

Town centre  
community facility  
(potential)



## Our goals

The overall vision can be captured in three broad goals relating to the way the place functions, the form that the future built environment takes and the way the needs of the people are addressed.

### Northcote's function within a local and regional context

**Our goal:** Create an attractive central Auckland town centre and neighbourhood with a unique identity and offer (houses, shops, community facilities and employment opportunities) focused on meeting local needs.

### Northcote's form and the way the place touches the land

**Our goal:** Create a place with an urban form that is connected, walkable, human-scale, high-quality, resilient and responsive to the needs of residents and businesses and the natural environment.

### Northcote's people; how they are involved and their needs met

**Our goal:** Create a place that supports a diverse mix of people and incomes who are actively engaged in and enjoy the benefits of living, working and playing in a successful and culturally rich place.

Starting at the heart of the Northcote community, a revitalised town centre benefiting from significant new development and public realm upgrades will provide a greater variety of shops and services. It will be safe, cared for and well designed. With a proposed new 1000 sq.m town square, it will also be a place to celebrate the area's cultural diversity.

Two key opportunities currently under consideration include a new supermarket, which will also provide mixed-use development of retail, housing and parking, and a new, multi-purpose community facility (subject to feasibility and ongoing community consultation).

Plan showing  
redevelopment of the  
Unlock Northcote  
project area  
(potential)





The town centre will be better connected to residential areas, linked through a series of more usable public open spaces:

- Greenslade Reserve, upgraded to act as a 'village green', offering a full-sized sports field,
- A new town square – the busy, vibrant heart of the centre,
- Redeveloped Cadness Reserve – a more informal, relaxed space with destination a children's playground.

Further out from the centre a new network of green spaces will create a blue-green way of public space amenity. Stormwater management improvements will be built into all of this public open space meaning parks and walkways will not flood and can be enjoyed by residents and visitors year-round.

Lake Road will be enhanced to improve amenity. It will encourage a range of transport options including walking and cycling, and public transport. It will be easy to cross, move along and be lined by trees and high quality development.

Approximately 2000 new homes will be built, acting as a catalyst to the private sector and providing a greater mix of housing types to meet residents' changing needs, and boosting the local population from 3000 to around 7700. Housing ownership will be split 80 per cent private and 20 per cent social.

Northcote's people will have a strengthened sense of community and pride in the area. More people will want to move to and visit Northcote, attracted by the lifestyle mix, the renowned Asian food and easy connections to wider Auckland.

The Northcote 2030 vision will largely be realised through four key moves, or achievable steps in a staged approach.

All of our goals can only be achieved by working with our partners including HLC, Auckland Transport, Healthy Waters and the rest of the Council family, as well as the Kaipātiki Local Board.

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Wāhanga tuatoru:  
Ngā mahi matua

## Section three: Key moves

This section gives details about the four key moves that will act as the catalysts for achieving long-awaited positive change in Northcote. They will be the focus of collaborative effort, with each move representing integrated projects and initiatives across key stakeholders and partners.



# Toru 03

## Summary of key moves



### **Key move one: Town centre – creating a vibrant heart**

Retail development is brought forward onto Lake Road, creating a gateway with a new multi-purpose community building and providing enhanced public spaces such as a new town square.



### **Key move two: Lake Road – creating a great urban street**

Lake Road is remodelled as a pedestrian-friendly street incorporating cycle lanes and wider footpaths.



### **Key move three: A blue-green way – a network of public open space**

This landmark public open space network will run through the town centre and neighbourhood. It will be designed with the community so that it becomes something treasured and cared for by everyone.



### **Key move four: Housing – increasing density, choice and tenure mix**


The Northcote redevelopment provides an opportunity to deliver intensified housing with new homes offering more choice in type, tenure and price point.



