

SPRING
2023

Northcote

PROGRESS UPDATE

northcotedevelopment.co.nz

Kia Ora!

Welcome to the Spring Edition of our Northcote Development newsletter

Well, Daylight Savings has kicked in and it's exciting to see the trees around Northcote showing signs of new spring growth. But Mother Nature is still keeping us guessing as to when the weather is going to settle down.

In this issue, we've got updates to share on the new names for some of Northcote's new amenities, how local students were integral to the design of Cadness Loop Reserve and of course progress updates on the development.



Te Ara Awataha wins big at prestigious engineering awards

The rejuvenation of Te Ara Awataha has been recognised at the Institute of Public Works Engineering Australasia (IPWEA) NZ 2023 Asset Management Excellence Awards, with the project team taking home three awards.

The project was awarded Excellence in Water, Best Infrastructure Project over \$5 million and Asset Management Excellence Supreme Award at the event in Rotorua, which was attended by representatives from Kāinga Ora and its civil works alliance, LEAD Alliance.

Described as 'the backbone of the community', the 1.5km greenway connects people not just with their destination, but with nature. The Awataha stream, piped underground for over 70 years, has been daylighted and is now a place where wildlife can flourish, children can play and learn,



and the community can connect. More than that, it is now also an integral part of Northcote's stormwater network, a key feature which proved to be invaluable during the Auckland Anniversary floods.

Kāinga Ora General Manager Urban Development and Delivery, Mark Fraser says it is fantastic the project is being recognised for the multiple benefits it is bringing the community.

New
KiwiBuild
release



Homes for Sale

See new homes for sale inside, including the KiwiBuild release from Elevation



New Te Reo Māori place names celebrate their journey

As part of Te Kete Rukuruku, a culture and identity programme led by iwi, a number of local features will carry Te Reo Māori names to reflect the area's natural environment and cultural history.

Many of the newly-named parks were rejuvenated as part of Northcote Development, a partnership between various community groups and agencies including Kāinga Ora, Auckland Council, Healthy Waters and Eke Panuku.

"These new names are the final pieces falling into place – they're unique to Northcote, they celebrate its history and its journey," says Claire Laybourne, Kāinga Ora Senior Development Manager.

"These names enrich Kaipātiki and give beautiful insights into the history and culture of our area," says Danielle Grant, Kaipātiki Local Board Chair. "On behalf of the whole board, I'd like to give a huge thank you to Ngāi Tai ki Tāmaki and Ngaati Whanaunga for sharing these names with Kaipātiki."

Visit northcotedevelopment.co.nz/news to read about the meanings behind each name.



Fresh thinking meets youthful energy

In 2021, students from Northcote Intermediate School were invited to envision the park they wanted in Cadness Loop Reserve.



A few of the students that took part in this workshop.
From left to right: Kimberley Brook, Joey Lin, Liberty Armstrong and Unaiki Thein.

Kāinga Ora Advisor, Youth Placemaking JP Puleitu, who, with a former Northcote Intermediate School teacher facilitated the design workshops, says the students were encouraged to think big and be as creative as possible.

The main request from students was to be able to play as they walked along the Cadness Loop path, so we incorporated multiple play areas consisting of slides, mini climbing bays and outdoor teaching facilities. They also requested environmentally friendly structures wherever possible, so we opted for wooden interactive playgrounds rather than plastic.

With a half basketball court, parkour play equipment, a learn-to-ride cycle track loop and a sheltered barbecue 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.

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](https://ekepanuku.co.nz/Northcote)

Spring 2023

- State homes apartment construction completed on Greenslade Crescent providing 88 new homes.
- Community Drop-in day for Lake Rd state home apartments (85 new homes).
- 15 hectares of land development in Northcote by LEAD Alliance finishes.

Summer 2024

- Elevation completes one of the two apartment buildings on Lake Rd with a total of 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.

Autumn 2024

- Universal Homes completes developments on Mahana Rd and Tiakina Rd with over 80 market and affordable homes.
- Elevation complete second apartment building on Lake Rd.

Winter 2024

- State home apartment construction completed on Cadness St (55 new homes).
- State homes completed on Kaka St (6 new homes).



Elevation raises the excitement levels

Elevation is incredibly proud to announce they have just released their first KiwiBuild apartments at Elevation Northcote! This ground-breaking development comes with a vast array of amazing features, such as four communal roof top terraces, two stunning community lounges, an on-site café and private landscaped gardens.

The apartments are finished to excellent standards with plenty of room to move thanks to their carefully-considered layouts and built-in display shelving. Elevation is located at 223 Lake Road, just a short walk from the Northcote Town Centre along the newly-completed Te Ara Awataha Greenway.

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Contact Elevation today to learn more.

