

WINTER  
2023

# Northcote PROGRESS UPDATE

northcotedevelopment.co.nz

## Kia Ora!

Welcome to the winter edition of our Northcote Development newsletter

You don't need us to tell you winter is well and truly here. Mother Nature has put the new features of Te Ara Awataha to the test over the last six months. And they've passed with flying colours.

**In this issue, we've got updates on the town centre timeline, development progress updates, some info on our zero waste goals and stunning new homes for sale.**



## Filling your new backyard with smiles

It was so good to see everyone venture out for Te Ara Awataha Celebration Day in April. The one-day event featured activities spanning across Richardson Park, the Schools Edge, Cadness Loop Reserve, Cadness Reserve, Greenslade Reserve, and the Town Centre. We hope you enjoyed it!



Check out the  
KiwiBuild homes  
priced from  
**\$525,000** 

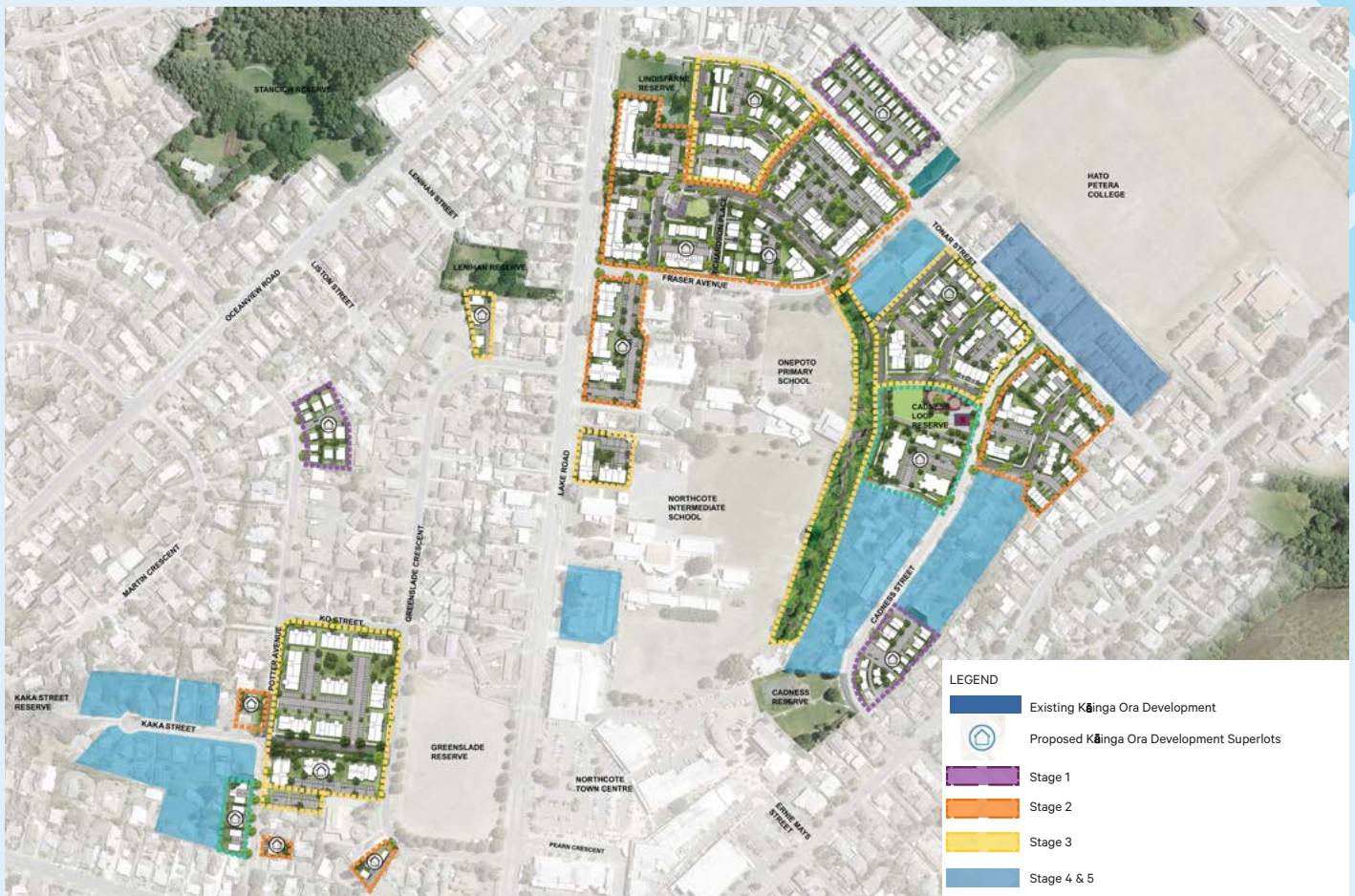
# WINTER 2023 NORTHCOTE DEVELOPMENT PROJECT UPDATE

The Northcote Development will see around 300 existing state homes replaced with approximately 1,700 new dry, warm homes over the next few years. Around 480 new state homes will be built, an increase of 180 above the replacement of existing state homes. Over 1,200 new homes will be delivered to the market, many of them in the more affordable price range. Along with the much-needed homes,

Northcote residents will see improved infrastructure and new amenity.

To make sure everything progresses smoothly and is ready for the new residents, we've already made huge improvements to the existing streets, parks and public spaces.

**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](http://ekepanuku.co.nz/Northcote)

### Autumn 2023

- Construction underway for state home apartments on Cadness St providing 56 new homes.
- Construction underway for state homes on Kaka St, providing 6 new terrace homes.
- Universal Homes completes six market terrace homes on Mowai Rd.

### Winter 2023

- State home apartment construction completed on Lake Rd providing 85 new homes.
