards home ownership is the same and not all home buyers need the same level of support to get into their first home. If you are looking at buying your first home but are not sure where to start, Kāinga Ora offers, and supports, several products and resources that can give you a helping hand. Have a look at the table on the next page, to see what could be right for you.

Check out our online guide which helps you figure out what products you could be eligible for at the click of a button [kaingaora.govt.nz/first-home-decision-tool](https://kaingaora.govt.nz/first-home-decision-tool)

# 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 apartments and terraced homes. For more information about any of these properties, contact our build partners directly.

## APARTMENT



APT G02 / 223 LAKE ROAD

🛏️ 2 | 🚿 2

**ELEVATION**  
NORTHCOTE

This quality home is spread across a meticulously planned 77.8 sqm floor plan with a 30 sqm terrace. Finishes include underfloor heating and an engineered stone benchtop. This property is designed to meet a Home-Star 6 rating and includes secure basement parking and storage lockers.

**\$755,000**

## APARTMENT



APT 210 / 223 LAKE ROAD

🛏️ 3 | 🚿 2

**ELEVATION**  
NORTHCOTE

Designed to the home-star 6 (Healthy Homes) rating, this luxuriously appointed apartment spans a 104.5 sqm footprint, including a spectacular al fresco balcony of 21.35 sqm. Additionally, there is also the opportunity to purchase secure basement parking and storage lockers.

**\$935,000**

## TERRACED HOME



LOT 2 - 9 MOWAI ROAD

🛏️ 3 | 🚿 2 | 🚗 1

**univers**  
THE LIVING DIFFERENCE

This stunning 156 sqm terraced home offers a modern space for the family and boasts a multitude of features, including a direct view of the adjacent park. Built over two levels, the lower level consists of a single internal access garage, laundry, kitchen, living and dining areas. The U-shaped kitchen overlooks the open plan living and dining, opening to an enclosed garden space ideal for outdoor entertaining. A large central landing leads to the three bedrooms and main bathroom upstairs.

**\$1,159,000**

## TERRACED HOME



LOT 6 - 98 CADNESS STREET

🛏️ 3 | 🚿 2 | 🚗 1

**univers**  
THE LIVING DIFFERENCE

Enjoy grandstand views of the park from this 169 sqm terraced home. The ground floor comprises a single internal access garage and a large light-filled bedroom with a private ensuite. The second level of this home is the entertaining hub which opens to a charming Juliette balcony. The floor plan offers a true open-plan style, with the kitchen separating the living and dining. On the upper level, you'll find two double bedrooms. The main bathroom splits the bedrooms and boasts a full-size bathtub and separate shower.

**\$1,199,000**

## Find out more about buying in Northcote

Come and chat to our friendly team about the Northcote Development and how to buy. Visit our Info Centre in the Northcote Shopping Centre. Open Wednesday to Saturday, 10am - 4pm

✉️ [info@northcotedevelopment.co.nz](mailto:info@northcotedevelopment.co.nz)

☎️ 021 507 645

📍 Northcote Town Centre

# Kāinga Ora offers several products to give you a helping hand into home ownership

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)



SUMMER 2022

# NORTHCOTE DEVELOPMENT PROJECT UPDATE

The changeable weather has kept us on our toes over the last few months, so it's heart-warming to see the newly located pōhutukawa tree in Cadness Loop Reserve about to spring into bloom. With less than a month left of the year, we're still making significant progress, with three key amenities opening before Christmas. However, like many Aucklanders, we will take a brief but well-deserved Christmas break.

As we mentioned earlier, the big news is that we'll be officially opening three new amenities in the Northcote Development; Greenslade Reserve, Schools' Edge and Cadness Loop Reserve. They are part of Te Ara Awataha - Northcote's new greenway. The greenway is an incredible asset to the community, and we expect these spaces to become cherished destinations for locals and visitors alike.

Te Ara Awataha is a joint project by Kāinga Ora and Eke Panuku Development Auckland, working alongside mana whenua, Healthy Waters and the Kaipātiki Local Board.