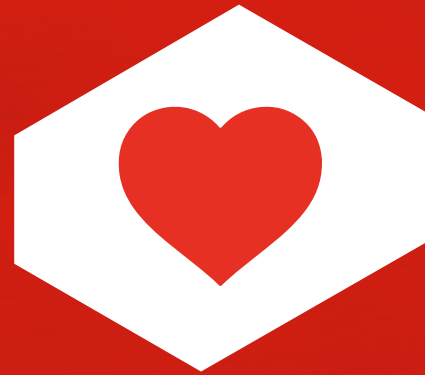
 Key move one:  
Town centre – creating  
a vibrant heart

 Key move two:  
Lake Road – creating  
a great urban street

 Key move three:  
A blue-green way – a network  
of public open spaces

 Key move four: Housing –  
increasing density, choice  
and tenure mix





## Key move one

### Town centre – creating a vibrant heart

Retail development is brought forward onto Lake Road, creating a gateway with a new multi-purpose community building and providing enhanced public spaces such as a new town square.

### Summary

The town centre will be redefined by bringing retail development forward onto Lake Road, and creating a gateway with a new, multi-purpose community building. To enable this, the community facilities currently located on Cadness Reserve at the back of the town centre could move to a potential new multi-purpose building (subject to feasibility and ongoing community consultation), and part of the reserve land they vacate sold to enable new residential development.

The town centre will feature higher-density housing (see key move four for more detail).

The amenity of the public space will be improved by:

- upgrading the Greenslade Reserve community sports field (as part of a stormwater project to reduce flooding);
- creating a new 1000 sq.m town square next to the multi-purpose community building as dedicated and safe space for events, activities and celebrations;
- making Cadness Reserve larger to include a destination children's play park;
- increased investment in the public realm, specifically Pearn Place and Pearn Crescent.

A new, full-service supermarket on 3500 sq.m of current surface level car park land will drive a mixed-use development involving retail, housing and basement parking

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## Town centre



## Potential town centre





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While Northcote town centre offers a great array of Asian retail and cuisine, together with well-used community facilities and a supermarket, minimal development has taken place there since the 1960s.

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## Context

While Northcote town centre offers a great array of Asian retail and cuisine, together with well-used community facilities and a supermarket, minimal development has taken place there since the 1960s. The centre is perceived as being tired, disconnected from the residential neighbourhoods and having a limited range of other shops serving the local community. At-grade car parking has a large footprint (over 567 public parking spaces throughout the town centre) within the town centre eroding the overall quality of the built environment and frustrating public life and vitality.

The main community facilities - Northcote Library, the Norman King Centre and the community hall - are disaggregated and sit behind the town centre creating challenges around operational efficiency and amenity. Furthermore, there is a question as to whether this cluster of facilities is 'fit for purpose' in terms of catering for the expected growth in the resident population (from 3300 current residents in the project area to 7000).

The town centre lacks a resident population which reduces its potential overall vitality and natural surveillance outside of trading hours. With an envisaged 500 new dwellings in the town centre, the number of new residents could be up to 1000 people.



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Key move one comprises five main components that will be supported by a range of place activation initiatives and programmes that encourage the community to view, use and engage with the town centre in new ways.

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**1 A new multi-purpose community facility:**

Unify different community functions into one building on Lake Road – in the middle of the town centre, not the back.

**2 Bring the centre to Lake Road:**

Supermarket led mixed-use development on main at-grade car park (car parking reprovided underground)

