

SPRING  
2024

# Northcote

## PROGRESS UPDATE

northcotedevelopment.co.nz

## Kia Ora!

Thanks for taking a moment to read the Spring 2024 edition of our Northcote Development newsletter.

Well, Mother Nature thought she'd give a little sneak peak of summer and then...brrrr, it was back on with the jackets and scarves. But don't worry there's lots of good news to warm the heart here in Northcote. We have a progress report on the town centre and one of our builders have been bathing in the warm glow of award glory. Stay warm and read on to find out more.



## Let's come together

On 4 May, we came together with our partners, Eke Panuku Development Auckland and Kaipātiki Local Board, and the community, to celebrate Te Ara Awataha – Northcote's new greenway. Visitors enjoyed music, art and entertainment from local performers and artists.

Kaipātiki Project held a working bee beside Ngutu Kōtare School's Edge, alongside an art show from Northcote Intermediate. Free sausages were sizzling throughout the day, and attendees washed them down with Otai, a Tongan fruit drink prepared by community members.

Youthtown, YMCA Raise Up, Shore Junction and the Kaipātiki Community Facilities Trust all provided games and activities.

Along with Eke Panuku, Northcote Development and Kāinga Ora, Hato Hone St John, Te Puna Hauora and the Ministry of Social Development hosted stalls to provide information on support services available in the community.



As you can see by the smiles on people's faces, May's **Let's Come Together** in Puāwai Cadness Reserve was a roaring success.



## Homes for Sale

See inside to find your new home in Northcote



# Eke Panuku is reshaping the heart of *Northcote*

An update from Eke Panuku

We're redeveloping the town centre, on behalf of Auckland Council, to create a more thriving heart for Northcote. A key project is the construction of a new community hub.



Artist's impression - back of the new community hub and the upgraded Puāwai Cadness Reserve, which is part of Te Ara Awataha – Northcote's new greenway.

At the heart of the redeveloped town centre, there will be a new community hub for locals to come together to use and enjoy.

The existing heritage-listed library building will be upgraded and expanded to include the library and other community services - Northart, Hearts and Minds, Plunket and

the Citizens Advice Bureau - in one modern, multi-purpose space.

The adjacent Puāwai Cadness Reserve will also be upgraded, with more trees and plants, two new play areas for younger and older children, two garden areas, public toilets and a large lawn area.

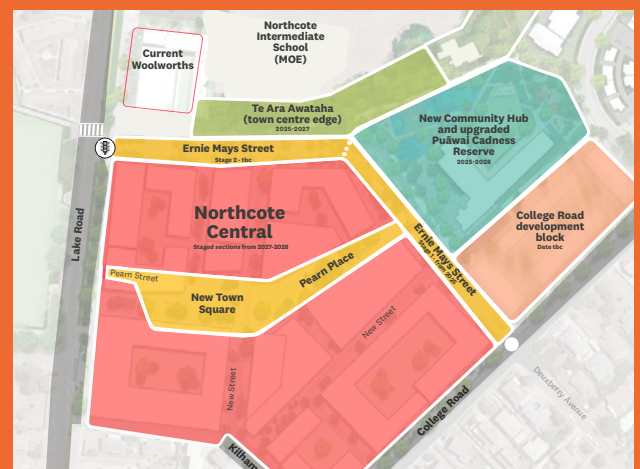
In early-mid-2025, the library will move into a smaller temporary space at 1 Ernie Mays Street, to enable construction to begin.

Construction is expected to start in mid-late-2025 and take 3 years to complete.

## How will the town centre be reshaped?

Many projects are coming together to reshape the town centre over the next 10 years or so. See the map on the right for details and timings.

Kate Cumberpatch, Priority Location Director, Eke Panuku, says, "The new community hub, upgrade of Puāwai Cadness Reserve, and the redevelopment of the town centre, which includes new housing, will bring more people to visit, live, and work in Northcote. It's good for the community and local businesses and will encourage private sector investment too, to create a more flourishing, vibrant neighbourhood."





# Northcote Development Project Update

The Northcote Development will see around 300 existing social homes replaced with approximately 1,700 new dry, warm homes over the next few years. Around 480 new social homes will be built, an increase of 180 above the replacement of existing social 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 2024

- Universal Homes to start building new homes (12 terraces) on Cadness Street site, with walk up apartments to start later next year for the site.

### Summer 2025

- Completion of second Cadness St social housing development (56 new apartments). This marks the completion of all the planned social housing construction for Northcote Development.
- Elevation completes first of two apartment buildings on Lake Rd.

### Autumn 2025

- Elevation completes second apartment building on Lake Rd.
- Simplicity Living apartment developments construction to start on Lake Rd and Tomar St sites.



# Our build partner recognised for excellence

**Universal's new Tiakina Road Apartments have won a much-coveted Silver medal at the prestigious Registered Master Builders House of the Year 2024 Awards. The project was awarded in the fiercely competitive Apartments, Duplexes, Terrace Housing category and continues Universal's 7-year winning streak.**

Universal is proud to play a key role in the redevelopment of Northcote with Kāinga Ora. The Tiakina Road Apartments have been built for a contemporary Kiwi lifestyle, with a clever use of space for practical and effortless living.

They capture lots of natural light while ensuring privacy, and their layout allows for a variety of options to suit a diverse range of preferences. As well as an award-winning home, the residents of Tiakina enjoy Northcote's neighbouring green spaces, playgrounds, and nearby amenities.

**Visit us at 2/3 Tiakina Road, Northcote.**



**View Saturday  
and Sunday,  
12pm - 3pm.**





# 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, head to [northcotedevelopment.co.nz/for-sale/](http://northcotedevelopment.co.nz/for-sale/) to find out more. For more information about any of these properties, contact our build partners directly.



203/63 TONAR STREET



- Top-floor architecturally designed one-bedroom apartment
- Adjacent to newly developed green spaces and walkways
- Open-plan living design with Bosch appliances in kitchen

**Srecko Urlich**

022 2007 622  
srecko@universal.co.nz

**\$546,000**



102/3 TIAKINA ROAD



- Superbly positioned first-floor apartment ideally located just 8kms from the CBD
- Dedicated off-street personal parking space
- Fantastic indoor/outdoor flow to private balcony, with open-plan living style
- Fixed Price Guarantee, with estimated completion mid this year

**Ling Su**

021 599 627  
lings@universal.co.nz

**\$796,000**



301/223 LAKE ROAD



- Your golden ticket to affordable and accessible homeownership
- Engineered stone benchtops & fully tiled bathroom with underfloor heating
- Two rooftop terraces and shared community room with green space

**Amy Kitto**

021 989 196  
amy.kitto@bayleys.co.nz

**From \$604,000**



308/223 LAKE ROAD



- Spacious open plan layout extending out to an 8sqm balcony
- Master bedroom with space for an adjoining study
- Fully tiled bathroom with underfloor heating
- Completion scheduled for end of this year

**Louise Stringer**

021 628 839  
louise.stringer@bayleys.co.nz

**\$750,000**



# Magnificent Matariki

Check out these snaps of some of the wonderful Matariki celebrations that happened across Northcote Development!



## Want to know more or get in touch?

To stay up to date with what's happening in the Northcote Development, come chat with us at upcoming local events, follow us on **Facebook** or check out our website for updates.

### Northcote Development

facebook.com/NorthcoteDevelopment  
www.northcotedevelopment.co.nz  
Email: info@northcotedevelopment.co.nz

### Kāinga Ora 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**

**Northcote Development**  
Close to the heart

