

# EVERYDAY Northcote



## INTERWOVEN

Fraser Avenue art brings our past into the future

## CADNESS PEOPLE

Talking about the new Kāinga Ora homes

## BREAKFAST KIDS

Onepoto students start with toast

CELEBRATING OUR COMMUNITY

# Welcome

It's our 8th issue of *Everyday Northcote* – and here we are after a nationwide lockdown due to COVID-19. We hope you and your family are doing well and managing all the changes to our world. Things have been moving along at the Northcote Development since New Zealand entered Alert Levels 2 and 1. A goal of the project is to provide high-quality homes at affordable prices and we are excited to have additional homes available for sale off the plan, with a number of these being KiwiBuild homes. We expect further homes to come to the market very shortly.

An important part of our work is building new warm and healthy state homes for Kāinga Ora tenants in the area. In this issue, we talk to tenants who were relocated from old state houses on Greenslade Crescent to brand new apartments on Cadness Street. We're also talking about art in this issue – because Northcote Development is not only about building great homes, it's also about ensuring our neighbourhood continues to be a vibrant and attractive place to live.



Tamsyn McDonald,  
Precinct Director (Acting),  
Kāinga Ora – Homes and Communities

## ISSUE 8

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### Contents

**Onepoto Primary – navigating change**  
Work continues on the new school and Breakfast Club is back  
4

**New angles at Northart**  
Northcote's local gallery is open and welcoming visitors  
6

**Interwoven**  
Exterior art at Fraser Avenue links the past to the present – and takes it into the future  
8

**Cadness people**  
Residents at Cadness Street tell us what they think of their new apartments  
12

**Time to get moving**  
The first KiwiBuild homes in Northcote development are complete – check it out  
22

**Left**  
Children from Onepoto Primary School's Breakfast Club kick-start the day together.

**On the cover**  
Artist Anton Forde and his tukutuku-inspired brickwork poutama pattern at Fraser Avenue, Northcote

 **Northcote Development**

 **Kāinga Ora**  
Homes and Communities



# NICE ONE, NORTHCOTE

A random selection of some of the everyday good stuff going on in our community.

## A FRAGMENT OF THE PAST

Every time an area has its topsoil removed around Northcote, archaeologist Dr Hans-Dieter Bader is called in. It's seen as a new chance to check for artefacts around Tāmaki Makaurau because so much was lost or ignored when the houses were built in the 1940s, 1950s and 1960s.

Hans and his team were working on the corner of Tonar Street and Fraser Avenue in February this year, when they came across some early 20th century artefacts.

"We know that a Māori community lived in the area, but we have very little information on how they lived. It's one of the many hidden histories of early Auckland," he says. "While we have plenty of information about the big businessmen and their families, the communities on the edge of the city, especially Māori and Chinese, are largely 'silent'."



Above Early 20th century ceramic fragment found in Northcote

"We think that Māori who once lived together in seasonal settlements began to live in isolated farmsteads all year round, whānau by whānau. And because we didn't find any remnants of the substantial buildings we would normally relate to Europeans, we seem to have encountered materials from one of these farmsteads.

"[This fragment] has given us some valuable information and a peephole into the lives of early 20th century Māori – they were utilising some of the European culture in the form of cups and plates, but still growing food in traditional ways."

## SOUND OFF

Noise is all around us, it's kind of hard to avoid. In particular, if you are acutely sensitive to noise, sounds can be amplified and dramatically change the way you feel – it isn't a one size fits all situation. People, especially kids, can sometimes be sensitive to only loud noises, while others are sensitive to noise in general.

The Piritahi civil construction crew are very aware that within the immediate vicinity of Greenslade Reserve there are children with hearing sensitivity. To help their carers put a plan in place for the children while the crew is working in and around Greenslade Crescent, Piritahi provided their home with children's safety ear protection sets in bright colours to help them manage the volume.



## WELCOME TO THE NORTHCOTE DEVELOPMENT INFORMATION CENTRE

In total, there will be 1,500 new warm, dry homes coming to Northcote over the next six years.

Find out what's happening – and when. Visit the Info Centre or book an appointment, Wednesday to Saturday from 10am-4pm in the Town Centre car park.



## BRING THE LIFEFORCE

Kaipātiki Project is a local North Shore environmental group specialising in bush restoration and environmental education. Since March 2019, they've been leading the Te Ara Awataha restoration project, a collaboration between Kaipātiki Project, Panuku Development and Auckland Council, to restore Jessie Tonar Scout Reserve.

