

EVERYDAY Northcote

DIG THIS

Kids go wild in Greenslade Reserve.

NEW START

Exciting times for Onepoto Primary

70% SOLD

Fraser Avenue apartments are a hit.

CELEBRATING OUR COMMUNITY



Welcome

You may have heard a new name around the neighbourhood lately. On the 1st October the government brought together three organisations responsible for housing in New Zealand into one new organisation. The new entity, called Kāinga Ora - Homes and Communities, is made up of Housing New Zealand, KiwiBuild and HLC, the team behind the Northcote Development. This will allow a more joined-up approach to delivering housing in New Zealand, including addressing homelessness and making homes more affordable for New Zealanders.

Throughout this transition, the Northcote Development has continued at a pleasing pace, providing a steady stream of new, warm dry state homes. The construction of 102 KiwiBuild and market apartments at Fraser Avenue is on target for a planned October 2020 completion.

Sales of the apartments have been extremely strong (see page 15). It is heartening to see such demand as it's a clear signal that the Northcote Development is helping to ease the housing supply issue for Aucklanders, by providing well designed apartments in a good area.



Robert Graham, Project Director,
Northcote Development

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Left Fraser Avenue by
NZ Living is proceeding
at pace.

On the cover
Digger Day in September

 **Northcote
Development**

 **Kāinga Ora**
Homes and Communities



Excavator Incubator

With Greenslade Reserve soon to be dug up for a major upgrade, we gathered the community for a practice run. Our second Digger Day this year was held on the 28th of September and attracted hundreds of digger fans. The popular kid-size construction toys were provided by the Kaipātiki Community Facilities Trust and the actual diggers and other big machines by civil works partner, Piritahi.





New Start for Onepoto Primary

Principal Daniella Latoa-Levi is tired but happy when we talk to her after the biggest Onepoto Cultural Festival ever. “We think there were probably around 10,000 people here,” she says. It’s unbelievable for a tiny school with a current roll of 68 kids, but they’ve been doing it for 28 years now and it’s always massive. There’s just something about Onepoto that people want to be part of, and stay part of. Daniella herself is a case in point – her history with the school goes back nearly 20 years.

“Since I was a teacher here back in 2001, we’ve been talking about how Onepoto was going to grow, and what that would look like,” she remembers. “The school has been through some hard times, and for a while there it even looked like it might close.” Her eyes light up. “But now the changes are happening – and we are so ready.”

Onepoto’s tired old classrooms are going, and an entirely new school will be built in its place over the next two years.

It will be two-storey with a definite lean towards it being an ‘MLE’ – Modern Learning Environment. “Earlier this year our deputy principal (Bernadette Mahoney) and I went to the Edulead Conference in Singapore which was all about the future of education,” says Daniella.

“A lot of our initial ideas were confirmed and we learned so much that we hope to apply at Onepoto. We’ve checked out all the exciting new schools around Auckland too, and we’ll be cherry-picking only the best of what works to put into practice here. We have an opportunity to create a future-focused school with a real educational edge.”



Stage One of the build will give the school a capacity of 375 students and Stage Two will be 800 – the same number of students the school had in 1961, not long after it opened. But for now the roll is staying low – handy really, since the entire school will be taught in the hall until the new building is ready.

Daniella sees moving into the hall as a golden opportunity. “It’s the perfect way to kickstart our new learning environment,” she enthuses. “It’ll have more open spaces, with encouragement to learn across levels, and engage in rich learning projects based around skills and knowledge.”

She sees work to be done around easing the transition from the ground-breaking Te Whāriki Early Childhood Education programme to the more conventional NZ Curriculum, which begins once students enter primary school. “It’s a really big jump,” she admits, “and I’d like to work on smoothing that process a little.” Daniella has also been looking at brain development in young children and the teaching experiences which could be provided to enhance student learning.

The team is aware that the range of cultures moving into the area will be broad. They’d like to bring in more tikanga and Te Reo Māori, strengthen Pacific initiatives and languages and also more Asian cultural interest. They’re also keen to look at the area’s history and educate students around growing some of their own food. “Northcote used to be covered in orchards and strawberry gardens. We’d love our students to be part of the ‘garden to table’ programme, utilising this fantastic soil.”