Construction of the homes for Elevation Apartments on Lake Road is now underway. These premium modular apartments are a unique approach for New Zealand, with a wide range of innovative features offered as standard. The remaining 60 market homes by NZ Living on Greenslade Crescent are nearly completed. These quality homes sold out rapidly, and we're excited to see the new residents moving in soon.

It will be quite a milestone to finally complete the last planned state demolition in early 2023. The 85 new state homes are a positive step towards a more vibrant Northcote. Elevation on Lake Road and Universal's homes on Mahana and Tiakina Road are now available for purchase. Judging by the speed at which the other new homes sold, you'll have to be quick to find your place here in Northcote.

Well, that's all for now, have a very Merry Christmas and a safe summer break.

**Follow us on Facebook for more event details.**



## Estimated Development Timeline

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

### Summer 2022

- Construction of affordable and market homes for Elevation on Lake Rd underway.
- Remaining 60 market homes by NZ Living on Greenslade Crescent due to be completed.
- Lake Rd by Elevation and Mahana & Tiakina Rd homes by Universal on the market for purchase.
- Te Ara Awataha – school's edge, Greenslade Reserve and Cadness Loop Reserve completed and opened to the public.

### Autumn 2023

- Construction underway for state home apartments on Cadness St.
- Construction underway for apartment development on Cadness St by Fletcher Living with over 100 new homes.
- State home apartment construction completed on Lake Rd providing 85 new homes.

### Winter 2023

- Land development construction in Northcote by Piritahi finishes.
- Construction underway for apartment development on Lake Rd by Fletcher Living with 90 new market and affordable homes.
- Universal Homes completes 90 market and affordable homes for developments on Mahana Rd and Tiakina Rd.
- State homes apartment construction completed on Tonar St providing 40 new homes.

### Spring 2023

- Elevation complete apartment development on Lake road with 183 market and affordable homes.
- State homes apartment construction completed on Greenslade Crescent providing 80 new homes.

Visit [northcotedevelopment.co.nz/development/vision](https://www.northcotedevelopment.co.nz/development/vision) for more detailed information on these projects.

# Working together for the next generation.

**In late November, the Kāinga Ora Construction Plus programme teamed up with Steps to Success to help five keen ākonga (learners) into employment with Hi Tec Property Development.**

Construction Plus is dedicated to helping young people with education, training, and employment opportunities in Kāinga Ora projects across Tāmaki Makaurau. Steps to Success is an employment readiness programme run by the Kaipātiki Community Fund Trust in and around Northcote.

Working with the Apprentice Lead from the Kāinga Ora Social Outcomes team, a speed interview afternoon was organised to give potential candidates an opportunity to meet our build partners and their contractors. From this interview process, five ākonga were offered employment opportunities with Hi Tec Property Developments.

With the support from Ministry of Social Development, the successful applicants were kitted out with tools to start their journey. Steps to Success Youth Navigators will continue to connect with Hi Tec Property Developments to ensure sustainable employment for these young people.

A huge thanks to everyone involved in these programmes, they're truly life-changing opportunities.



## Want to know more or get in touch?



### 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**



### Information Centre

**NORTHCOTE TOWN CENTRE**  
**OPEN WED – SAT, 10AM – 4PM**  
**PHONE: 021 507 645**  
**WEBSITE: [northcotedevelopment.co.nz](http://northcotedevelopment.co.nz)**  
**EMAIL: [info@northcotedevelopment.co.nz](mailto:info@northcotedevelopment.co.nz)**  
**FACEBOOK: [facebook.com/northcotedevelopment](https://facebook.com/northcotedevelopment)**

The Northcote Information Centre will be closed on Wednesday 21st December to Tuesday 3rd January. That means we will open our doors again on Wednesday 4th January 2023.

If you need to contact us while we are closed for any urgent matters, please contact our Customer Support Centre between 8am to 6pm, Monday to Friday and 24/7 for urgent calls.

**Freephone: 0800 801 601** (New Zealand only)



### 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 Chelsea from Piritahi. Chelsea is the Community Liaison Advisor for Northcote and will be back on deck from Monday 9th January 2023.

Contact Chelsea on **021 936 720** or email **[chelsea.sutherland@piritahi.nz](mailto:chelsea.sutherland@piritahi.nz)**

 **Northcote Development**  
**Close to the heart**