The reserve, a bushy corner of natives and subtropical plants at the end of Kākā Street, is also home to the source of the Awataha Stream. This stream has deep significance to local Mana Whenua and Kaipātiki Project is taking an active role bringing the community together to restore the health of this important waterway as part of the Awataha greenway project run by Panuku Development.



Sam Tu'itahi, Community Activator

Kaipātiki Project's Kaitakawāenga Hāpori (Community Activator) Sam Tu'itahi explains how the Awataha greenway project is different from other restorations he has worked on in the past.

### Returning the mauri

"We've gratefully received the Take Mauri, Take Hono tool created by Mana Whenua specifically for this project. "We will be using this to inform the restoration work in a way that acknowledges indigenous understandings alongside our western ecology and science.

'Take Mauri, Take Hono' is an interactive tool that measures the uplift in mauri (life essence) from the Awataha greenway project. It's a way to bring matauranga Māori to the Te Ara Awataha project – matauranga being the knowledge Māori have used for centuries to ensure both land and people survive and thrive.

"This Awataha greenway project takes a new approach to restoration work," says Sam. "We're also looking beyond the waterways and the trees to the local community and how they can give input, participate and grow kaitiakitanga (stewardship) in the local area."



Team cleanup: Neil Henderson (second from right) leads a Kaipātiki Project team undertaking ecological restoration work in Northcote

Earlier in the year, Kaipātiki Project organised a number of Community Regeneration days at the reserve, where teams of volunteers have been clearing out invasive species such as wild ginger and bamboo to make way for the planting of native species. This clearing also encourages other plants – such as harakeke – to thrive.

The ongoing Te Awa Awataha restoration project will include more weeding, planting and education days, so if you'd like to volunteer or learn about the ecology of Northcote and meet the local community, check out more info at [kaipatiki.org.nz](http://kaipatiki.org.nz).



# Onepoto Primary – navigating change

At the end of 2019, the whole school (all 54 students) moved into the school hall so work could begin on providing the area with a brand new primary school – hopefully by the end of Term 3, 2021. We asked Principal Daniella Latoa-Levi how it's been going.

“The shift into the hall was probably the hardest. It was a huge team effort with all staff and students at the end of last year. Once in the hall, the open plan learning environment is better than we expected. We were concerned about noise levels, but we've found some great ways to maintain our students' attention during class time and it's been an amazingly natural transition.

“We've started with three classes, renamed Waka Iti, Waka Nui and The Navigators. Having all the students together really works because staff are able to discuss things easily and support students as a team. Our collaborative teaching and learning journey has begun!”



## BREAKFAST KIDS

“The Breakfast Club has been a great way to start our day for both staff and students,” says Daniella. “This is an initiative sponsored by KidsCan, who donate Weetbix, milk, canned fruit, peanut butter, jam and EasiYo Makers to make yoghurt. We serve this with toast (donated by staff) and fresh fruit donated by Fruit in Schools. Staff are all involved and sometimes have breakfast with the kids too. It makes for a great family atmosphere to start the day.

“As for the build – contractors took over the site on March 9, however, this came to a halt on March 23rd when the country went into lockdown. Work restarted again on May 18th and demolition will be taking place in the next couple of weeks. So we're back on track again. It's an exciting time!”

## FUTURE FORWARD

Since we last spoke with Daniella, transitioning her students back to school at COVID-19 Alert Level 3 and Level 2 has been her priority. Ensuring the school and staff were ready for students to return safely.

“Our staff and students have been amazing. My staff were highly supportive during lockdown, providing students with Onepoto Home Learning Packs and online learning. Our home-school relationships were further strengthened. Our students have returned very settled, happy, taller and so responsible! It has been a seamless transition for us. Our parents and caregivers did an outstanding job over lockdown!”

The new housing builds at Tonar Street and Fraser Avenue have advanced so well that new families with primary-school aged children may move in ahead of the school's proposed opening date. But with her characteristic can-do attitude, Daniella says, “We're looking at what we can put in place to accommodate new students if we need to – we'll figure it out, we're flexible!”

# New angles at Northart



Above Meet the new directors of Northart, Jonathan Organ and Jessica Pearless

The new co-directors of Northart Gallery are extremely well-connected in the art world and are experienced artists in their own right. They also happen to be married to each other.