**3 A vibrant shopping street:**

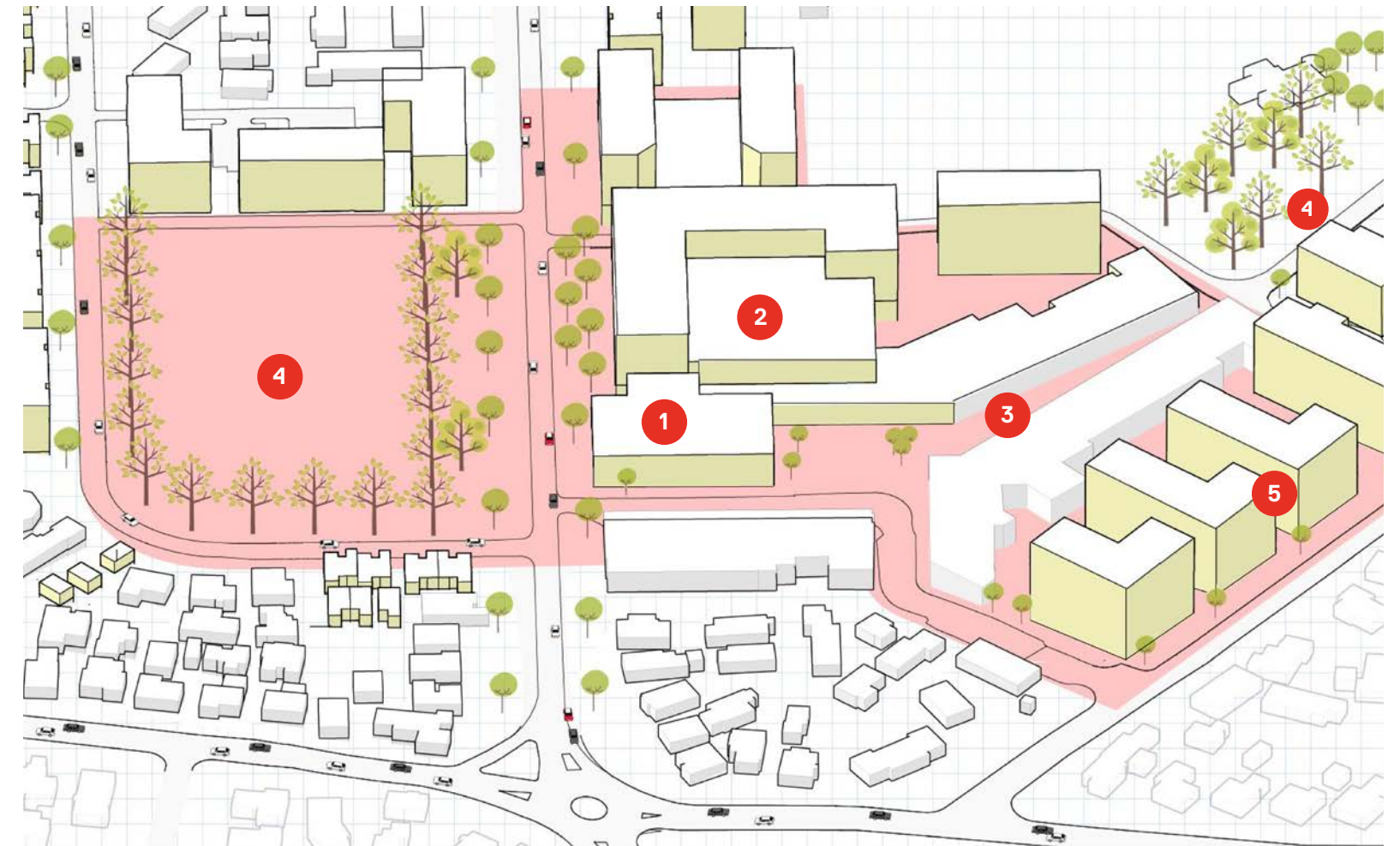
Providing a central, vibrant shopping street as a focus in the town.

**4 A series of town spaces:**

Providing a new town square, sports field and other public spaces to allow for formal and informal events and activities.

**5 Safety through activation:**

Providing 500+ apartments in the town centre to provide activity and ownership.



## 1. A new multi-purpose community facility

- Bring different community services into one building in the middle of the town centre, rather than located at the back.
- Combine separate facilities into the new multi-purpose facility – better customer experience, more flexibility, increased longevity, and operational and economic efficiency.
- Maximise the opportunity for Northcote's new 'front door' to be a signature community building.
- Part-fund the project by realising residential development on the existing site.
- Use Northcote's community knowledge and experience to inform the making of the space.

To the east of the town centre are three community buildings that the council owns and operates – Northcote Library, the Norman King Centre and a community hall. These buildings are occupied by several community users, under leases with varying end dates.