This ambitious young principal has her sights set on developing a new school that will take on the best. But right now, she says with a big smile, “We’re just excited to get in there and start ... evolving!”

Designing the future of Northcote

How would you come up with an idea for transport that's fun, safe and sustainable? How would you design an outdoor hangout space for teenagers? And what would your ultimate future library look like?



Students with Renee Pak from Kāinga Ora's urban development team.

In the last six weeks of Term Four at Northcote Intermediate, teachers asked these questions of 120 Year 7 and 8 students with the aim of getting them to consider how they would shape their changing neighbourhood.

Kāinga Ora – Homes and Communities, Panuku Development Auckland, Northcote Library and Isthmus came in to the school to help guide the students on their projects.

The students found the transport question easy – e-scooters were a no-brainer, they said, to reduce congestion on the roads and create a sustainable way to get to school. But with the current bike shed being open air, designing a lockable shed

with a charging station would need to be part of the plan.

Somewhere to hang out for adolescents and young teens? Redevelop Cadness Loop Reserve. A skate park, pump track and basketball court were popular ideas, as was a stepped and shaded area to watch ball games and chat.

Reimagining the Northcote library really got the students thinking, says teacher in charge Andrew Kingston, and sparked lots of ideas. “They thought there were not enough quiet areas in the library to be able to focus on schoolwork, but they also decided more creativity was needed to brighten it all up.”

Suggestions included funky wayfinding signage on the floor, a more creative approach to lighting, more events to maximise the library's potential as a venue – and, as you'd expect, more digital technology available.

Andrew said the school leaders felt fortunate to be able to get the students involved in real-life situations that could lead to outcomes in their own community. “Opportunities like this build confidence and enhance problem-solving capabilities which can be applied to many other parts of their lives. It's also great for the kids to see how these professionals work together – it might inspire them to explore these occupations further.”



PROJECT UPDATE

We're thrilled to say that the 16 new Kāinga Ora one-bedroom state homes on Cadness Street will have people moving into them in January. Good to know that the disruption is now over for these people and they can settle in to warm, dry, modern homes.

NZ Living is building the Fraser Avenue apartments on the corner of Fraser Avenue and Tonar Street at a cracking pace. A handful of these market and KiwiBuild homes are still available to buy. Completion is due in October 2020.

Civil work is underway on the land on the corner of Tonar and Cadness Streets. A new road will be built between these two large sites, linking Tonar and Cadness. We'll be building state and market homes on this land, starting early next year.

Eleven new townhouses on Tonar Street are under construction. These are state homes and will have 3+ bedrooms.

A further 12 Kāinga Ora two-storey terraced homes are coming together on Fraser Avenue. These are state homes.

The land on Lake Road between Northcote Intermediate and Countdown has now had the old homes removed and is in the land remediation phase. This site will have market and KiwiBuild homes built on it.

Some of the old homes on Kaka Street will be removed shortly and the land is in the hands of our civil works alliance, Piritahi while they prepare it for new homes.

The design is being finalised for a new pocket park (1000 square metres) on Richardson Place. This park will have seating, barbecue facilities, play equipment, and is designed to be preschooler friendly.



Proposed Homes in Stages 1, 2 and 3 (initial)

	STAGE 1 (CONFIRMED)	STAGE 2 (PROPOSED)	STAGE 3 (INITIAL) (PROPOSED)
State	59	220	55
Market/ Affordable	0	270	114
Total	59	490	169



First two parts of greenway under construction

Te Ara Awataha, Northcote's new greenway, is a 1.5km network of existing and new reserves that will link local streets to Northcote's parks and town centre. It will provide a place to walk or cycle, play and meet people. The route will safely connect the community to local destinations, including the schools, town centre, public transport stops and recreation spaces, and provide access to the wider city cycle network. It will offer opportunities to learn about the natural world, and help with overland water flow to reduce flooding. Te Ara Awataha is being jointly delivered by the city's regeneration agency Panuku Development Auckland, Auckland Council's Healthy Waters and Kāinga Ora, working alongside the Kaipātiki Local Board and mana whenua.