Jonathan Organ and Jessica Pearless are both Master of Fine Arts (Hons) graduates from Elam School of Fine Arts and have worked together on many public art installations and exhibitions both in New Zealand and internationally.

The couple replaces Wendy Harsant, who was manager and curator for 21 years. Wendy is moving to Wellington and will be sorely missed, but her legacy of great shows and committed community involvement has left a solid foundation.

Jonathan has been arts manager at Brick Bay Sculpture Trail and Jessica a Boosted Ambassador for The Arts Foundation of New Zealand. The couple also runs Paragon Matter, an arts agency that covers anything to do with the arts from valuation, installation and specialised freight, to art education, mentoring and consultation.

The two are passionate about the possibilities for Northcote's community gallery. "We think Northart has the potential to be as much of a destination gallery as Te Uru in Titirangi or Te Tuhi in Pakuranga," Jessica says. "We want the gallery to be a safe, accepting and welcoming space, which is accessible to everyone and boosts local businesses. Northcote is such a dynamic area with so many different cultures."



Above Roy Good, Gothic Triptych, 2017

Left Luise Fong, Interplay, 2017



The pair have two small boys aged seven and four, who are both interested in art, "like their mother," says Jonathan. One of his major interests is art education for children; he was a teacher in his early years and has served on school boards, too. "Thanks to the Lion Foundation and the council, we have some financial input to our art education programme for both kids and adults, and we can't wait to get into that," he says. "We can provide mentoring to help existing members take their practice to a new level – and we'd love some new members to come forward, too."

Northart offers a monthly exhibition opening that utilises all gallery spaces on the first Sunday of each month – easy to remember and head along. The first show Jonathan and Jessica curated as Northart's directors opened July 5th, featuring two well-known Auckland artists.

Luise Fong is a painter who has also worked in sculpture and photography, and whose art is held in major collections both in New Zealand and internationally. Her recent works reference her Chinese-Malaysian heritage. Roy Good is a modernist abstract painter whose work is vibrantly colourful and deceptively detailed. He was a contemporary of Gordon Walters and Milan Mrkusich in the 1970s, but this entire show will be new works for sale.

So grab your kids or a friend and head on in to Northart – give your creative juices a stir while supporting your fresh, vibrant community gallery. Check out the website for opening times.

[www.northart.co.nz](http://www.northart.co.nz)



Above Artist impression of NZ Living's Fraser Avenue apartments

Below Gasworks, Northcote c1920s, photographer unknown



# Interwoven – art links our past, present and future

by Jessie Kollen

Tāmaki Makaurau is a landscape of Māori spiritual and environmental markers that are deeply connected to the place and its people.

In the Northcote Development, exterior artwork is creating a new cultural signpost.

Left Anton Forde used traditional weaving patterns as his inspiration

Te Onewa Pa once kept watch over the Waitematā Harbour at Northcote peninsula, protecting the kāinga (villages) of the Ngāti Paoa iwi at its back. A totara stood tall, giving the point its name, Totaratahi. The people lived off shellfish, mako shark, cultivated kūmara and foraged plants.

As a community that made its buildings and artworks mainly from organic materials such as wood, bone and plant, the physical history of Māori in the Northcote area isn't obvious today. Objects that have lasted the longest are tools and taonga made from stone and sometimes shell, while the settlements of the local hapū have disappeared beneath the colonial past and modern development.

But the culture of the Mana Whenua is woven into the land of Onewa / Northcote, and the development at Fraser Avenue is giving future residents the chance to reflect on its journey.

A neighbourhood within the neighbourhood of Northcote, Fraser Avenue is made up of 102 apartments in five three-storey buildings around a central green space. Each of the buildings has an exterior wall featuring one of five tukutuku-inspired artworks. A central water feature with a pounamu touchstone is planned for the green space and four kōwhatu/stone carvings are underway for the entry points to the apartments.

The brickwork tukutuku on the buildings and the carved kōwhatu are by sculptor Anton Forde, who is working with developer NZ Living across a number of sites. "One of our aims is that people really feel part of their community, that is why we want to create visually and physically responsive works that honour past, present and future in a captivating and gentle way," says Anton. "I believe that having artwork like this is hopeful, it's creating a change for good. People can reflect on what happened in the past and look at moving forward."