In understanding the requirements of the future Northcote community as well as the shortcomings of the current facilities it is proposed that, subject to further feasibility work and community engagement, they be consolidated into one new multi-purpose building (approximately 1500 – 2000 sq.m gross floor area) in the heart of the town centre.

Part of the land vacated by this consolidation/relocation would be incorporated in a larger and improved Cadness Reserve. The balance of land will be offered to the market for residential development to help offset the cost of developing the new multi-purpose building.

The involvement of Northcote's people in this feasibility and planning work will be critical to the success of any outcome. Early conversations are underway and a bespoke process will be developed, in collaboration with our colleagues at Auckland Council, to ensure a future asset that best supports its community of users, the development process, and Northcote as a place.



## Town centre looking north from Lake Road (Existing)



## Town centre looking north from Lake Road (Potential)



# 2

## 2. Bring the centre to Lake Road

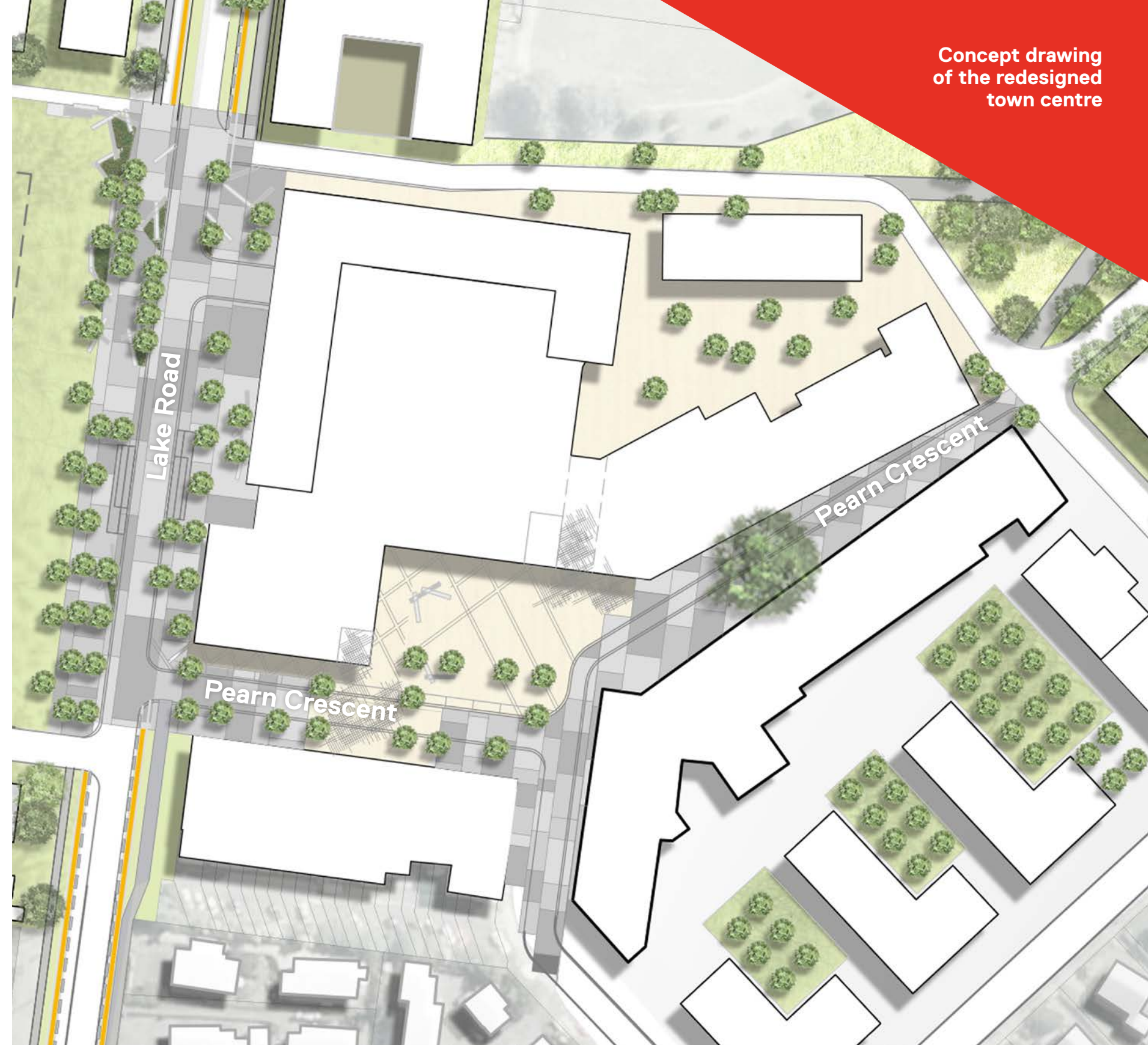
- Bring the shopping centre onto Lake Road, increasing its presence and visibility.
- Clearly define public routes through the town centre to increase safety.
- Work with Progressive Enterprises Ltd (Countdown) to maximise community benefits from the new supermarket-led, mixed-use development on existing car park land.