- State homes apartment construction completed on Tonar St providing 40 new homes.
- Land development construction in Northcote by Piritahi finishes.

### Spring 2023

- State homes apartment construction completed on Greenslade Crescent providing 88 new homes.

### Summer 2023

- Universal Homes completes developments on Mahana Rd and Tiakina Rd with over 80 market and affordable homes.
- Elevation completes apartment development on Lake Rd with 183 market and affordable homes. Elevation development is a specialist modular construction type, where we currently see the steel structured 'blue boxes' making up the building interior being fitted together before the exterior cladding goes on.

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

# 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.



69 TONAR STREET

1-2 1 0-1

univers  
New Since 1959

Open plan living, opening to spacious private patio/balcony, adjacent to park. Generous internal storage, and quality kitchen with Bosch appliances. One and two-bedroom units available. Two-bedroom apartments include carpark.

From \$525,000



TERRACED HOME

LOT 5, 3 MOWAI ROAD

3 2 1

univers  
New Since 1959

This stunning 169 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 three levels, the ground level consists of a single internal access garage, main bedroom with ensuite and private outdoor patio area, and outdoor storage cupboard access. The middle level features a dining area, kitchen, with Bosch appliances, spacious living, and outdoor balcony space. The top level comes with two large bedrooms and a main bathroom. Designed to meet a Homestar 6 rating.

\$1,099,000



APARTMENT

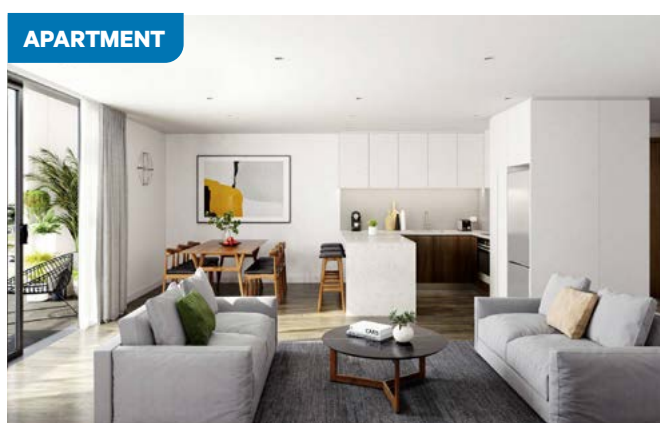
APT G07 / 223 LAKE ROAD

2 1

ELEVATION  
NORTHCOTE

Elevation's show apartment is now open to view! This quality home is spread across a meticulously planned 78 sqm floor plan with a 34 sqm terrace. Designed to meet a Homestar 6 rating, there is also an opportunity to purchase secure basement parking and storage.