**Right** The poutama motif symbolises genealogy and higher learning



## Woven into the walls

Usually seen on the inside walls of whareniui, tukutuku is a type of weaving or cross-stitch wall covering. At Fraser Avenue, interlaced brickwork on the outer walls of the buildings is bringing the traditional patterns into the light.

The patterns each have their own whakapapa. The saw-edged pattern of niho taniwha (taniwha/dragon teeth) links to Northcote local iwi Ngāti Paoa who whakapapa to the Tainui Waka / Waikato. One of the most well known versions of the pattern describes how Waikato iwi are looked after by all the taniwha/kaitiaki (guardians) along the Waikato Awa.

Standing strong on the other buildings are the warrior-like angles of the kaokao (ribs/armpit), the pātiki (flounder) with its diamond-shaped fish motif, and the ever-climbing and descending steps of the poutama design. For the Tonar Street side of the Fraser Avenue development, Anton chose the pattern roimata toroa, which means 'tears of the albatross'.

The toroa (albatross) has a unique ability to drink sea water, expelling the salt through its tear ducts – albatross 'tears'. The world's largest seabird, toroa may travel over 15,000km around the world during the course of a year and, after about eight years, returns home to mate and breed. For Anton, the roimata toroa is connected with the importance of kāinga, a word that means both 'village' and 'home'.

## A story of home

Working within the Te Aranga Māori design principles is one of the ways new developments can allow residents and visitors to reflect on the history of the area. NZ Living (Fraser Avenue developer) director Shane Brealey sees it as an incredible opportunity to bring New Zealand's cultural story into the light. He has previously commissioned Anton to produce a number of exterior artworks including installations in Otahuhu and Onehunga developments. In an upcoming NZ Living project planned in Tamaki, Anton will be working with another Māori visual artist – both hold Masters of Māori Visual Arts from Toioho ki Apiti / Massey University.

"We are trying to capture the essence of traditional patterns translated into a contemporary context," says Anton. "Every pattern has significance to iwi across Aotearoa, New Zealand and every iwi has its own story about the pattern – but the connection to a feeling of kāinga is universal."

The earliest stories of people on the peninsula of Onewa and the area of Northcote were those of the hūpu that settled the region. "With NZ Living we are able to pay tribute to the original homeowners of the various pa sites of the past," says Anton. "It creates an opportunity for people to connect with these stories for many years to come."

Art is about a relationship and a way of communicating about our relationships with whenua (land), moana (sea), rangi (sky) and each other, Anton says. "Art helps me to build a relationship with who I am. And that's what we're aiming for here, to help build a relationship with our indigenous Māori culture and practices."

**Below** Artist Anton Forde at the site of the blessing and the first completed brickwork





# Cadness people

Moving was a big change for the Cadness Street tenants we talked to, but a few months later, they're liking their newly built Kāinga Ora state homes.



Above John Rickett moved into Cadness Street in February



Right  
Roderick Jones with partner Lesley Langman. Roderick is a former Greenslade Crescent resident

At Greenslade Crescent, a number of state houses are being removed as part of Stage 3 of the Northcote Development. The houses were old and run down, but they were home for the people who lived there.

"I haven't got any stories to tell, I never married, never had children," says John Rickett when Everyday Northcote asked about his move to Cadness Street. "Because of my schizophrenia, I hear voices. But I like poetry," he says. "Most of the poets – the ones that are any good anyway – are talking about listening to those voices and taming them into something beautiful."

It's hard to believe that someone like John who loves Shakespeare and James K Baxter doesn't have a tale or two up his sleeve and, sure enough, over a cup of tea at his new apartment he starts to open up about the move.

"When they told me I had to shift, I thought I'd never make it. I'm 75 years old and I just thought I wouldn't make it to the new place. But here I am."

John recalls that the process took about a year. "In the last couple of months, we were waiting for the phone call, on tenterhooks, and then the call came and we had to move in five days."

John has lived in Northcote since 1964, apart from a stint working in Mangakino where he lived in a caravan park. "I'm still friends with a lady I met there, she sends letters. She writes about her family, calls them by name – I don't know these people," laughs John. "She's a very nice person, but I don't know what she's talking about half the time!"

## Apartment or flat?

"My new place is pretty good," says John. "Open-plan living, it's small but it's a nice lounge, good size bedroom. I could fit a double bed in my bedroom I think, but I've just got a single."