Progressive Enterprise Ltd's Countdown store currently anchors the shopping centre, operating from tired and sub-optimal premises. The company is proposing to acquire part of the council-owned car park to build a newsupermarket (3500 sq.m of floor space), with residential apartments above and basement car parking serving the town centre (the current number of public carpark spaces would be preserved). The site Progressive vacates would then become available for new residential development.

A larger, modern, full-service supermarket is considered to be an essential anchor for the town centre and a desirable component of the future Northcote.

To better manage the transition to a new supermarket, Panuku is in the process of buying an adjacent block of privately-owned ground leases to establish a temporary carpark.

Ernie Mays Street, which currently forms a right-angle loop between College Road and Kilham Avenue, will be realigned as a connecting street between College Road and Lake Road running to the north of the proposed supermarket. Servicing the new store and development would be via this reconfigured street with the basement car park likely accessed off it or Lake Road.



# 3

### 3. One vibrant shopping street

- Focus on providing a central, vibrant shopping street through the middle of the town centre based on Pearn Place and Pearn Crescent.
- Increased quality and choice in the retail offer

The population growth projections for Unlock Northcote suggest that the further retail floor space can be sustained overtime. However, against the backdrop of the current marginal retail offer it is proposed that the level be maintained albeit in a new form. Away from the new proposed supermarket and ancillary retail it is proposed that Pearn Place and Pearn Crescent be nurtured as the retail street.

Pearn Crescent, a two way through road connection between College Road and Lake Road includes angled parking and bus stops. It is fronted to the south by an existing block of retail (1-29 Pearn Crescent), the Northcote Town Centre car park to the north and the Pearn Place pedestrian mall to the north east. It is proposed that it be upgraded as a shared space that will include narrowed carriageways, increased footpath

size and an enhanced streetscape fronting a proposed town square. In time, it is expected that this project will help stimulate mixed redevelopment of the existing retail edge.

Pearn Place pedestrian mall already acts as an important connector through the town centre linking community facilities to its north with the main car park to the south. Midway along its length is an established tree and raised seating area popular with the public in fine weather. In the future, Pearn Place streetscape will be upgraded as a high quality 20m wide shared space lined with retail. Its role as a connector will be heightened being part of the Blue-Green Way (see key move three), connecting Cadness Reserve and the new town square.



#### 4. A series of town spaces

- An enlarged and improved Cadness Reserve to include a destination play park alongside new development.
- A new square in the heart of the town centre.
- An improved Greenslade Reserve as a playing field and stormwater detention space, improving its connection to the centre.
- Use Northcote's community knowledge to inform the making of the space.

Cadness Reserve currently consists of an open grass area, with a basketball court and path connecting the town centre to Cadness Street. Raeburn House and Northcote Library separate the reserve from the town centre. It is proposed that Cadness Reserve be increased in size (from 4572 to approx. 5000 sq. m) by relocating the library and community facility more centrally within the town centre. Cadness Reserve will be enhanced with improved shared paths, additional trees, and a destination playground. The space will be designed to support existing public activities that occur in the area. The reserve will form part of the proposed Blue-Green Way (see key move three) with improved pedestrian and possibly vehicular connections to the HNZN neighbourhoods to the north.