GREENSLADE RESERVE

Greenslade Reserve will begin construction in early 2020 for stage one of works to improve the reserve.

Auckland Council's Healthy Waters department will be upgrading the stormwater pipe to increase capacity and redirect some of it above ground to flow into a wetland. This urban wetland will restore natural habitat that was lost when Northcote was developed in the 1950s.

Carl Hewison, Principal - Construction Management for Auckland Council Healthy Waters says that when the project is completed, the upgraded infrastructure will be highly beneficial to the area. "These stormwater improvements will unlock development and enable growth for Northcote".

Currently, timings for stage two of Greenslade Reserve's transformation into a much more usable green space will be confirmed at a later date.

SCHOOLS' EDGE

The portion of the greenway that borders Northcote Intermediate and Onepoto Primary is also underway.

Design Lab workshops with the three schools in the Northcote Development area; Onepoto Primary, Northcote Intermediate and Northcote College have captured students' ideas and vision for how the greenway should look, feel, and function. These ideas have led to the design including an outdoor classroom.



THE GIFT OF A NAME

Mana whenua have gifted a name to Northcote's greenway. Te Ara Awataha means 'the path of the Awataha' and refers to the stream that historically ran through the area but was redirected through an underground pipe in the 1950s. (Landscape Architect)

Helen Kerr of Isthmus has been working with the community for several years to gather input into the design of the greenway.

"Through a Te Ao Maori lens the most important thing is restoring the health of the environment because that will support people in the community."

Thanks to input into the project by mana whenua, much of the Awataha Stream will be 'daylighted' or released from the pipe that contains it, to flow above ground where people can enjoy it and it can become a habitat for birds, insects and eels once more.



Fraser Avenue right on target

Shane Brealey, Director of NZ Living, says the construction of Fraser Avenue is “right on target and going like a freight train.” He says he has had numerous comments from people in the industry on how quickly the buildings are emerging and how solid and substantial they are.

Block A is the furthest advanced with its structure complete, roof going on as we write, all windows installed and some of the kitchens already in. The bricks started to go on during the Christmas period and the community will start to get a real sense of what the completed buildings will be like.

On the 12th of December mana whenua blessed the five tukutuku panels which will adorn the end walls of the finished buildings. Shane is excited that sculptor Anton Forde has now hand selected the giant pieces of stone needed for each three metre high carving that will stand in front of each tukutuku panel to remind us of kaitiakitanga (guardianship) – of ourselves, each other and the land.



Bricklayers with the blessed bricks for the tukutuku panels.

FRASER AVENUE APARTMENTS BUCK SALES TRENDS

During a period of flat sales in the Auckland market, Fraser Avenue had 122 appointments and achieved 50 conditional sales in its first week on the market. Now with 70% of the project sold, Pete Evans, Director of Residential Projects at Colliers International, says the demand for this and other recent KiwiBuild projects shows the policy is delivering much-needed affordable housing.

“There’s no doubt that supply has fallen far short of what was initially promised, which the Government acknowledged with its recent policy reset. But the success of projects like Fraser Avenue shows the demand for KiwiBuild homes is there.” That isn’t the case for the rest of the new apartment market, where sales have slowed, according to Colliers’ research.

One of the first to buy at Fraser Avenue was 27-year-old Guido Turnock-Chambers, who has been trying to get a foot on the property ladder for two years.

“Despite the bad press, KiwiBuild has helped me achieve my goal of getting into my first home that I might not have had the chance [to buy] otherwise.”

Guido said that he grabbed the opportunity to buy off the plan at Fraser Avenue, not only because of the obvious benefits of new over old, but because the HomeStart Grant is, in effect, doubled if you’re buying a new home rather than an existing one.

The other chief attraction was location.

“Location was a big factor, being not too far from the CBD and other major hubs. The future development of Northcote means that it’s becoming a desirable location.”

Pete Evans believes critics have been too hasty to harshly judge KiwiBuild. Property developments take several years from start to finish and the sector needs time to adapt to KiwiBuild. Recent changes made by the Government to KiwiBuild will make the scheme more accessible to first home buyers. These changes include reducing the deposit requirement to five per cent for the First Home Loan and removal of asset testing for people who have previously been homeowners.