Most people John has talked to seem to like their new homes. "They've all got complaints about something or other," he says. "But that's what people are like, always complaining – we could all be

under a bridge somewhere! I have nice neighbours though, in the 16 apartments, four people are from Greenslade Crescent and the rest are from different streets."

Roderick Jones, one of John's neighbours from Greenslade Crescent lives in the ground floor apartment opposite, across an internal walkway with garden beds and benches. "I just turned 65," Roderick says, a milestone birthday.

Roderick's partner Lesley Langman often stays over and the couple plans to marry next year. It was Lesley's daughter who introduced them. "I think Lesley's daughter might have fancied me herself at first," says Roderick and they both laugh.

"We like living here. The kitchen is good," says Lesley. "But there isn't enough storage in the flat."

"Apartment," Roderick adds. "It's an apartment, not a flat."

Although the Cadness Street homes can certainly be described as flats too, Roderick has a point. Designed as three-storey walk-ups, the feel of the buildings is more like an apartment complex than tenants are used to. Many have come from standalone houses or single units.

For ground floor residents like Roderick and Lesley, the apartment is surprisingly self-contained. "It has its own little garden," says Lesley. "In the summer we're going to get some furniture and have a barbecue there."

*As part of the Northcote Development process, Kāinga Ora state home tenants may be asked to relocate. That's why Kāinga Ora has a 'Choice to Return' policy.*

*Like John, Roderick and Lesley, if a tenant is relocated as part of the development work and would like to be rehoused in their current community, Kāinga Ora will try to make this happen. For more information on the "Choice to Return" policy, visit [northcotedevelopment.co.nz](http://northcotedevelopment.co.nz).*

## Many tenants have moved from older state houses or units



# Northcote Intermediate

## DIY GREENWAY



**Right**  
The puriri seeds will become seedlings tended by students

Zane Cooper, one of Northcote Intermediate's Specialist Team Leaders, is in charge of a fantastic project working with Kaipātiki Project on the restoration of Jessie Tonar Scout Reserve. The reserve is at the end of Kākā Street – it's the source of the Awataha Stream (Te Ara Awataha) and has deep significance to local Mana Whenua.

The Northcote community, including Northcote Intermediate students, have been volunteering their time and labour – weeding, planting natives and monitoring water quality as part of the regeneration of the stream, and now there's a new initiative about to launch. Shortly before the national COVID-19 lockdown, we caught up with Zane about the new work in progress.

### Taking part in regeneration

"We'll be working together with Kaipātiki Project to build a nursery that will allow students to plant seeds that are collected locally from the parks to germinate and be raised as seedlings," he says. "For many of the species this will be a process that will take a few

years, so we're also planning to raise some grasses which students will be able to plant around the local community each year.

"The intention is that the plants will go towards establishing and regenerating the local greenway and community gardens. The plants will be raised here at Northcote Intermediate by the students, not only to educate students in horticulture but to reduce the carbon footprint associated with the storage and movement of plants.

"With the school undergoing a radical rebuild, the ultimate goal would be to create a 21st century environment that is as close to carbon neutral as possible. So we see the nursery as the first step in the journey."

As Sam Tu'itahi, Community Activator for Kaipātiki Project says, "The flow-on effects from regenerating Te Ara Awataha will be significant, contributing to many ecological and social improvements. The whole community will benefit from these for years to come."

**Below** Berries from the kahikatea, NZ's tallest endemic tree





# Northcote Development

## PROJECT UPDATE

It's starting to come together... Civil works are nearing completion on the corner of Tonar and Cadness streets. A new road will link the two sites and we expect the first houses to be underway in mid-way through the year.

For the planned pocket park on Richardson Place, work should begin in the next couple of months, aiming for completion before summer. And speaking of parks, locals will be familiar with Cadness Loop Reserve and will have noticed that civil works are underway. We are working with Northcote Intermediate School and Mana Whenua on design ideas for the upgraded reserve.

The 11 new townhouse state homes on Tonar Street are nearing completion too, expected to be occupied around June. Meanwhile, the first 12 state homes on Fraser Avenue will be finished soon – we hope people can move in around July! The neighbouring development site is destined to have 102 homes in a combination of market and KiwiBuild homes expected to be completed and new residents moving in from August.

At Kākā Street and nearby Greenslade Reserve, civils works partner Piritahi is on the scene, the old house removals are underway and the last of the state home tenants are being relocated.