\$780,000



APARTMENT

APT 210 / 223 LAKE ROAD

3 2

ELEVATION  
NORTHCOTE

Designed to meet a Homestar 6 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

## 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

☎ 021 507 645

📍 Northcote Town Centre



# We're zero waste and super proud

**ZERO  
WASTE  
NORTHCOTE**



**Every year, over 2 million kilogrammes of waste goes into our landfill – just from Northcote. So for the future of our tamariki, community and the planet, Northcote is going zero waste.**

The programme is supported by Kaipātiki Project, mana whenua, Eke Panuku Development Auckland, Auckland Council and Kaipātiki Local Board. They have also been working with the Northcote community, including the kindergarten, schools, local businesses and residents.

With the new development in full swing, Northcote is going to grow, so this is a great opportunity for locals and businesses to get involved and lead the way in reducing waste.

**If we all do our part we can show other suburbs how it's done!**

## Turning waste into art

Earlier this year Phil Muir, Northcote Intermediate Principal, reached out to the community to ask if there were any materials going spare for a project the school was working on. As it happened, the Northcote Development team had surplus plywood that was destined for landfill. The school was thrilled to receive a stack of plywood sheets which were transformed into stunning murals by local artists that are now on display at the school. For handy tips and to learn more about zero waste read the full blog at [northcotedevelopment.co.nz/news/zero-waste-tips](https://northcotedevelopment.co.nz/news/zero-waste-tips)

## Bin-free greenway

As part of our zero waste commitment, Te Ara Awataha, Northcote's new greenway, is now bin-free. We encourage you to take your rubbish home when you use the parks along Te Ara Awataha, such as Richardson Park and Cadness Loop Reserve. Thanks in advance for doing your part.

## THINGS THAT GO BUMP IN THE DAY.

Our build partners are currently installing large wooden foundations (piles) into the ground to strengthen the area before construction. Piles are an essential part of the foundations for new homes in the area. Yes, it does get a little noisy but we'll make sure we keep the work between 7.30 am and 6 pm, Monday to Saturday. Thanks for your patience while we get this important work done.



# Turning our attention to Northcote's town centre

Eke Panuku  
Development  
Auckland




Artist's impression of the new town centre

## With so much of the surrounding area nearly completed, things will be ramping up in the development of Northcote's town centre.

The revitalised town centre will be a vibrant place for those who live, work and play in Northcote. It will include new shops and eateries, a town square and multi-purpose community hub, a larger supermarket and an upgraded Cadness Reserve. The new community hub will see the existing library building refurbished and extended to become a multi-purpose building, providing library and other community services.

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.

Eke Panuku Chief Executive David Rankin, grew up in Northcote, so the redevelopment of Northcote's town centre is a project that's close to his heart.

"During my school and university days in the 1960s I used to be in the town centre several times a week," David recalls. "There was a large Farmers and a big Smith & Brown furniture store. It was a very successful town centre for many years. 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."

## Timeline

### 2016-2019

- High-level plans developed.

### 2018-2023

- Eke Panuku purchase town centre buildings.
- Working with partners, Te Ara Awataha partially complete to help with flooding of town centre (as well as many other benefits)
- Master plan for town centre and community facilities completed.

### 2023-2024

- Agree designs for new community hub (incorporating existing library building).
- Design extension of Ernie Mays St to Lake Road.
- Seek a development partner/s to build new town centre.

### 2025-2027

- Construction of new community hub and extension of Ernie Mays St.
- Development partner/s appointed. Detailed designs developed for new town centre.

### From 2027

- Town centre constructed in stages.
- From 2029, the first of new shops, eateries, and new homes completed.

# 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. Kāinga Ora offers, and supports, several products and resources to help New Zealanders into home ownership. If you are thinking about buying your first home, but are not sure where to start, use our tool to see what could be right for you.



## FIRST HOME DECISION TOOL

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)

## Want to know more or get in touch?



### Information Centre

**NORTHCOTE TOWN CENTRE**  
OPEN WED – SAT, 10AM – 4PM

PHONE: 021 507 645

WEBSITE: [northcotedevelopment.co.nz](https://northcotedevelopment.co.nz)

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

FACEBOOK: [facebook.com/northcotedevelopment](https://facebook.com/northcotedevelopment)

### Kāinga Ora State Home Customers

If you are a Kāinga Ora customer and have rehousing or customer-related questions, please contact the Customer 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 Chelsea from Piritahi. Chelsea is the Community Liaison Advisor for Northcote.

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



**Northcote Development**

Close to the heart