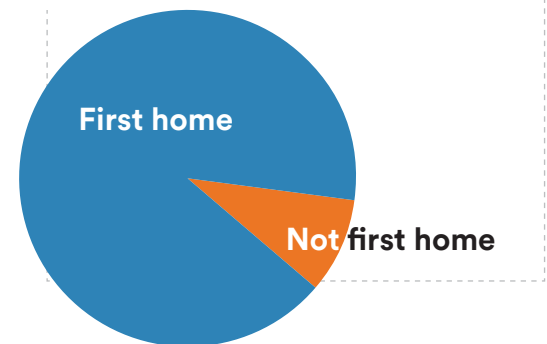
The amount of time you must live in your KiwiBuild apartment has also been reduced – in the case of studio or one-bedroom apartments, it’s only a year. That means buyers can get their foot on the property ladder without being locked in when ‘life happens’, for example they are offered a job overseas or start a family.

Who’s moving in?

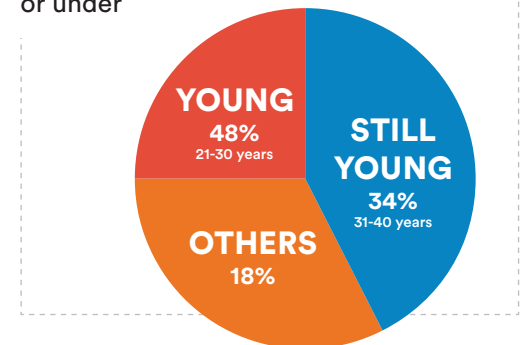
Everyone’s unique, we know, but statistics are so handy when you want to generalise. So, we asked the statisticians who’s moving into the neighbourhood.

Given that 70% of the first market homes in Northcote were apartments sold through KiwiBuild, it’s probably no surprise that Fraser Avenue has strong appeal to (generalisation alert!) **young professional people buying their first home.**

First home buyers who are also owner occupiers made up 91%



82% of buyers are 40 years or under



27%
Young professional couples



47%
Young professional single people



37%
of buyers currently live less than 5km away

Stop, thief!

Even the NZ Police are helping to make sure Fraser Ave continues at a cracking pace, stopping in the other day with their in-house engraver to inscribe the builders' tools with their driver's licence numbers.



Last year, tens of thousands of dollars worth of power tools were recovered, mostly via drug-related search warrants, but it took many valuable hours of police time to return them to their owners. By engraving the serial number on each tool and keeping a record in their database, police are able to easily return recovered tools back to their owners. Engraved tools are much harder to sell on the black market so it's also a major deterrent for theft.

Even on big projects like Fraser Ave, builders usually bring their own tools

to the site. Fraser Ave Project Manager, Brandon O'Reilly, says that the guys worry constantly about their tools getting stolen. "It's a real concern for them. Tools are so expensive these days, often \$1000 or more a piece."

Police are finding it rewarding to work together with tradies and say it's important to do so to break the cycle of tool theft. It's also helpful to record serial numbers of tools, store them using solid locks on sheds and vehicle lock-boxes, and don't leave tools in a vehicle overnight if parked outside.

Summer in Northcote



GREAT SUMMER READ AT NORTHCOTE LIBRARY

1 DECEMBER 2019 TO 31 JANUARY 2020

The Great Summer Read / He Pānuitanga Raumati is now on at Northcote Library. Get everyone in the family reading from 1 December 2019 to 31 January 2020 with fun challenges that could win you books, designer glasses, eReaders and tickets to some of Auckland's hottest attractions. Visit www.aucklandlibraries.govt.nz/gsr and drop by Northcote Library for your challenge sheet and a stack of recommended reads today.



CHINESE AND KOREAN NEW YEAR FESTIVAL

SATURDAY 1 FEBRUARY 2020, 11AM-4PM, NORTHCOTE TOWN CENTRE - FREE

The annual Northcote Chinese and Korean New Year Festival celebrates the Year of the Rat. The town centre will be filled with vibrant performances, games, crafts and more, and foodies will enjoy a range of Asian delicacies. Check out the dragon dancing and interactive booths such as calligraphy, paper cutting and new year's card-making. Come with your family and friends to usher in a prosperous new year ahead.