### Proposed homes in stages 1, 2 and 3

	STAGE 1	STAGE 2	STAGE 3 (PROPOSED)
State Homes	59	155	143
Market/Affordable	0	350	280
Total	59	505	423

**LEGEND**

- Existing Kāinga Ora Development
- Proposed Kāinga Ora Development Superlots
- Stage 1
- Stage 2
- Stage 3
- Future Stages



## TIMELINE

**Late 2019**  
Initial earthworks began on Te Ara Awataha (the greenway)

**Early 2020**  
Last of the Kāinga Ora state homes in Stage 1 complete and relocated state home tenants move into new Cadness Street apartments

**Mid 2020**  
11 townhouse state homes on Tonar Street complete and ready to move in and 8 on Fraser Ave

**August 2020**  
First house construction commences on corner of Tonar and Cadness Streets  
First market/KiwiBuild homes complete

**October 2020**  
Full earthworks underway on Te Ara Awataha (the greenway)

**Summer 2020**  
Richardson Road pocket park complete



Above Looking over the reserve from the proposed flood wall at the Lake Road entrance.



### Greenslade Reserve

Auckland Council Healthy Waters department is enhancing Greenslade Reserve and improving the stormwater network. You will have seen that work is well underway and so far, they have started digging up what will be the wetland. You will have also heard the hydrovac, which has been used to expose underground pipelines and connections. It has been quite loud, so a big shout out to the local community who have been dealing with noise – thank you for your patience.



Above Digging and foundation works on the reserve's wetlands area is almost complete



Above Copper skink by photographer Alexei Drummond

### Lizard patrol

As part of the works in Te Ara Awataha, we are working in and around the trees in Akoranga Reserve. Preparation for this involves relocating the local lizards that live in the bush, which requires a Lizard Management Plan. The ecology team has been out to monitor the current lizard situation in Akoranga Reserve and Smiths Bush. So far, the team has found 13 plague skinks, which is a non-native lizard species in Akoranga Reserve, and six more in Smiths Bush.

A copper skink was also discovered in Smiths Bush. The plan is to have ecologists on site during the works to monitor for any more lizards. When they have all been relocated, their new habitat will be enhanced, complete with pest control from rats, possums, mice and hedgehogs to keep them safe.

As the Northcote Development team brings Te Ara Awataha to life, we hope to welcome more new inhabitants to Northcote.

### Tonar Street stormwater upgrade

Work to upgrade the stormwater pipe beneath Tonar Street has commenced, as part of Healthy Waters' infrastructure improvements to the Northcote area. With the help of Piritahi, we're diverting stormwater through a new pipeline from Tonar Street under Hato Petera College playing fields to the Hillcrest Stream.

### Making the most of our taonga water

While we've had water restrictions due to extreme dry weather throughout autumn, we're thinking outside the box to conserve water. Fortunately while working on Greenslade Crescent, the crew came across some unused water tanks from vacated properties. The water tanks which hold 9,000 litres, will be repurposed to pump water for our site works on Tonar Street. After construction they'll be relocated to Piritahi sites in other neighbourhoods, to capture rain water from office buildings for future water requirements.



# Every day in Northcote

There's a lot of work going on in Northcote. Here's an update on what's been happening in the Te Ara Awataha Greenway. Read on to find out about our new local lizard friends.



## WHAT'S IN THE WORKS ON LAKE ROAD?

As part of the Northcote Development, work to install a new main water pipe along Lake Road is underway. The existing pipe is undersized and needs to be upgraded to cater for the increased capacity expected in the area. Here's some key information you may want to know about this project.

### Where?

The works start from the Countdown end of Lake Road and up to the roundabout at the northern end of Lake Road (on the eastern side of the road). It will be done in 100-200 metre sections at a time.

### When?

Works commenced in May and completion is forecast to be early November 2020.

### How?

The works involve cutting a trench in the bike lane and sometimes the grass berm and installing the new water main pipe. The excavated areas will then be reinstated to current Auckland Transport standards.

To complete this work, our team will need to close the bike lane in the sections being worked on. Appropriate traffic management will be in place around the works to ensure the safety of all road users.

Our teams on site always aim to keep disruption to a minimum and will maintain access to driveways for those who need it. We will only operate within consented hours of construction, which are 7:30am – 6:30pm Monday to Friday, and 7:30am – 6pm on Saturdays.