You can also visit the Elevation Northcote Display Suite at 445 Lake Road, Takapuna, on Wednesday's 5:30-6:30pm and weekends between 10am and 12pm.



Universal Homes deliver smart style

Limited units left



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 a 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.





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.



412/223 LAKE ROAD



This two-bedroom, one-bathroom KiwiBuild apartment within Elevation's Onepoto is your golden ticket to affordable and accessible homeownership. Featuring an east facing balcony, engineered stone benchtop and fully tiled bathroom with underfloor heating. Currently under construction.

\$604,000



501/223 LAKE ROAD

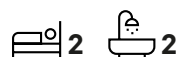


Located on the top floor of Elevation's Onepoto building, this two-bedroom, one-bathroom KiwiBuild gem offers an expansive 78.6 sqm of open plan living space. What makes this apartment unique is its proximity to the communal rooftop terrace which is next door.

\$675,000



104/223 LAKE ROAD



One of a very limited number of two-bedroom, two-bathroom KiwiBuild apartments available for sale within Elevation's Onepoto. This apartment stands out as a 89.6sqm corner unit, offering extra windows that flood the open-concept kitchen, living and dining with natural light.

\$750,000



102/100 CADNESS STREET



Our KiwiBuild apartments are selling fast! The apartments are high quality, light and bright, energy-efficient, and warm, with double glazing, and all the perks of a brand-new home. These stylish homes feature thoughtfully considered living spaces ready for you to enjoy.

\$609,000



APT 34 - 203/63 TONAR STREET



Architecturally designed, this one-bedroom, top-floor apartment sits adjacent to newly developed green spaces and walkways. Presenting an open-plan living area, combining the kitchen (with Bosch appliances and engineered stone benchtop), dining, and lounge, this space opens to the enclosed private balcony, while the bedroom also enjoys direct access to this outdoor space. Ideal location for the busy professional and only 8kms to the CBD, and motorway access.

\$599,000



APT 33 - 202/63 TONAR STREET



Car park included. This two-bedroom, one bathroom corner apartment located on the third (top) floor presents views across the adjacent green spaces, and an open-plan kitchen, dining and lounge which leads seamlessly to the enclosed, private balcony. The designer kitchen boasts Bosch appliances and engineered stone benchtops.

\$759,000

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 located in the Northcote Town Centre car park. Open Wednesday to Saturday, 10am – 4pm

✉ info@northcotedevelopment.co.nz

☎ 021 507 645

📍 Northcote Town Centre

Northcote's Ngāhuripoke welcomes new visitors

The sun agreed to shine for the hundreds who came to celebrate the completion of Ngāhuripoke – a complex of 85 new state homes in Northcote.

Visitors enjoyed coffee and the food provided by the Tongan community group Mo'ui Feinga Kihe Lelei (Strive for the Best) as they waited for a guided tour of the homes which span across three buildings and six levels. A face painter was on hand to entertain tamariki and local musician Carl Mose serenaded the visitors with familiar favourites.

The name Ngāhuripoke, was gifted by one of the local iwi Ngāti Pāoa, from the name of a prominent Northcote family. The three buildings, Keremeta, Wiripo and Wiki are all the brothers from the last generation of the whānau to live in the area in the 1950s.

Ngāhuripoke offers 40 one-bedroom, 30 two-bedroom, and 15 three-bedroom apartments. There are also two communal rooms for residents and 89 parking spaces.

Representatives from community groups, including the Citizens Advice Bureau, Kaipātiki Project, Library, and Hearts and Minds shared local information in one of the communal rooms.

Kāinga Ora Project Manager, Bruce Tupp highlighted the soundproof benefits of the double-glazed doors, shutting out any noise from the busy Lake Rd below. "The gold standard question I always ask myself when I am working on a project is, 'would I actually want to live here?' Well, I can say that I absolutely would", said Bruce.

The Kāinga Ora area office will relocate from Takapuna to be onsite.



Piritahi has a new name

Our civil works partner, Piritahi, has been renamed to LEAD Alliance – which stands for Land Enablement and Delivery.

LEAD Alliance is a group of companies with skills and experience to lead the design and construction of infrastructure of NZ's largest urban development programme, including here in Northcote. The alliance delivers a programme of infrastructure and civil delivery on behalf of Kāinga Ora that will enable many new homes across Auckland.

LEAD
ALLIANCE Laying the Groundwork

Want to know more or get in touch?

Northcote Development
Close to the heart



Information Centre

NORTHCOTE TOWN CENTRE
OPEN WED – SAT, 10AM – 4PM
PHONE: 021 507 645

W: northcotedevelopment.co.nz
E: info@northcotedevelopment.co.nz
facebook.com/northcotedevelopment



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 LEAD Alliance. Chelsea is the Community Liaison Advisor for Northcote.

Contact Chelsea on **021 936 720**
or email northcote@leadalliance.nz



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**