FIAFIA FANAU DIVERSITY EVENT

27 MARCH, NORTHCOTE LIBRARY

Celebrating Northcote's fabulous diversity of cultures and communities, this event is brought to you by Kaipātiki Community Facilities Trust and Northcote Library. There'll be entertaining performances, activities with a local flavour and delicious food.



MUSICIRCUS WITH ARTIST AND COMPOSER WARWICK BLAIR

FEBRUARY 29, NORMAN KING SQUARE, 1PM

Warwick Blair is a Northcote local and a master composer who has been described as 'one of New Zealand's most original musical thinkers' by the NZ Herald. He has performed at world premieres and prestigious festivals around the world. Warwick will be curating a performance of John Cage's work 'Musicircus' – an invitation to many musicians or performers willing to perform simultaneously

in any way they desire. Warwick says: "Local ethnic communities – Chinese, Korean and Vietnamese – are to be the central focus of this event. We're not just looking for musicians to perform, but dancers too; poetry could be read, food could be served from the local restaurants around Norman King Square, and acrobats could entertain – but all of it happens at the SAME time. This is quite important! As John Cage says, it's about 'joy and bewilderment'. The more the merrier!"

Please note: timing could be subject to change... check in with the Library or Northart Gallery closer to the date.



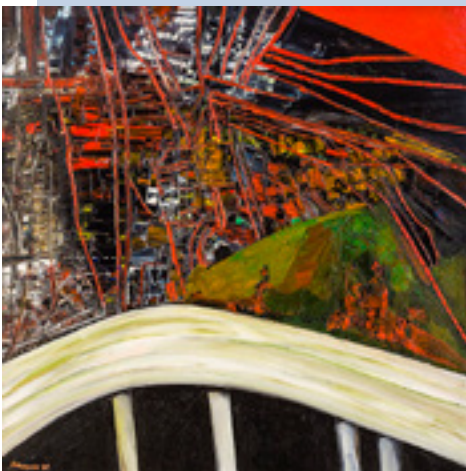
GO GREEN FOR YOUR COMMUNITY!

FEBRUARY 29, 10AM-12PM, JESSIE TONAR SCOUT RESERVE

Be part of your next Kaipātiki Project community restoration day in February. This brilliant community group is delivering the restoration of the reserve on behalf of Panuku Development Auckland. Join them and make a real difference to your environment, connect with other locals over a free sausage sizzle, spend time in nature, give back to your community and teach your kids about sustainability and conservation.

The next community regeneration day for Te Ara Awataha, Northcote's greenway, is February 29 from 10am – 12pm at Jessie Tonar Scout Reserve, at the end of Kākā Street, Northcote. This bush-clad reserve is home to the source of the Awataha Stream and has deep significance for local mana whenua.

You'll need to register at the Kaipātiki Project website so they know how many to cater for – go to <https://kaipatiki.org.nz/whats-on/>. You can email community@kaipatiki.org.nz if you need further info. Make sure to bring closed-toed footwear, your reusable water bottle and sun protection.



Robert Ellis 1968. 'City with New Flyover', oil on board 600 x 600 mm

NORTHART SUMMER SHOWS

28 JANUARY – 19 FEBRUARY

Landscapes from the Kelliher Art Trust Collection

This show demonstrates that serious landscape painting is not only alive and well in New Zealand but remains popular with both artists and the public. At a time when many galleries are giving little wall space to local examples of landscapes, the Kelliher Art Trust continues to explore the single most important visual arts genre on which New Zealand's tradition of painting was founded.

Please note: Christopher Johnstone, curator of the Kelliher Art Trust, will give a free public seminar on Wednesday 12 February at 7pm

23 FEBRUARY – 10 MARCH

Northart Members' exhibition

Pop in and check out this popular, wide-ranging show of painting, photography, ceramics and object art. Artists wishing to participate are welcome to become members and submit works – membership and entry forms can be downloaded from the Northart website (see right).