### Who?

Northcote Development's civils alliance partner, Piritahi, is responsible for laying the groundwork for the development, including this work that is being undertaken on behalf of Watercare.

If you have any questions about these works, please get in touch with Piritahi's Community Liaison Advisor by calling **0505 PIRITAHİ** or emailing **northcote@piritahi.nz**

Thanks for your patience as we carry out this important work for Northcote's future!

# AWATAHA DRIVE



Apartments at Awataha Drive sold off the plans like hot cakes during July. Nearly all this development's KiwiBuild apartments have sold, but a three-bedroom KiwiBuild apartment will be available for ballot next year. A limited number of market apartments are still available.

With 27 apartments in total and with a mix of two and three-bedroom homes, the Awataha Drive apartments are NZ Living's third offering as part of the wider Northcote Development, along with Fraser Avenue and Lake Road.

Awataha Drive's 13 KiwiBuild and 14 market apartments are expected to be completed June 2021.

Register your interest at [awatahadrive.co.nz](http://awatahadrive.co.nz). You can find out more about entering the KiwiBuild ballot in the 'How to Buy' section at [northcotedevelopment.co.nz](http://northcotedevelopment.co.nz), along with other tips and tricks to get started on your homeownership journey.



Above The Fraser Avenue apartments are scheduled for completion in late July with residents moving in August

# Time to get moving

Since we entered Alert Level 3 in May this year, the construction of the new apartments on Fraser Avenue by NZ Living has continued apace, with 102 apartments expected to be completed this year. And with the majority of the properties already sold to new buyers, the first occupants are getting ready to move into their new homes soon.

Progress on the Fraser Avenue apartments has plenty of momentum. Shane Brealey, one of the directors of developers NZ Living, says they're nearing completion for the five planned buildings, with the final steps in the construction process currently underway. "Of the five buildings that are being built, the roof is going up on the fifth one at the moment. Plus, the brickwork is 95% complete and all the windows are now in."

The first three of these buildings, comprising 51 apartments, are right on track for completion, with the first new occupants moving into their new homes in August. The last two buildings, comprising the second lot of 51 apartments, are also on schedule and are expected to be finished in August with occupants moving into their new homes in September.

"The Covid-19 lockdown cost the construction sector seven weeks," says Shane. "With time to sit and plan, about three weeks of this has been clawed back with improved efficiencies. The project was already ahead by two months so despite the delays it will still be completed ahead of schedule."

NZ Living is both a developer and a builder, meaning it can create operational efficiencies enabling construction costs to be kept to a minimum, without sacrificing quality. "We've chosen materials that are going to look good and need minimal maintenance for many years," explains Shane. "The buildings are concrete slab, block and solid brick. The exterior won't ever need painting or restaining and there'll be no need to hire scaffolding in the future to maintain the buildings."

The apartments have also been awarded a 6 Homestar rating, which provides assurance that these new homes are warmer, drier, healthier and more cost efficient to run than a typical new house built to building code. "The rating reflects the quality of the insulation, double glazing and the careful orientation to make the most of the sun," says Shane. "Plus, the buildings are not only warm but quiet as well."

The savings in construction costs have then been passed on to buyers, who have snapped up the apartments. Fraser Avenue's 72 KiwiBuild and 30 market home are now sold out, making the development Auckland's best-selling KiwiBuild project so far, according to a Colliers International report.

165 Lake Road, the second Northcote development by NZ Living, was released to market on March 30th – three days after the Covid-19 Alert Level 4 initiated a nationwide lockdown. Lake Road offered 15 KiwiBuild apartments for sale and despite the lockdown all have now sold. There are currently three three-bedroom market apartments for sale.

Shane and the team at NZ Living are fans of the Northcote Development, and have plans to build further in the area. "Significant investment is going into Northcote, with an upgraded town centre, a new primary school, and better streets and public amenities. Plus, it's only 8km from the CBD and there are great public transport options together with the future SkyPath across the harbour bridge announced recently. Northcote also has a great buzz and community feel."

To find out more about Fraser Avenue homes and further developments, visit the Fraser Avenue and NZ Living websites. You can chat with Colliers agents about Fraser Avenue as well as register your interest in future developments with NZ Living. Or come check out the new display apartment open at 38 Fraser Avenue between 1-3pm, Thursday to Sunday.