15 MARCH – 1 APRIL

Ko rātou, ko tātou | on other-ness, on us-ness

Conversations with Islam, alongside and from inside. Curated by Sonja van Kerkoff and Salama Moata McNamara, this exhibition will include works of diverse media and highlight the role of the feminine or in Islam, including responses to Islamophobia.

www.northart.co.nz

2019

A WHOPPER OF A YEAR FOR THE NORTHCOTE DEVELOPMENT

12



Over 1,000 people took time out of a beautiful, bright mid-winter Saturday to attend the **Northcote Development Information Day**. Held at the Information Centre in the Northcote town centre car park, the event gave locals and visitors to Northcote their first look at the new 'Fraser Avenue' apartments.



When the NZ Living display suite for Fraser Avenue opened in August, Colliers agents were kept **busy helping a steady stream of homebuyers with contracts**. Over 160 people entered the ballot for the three bedroom KiwiBuild apartments.





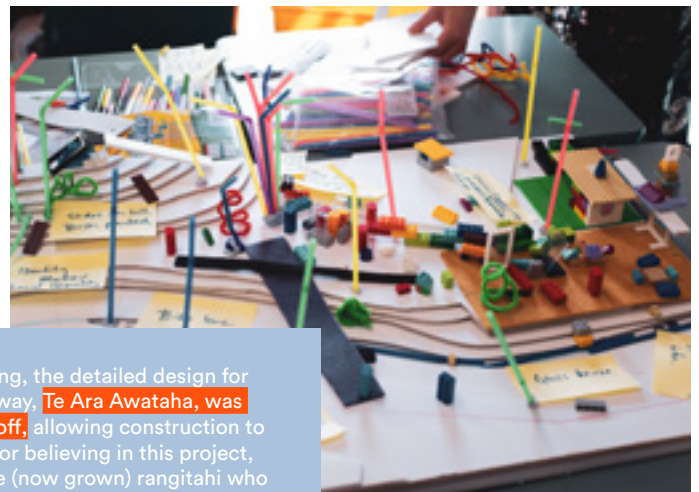
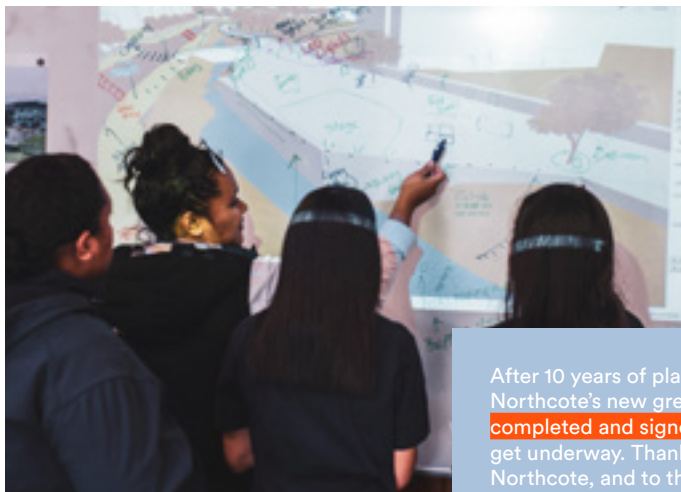
Four new roads were built and one upgraded in the triangle formed by Lake Road, Fraser Avenue and Tonar Street allowing us to build around 500 new homes.



We have a sneaking suspicion many people never grow out of their love for diggers – they just use their kids as a cover. The community turned out for 2 fantastic Digger Days in 2019. Happy, dirty kids galore.



KiwiBuild came to Northcote, a first for the North Shore. 52 KiwiBuild apartments sold to happy homebuyers.



After 10 years of planning, the detailed design for Northcote's new greenway, Te Ara Awataha, was completed and signed off, allowing construction to get underway. Thanks for believing in this project, Northcote, and to those (now grown) rangitahi who provided the original spark of inspiration for the project a decade ago.

My Place

Toku Wahi

Hoku Fiefia'anga

Lo'u Nofoaga

我的空间

나의 생활 터전