[www.fraseravenue.co.nz](http://www.fraseravenue.co.nz)  
[www.nzliving.net](http://www.nzliving.net)

## UNIVERSAL APPEAL

Universal Homes is planning to build 24 homes in Northcote, comprising six terrace blocks and one standalone residence.

The team behind Universal Homes are excited about the new development. They worked with Kāinga Ora – Homes and Communities in Hobsonville Point and are keen to continue the already successful relationship. They also describe the location of the development and the chance to build 24 homes only 8km from Auckland CBD as a unique opportunity, one they didn't want to pass up.

Eleven of the new two and three-bedroom homes will be KiwiBuild,

with the remaining 13 available to the open market. "Universal's target audience is 60% first-home buyers across Auckland," says Sales Manager Mike Pearce, "so being able to be involved with KiwiBuild was a perfect match."

Once complete, the sales experience will be a no hassle opportunity, says Mike. "The homes will be sold at a fixed price and will be a completed product right down to the clothesline! Perfect for new home buyers and their bank managers as well."



Above Universal Homes' Northcote development

# Buying a home? You've got options

You've dreamed of buying a home. You've thought about it, talked it over with friends and family, and may have received some professional advice. Your conclusion is that buying could be possible. Now you're in investigation mode – you want to know what you can buy, where you can buy it and for what price.



## KiwiSaver

If you're a KiwiSaver, you may be able to access the KiwiSaver first home withdrawal. This is a government scheme whereby you can withdraw all of your KiwiSaver savings (except \$1000) to put towards buying your first home.

Visit [kaingaora.govt.nz/home-ownership](https://kaingaora.govt.nz/home-ownership)



## KiwiBuild

The KiwiBuild programme increases the supply of affordable housing options and gives more New Zealanders the opportunity to buy their own home. If you're eligible, KiwiBuild offers a great choice of homes that could be ideal for you. You can learn more about how KiwiBuild works, check if you are eligible and view available KiwiBuild homes on the website.

Visit [kiwibuild.govt.nz](https://kiwibuild.govt.nz)

If you're already a KiwiSaver, you could be eligible for a First Home Grant!



## Your bank or mortgage broker

This could be a good time to organise a meeting with your bank to check your savings and your ability to get a mortgage. The bank will let you know what you can afford and what they might be willing to lend you. If you prefer, you can seek the services of a professional mortgage broker who can negotiate with lenders on your behalf.

## Financial help

Did you know that Kāinga Ora – Homes and Communities provides schemes and grants to help you own a home? The Kāinga Ora website has a home ownership tool that assists with ways you could be helped into your first home. It's a great resource if you're thinking about buying. It provides information around how the New Zealand Government can support you on your home ownership journey. It's worth checking out to see if you might be eligible for help to buy your home.

## The First Home Grant

First-time home buyers, or previous home owners who have been making regular KiwiSaver contributions for at least three years, could be eligible for a First Home Grant of up to \$10,000. You apply for the grant through Kāinga Ora. You can even get pre-approval (or approval) directly on the Kāinga Ora website.

## The First Home Loan

This is a loan underwritten by Kāinga Ora which requires just a 5% deposit for a home. Not all banks offer this loan, so visit the Kāinga Ora website for a list of participating banks and to see if you are eligible.

## Budgeting and financial advisors

If getting mortgage approval is a challenge, it might pay to speak to a budget or financial advisor. There are plenty of budgeting providers in Northcote. The Money Talks website gives a list of recommended budget providers in the area so start there first to get professional advice.

Visit [moneytalks.co.nz](https://moneytalks.co.nz)

## Real Estate NZ, Trade Me and One Roof

These websites are great places to thoroughly investigate properties in the areas you would like to live. If the bank has given you an indication of what they might be willing to lend you, you will be able to start building a list of homes that you might want to view.



## Northcote website and information centre

Our website is a great place for further information on what's happening in the Northcote Development. Come in and see us at the Northcote Information Centre, too. We have information on the different homes available for both affordable and market buyers, including maps and plans and further information on the development as a whole. Find us at the Northcote town centre car park. Wednesday to Saturday, 10am – 4pm.

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

And don't forget to speak with other people in the know, your local real estate agent, bank and/or a mortgage broker can all provide good information at this stage in your journey.

**My Place**

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**Toku Wahī**

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**Hoku Fiefia'anga**

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**Lo'u Nofoga**

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**我的空间**

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**나의 생활 터전**