Greenslade Reserve (approx. 14,000 sq. m) currently operates as a recreational space accommodating a rugby league playing field. Its current use needs to be retained but it will be upgraded to also function as a 'village green' and stormwater detention area as a key component of the strategy to reduce the local flood risk. The playing field will be enlarged and lowered by one metre to accommodate and detain stormwater. Other features of the project include:

- 'Daylighting' of the stormwater treatment (removal of pipe) to create stream environment to include planting and local small crossing/bridging points;
- A new shared pedestrian and cycling connection along northern edge with lighting;
- Terraces including seating and other public realm furniture. Possibly a 'skateable' environment;
- Interpretation boards and public artwork.
- Connection to the adjacent Housing for Older People (HfoP) site.

In the heart of the town centre at the southern end of Pearn Place, and edged to the east by Pearn Crescent, a new formal town square (approx. 1000 sq.m in area) will be created. Fronted on two sides by retail as well as an entrance to the new multi-purpose community building, it will be used for events, celebrations and activities – community events are a Northcote success story and a purpose-designed space will enable these events to flourish.



**Town square looking north from Pearn Crescent**  
(Existing)



**Town square looking north from Pearn Crescent**  
(Potential)





**Cadness Reserve looking west from Cadness street**  
(Existing)



Cadness Street

Cadness Reserve

**Cadness Reserve looking west from Cadness street**  
(Potential)



### 5. Safety through active public life

- Harness people power from the residents (approx. 1000) in 500 new dwellings in the town centre. This will create activity and help address safety issues.
- Create new roads, cycle and walkways, and a CCTV-monitored secure car park.
- Ensure inclusion of Crime Prevention Through Environmental Design in design processes for public space
- Collaboration with existing groups on the creation of an ongoing programme and place management for key public spaces

In addition to the approx. 100 units residential development associated with the Countdown development there is a significant apartment development opportunity on College Road.

Savemart is a large (about 2000 sq.m) second-hand clothing retailer at 30 College Road. Its ground lease includes 64 spaces in the council's car park at 32 College Road, which partly restricts redevelopment of that site. The potential is to amalgamate these two sites for a comprehensive residential apartment development that at seven storeys could yield approximately 300 units or 600 residents bringing further life into the centre.

Across Lake Road on the northern boundary of Greenslade Reserve lies a further residential development opportunity with the two Panuku Housing for Older People (HfOP) sites, Piringa Court and Greenslade Court.

The Greenslade Court site has the potential for significant intensification, with scope to redevelop the dated 32 single-storey units into 110 HfOP multi-storey (suggested five storey) units or up to 160 units depending on final site size and configuration.





## Key move two

### Lake Road – creating a great urban street

Lake Road is remodelled as a pedestrian-friendly street incorporating cycle lanes and wider footpaths.

#### Summary

Lake Road, as it runs through the Unlock Northcote project area, is to be transformed into an attractive and safe neighbourhood street that better connects the town centre to the Northcote community and the wider North Shore.

Lake Road's carriageway is to be narrowed (whilst not reducing the number of lanes) footpaths widened, a dedicated cycleway created and street tree planting to improve amenity.

#### Context

Lake Road is the busy (circa 11,000 vehicle movements per day) main connection between the town centre and the rest of Auckland and it acts as a spine through the Unlock Northcote project area. Currently it creates a significant physical barrier with the focus being vehicle movement rather than delivering any place qualities, despite its role as the main approach to the town centre. The road severs the connection between the town centre and Greenslade Reserve, the main green open space for the community, and generally creates a divide between neighbourhoods.

Work is underway to improve the area for cyclists, with the Northcote Safe Cycle Route upgrade providing a link from Smales Farm to Northcote Point. When the SkyPath is in place, it will be a 30-minute cycle journey to Auckland's CBD. This is the start of turning Northcote from its car-dependent past, to a future involving walking, cycling and public transport.

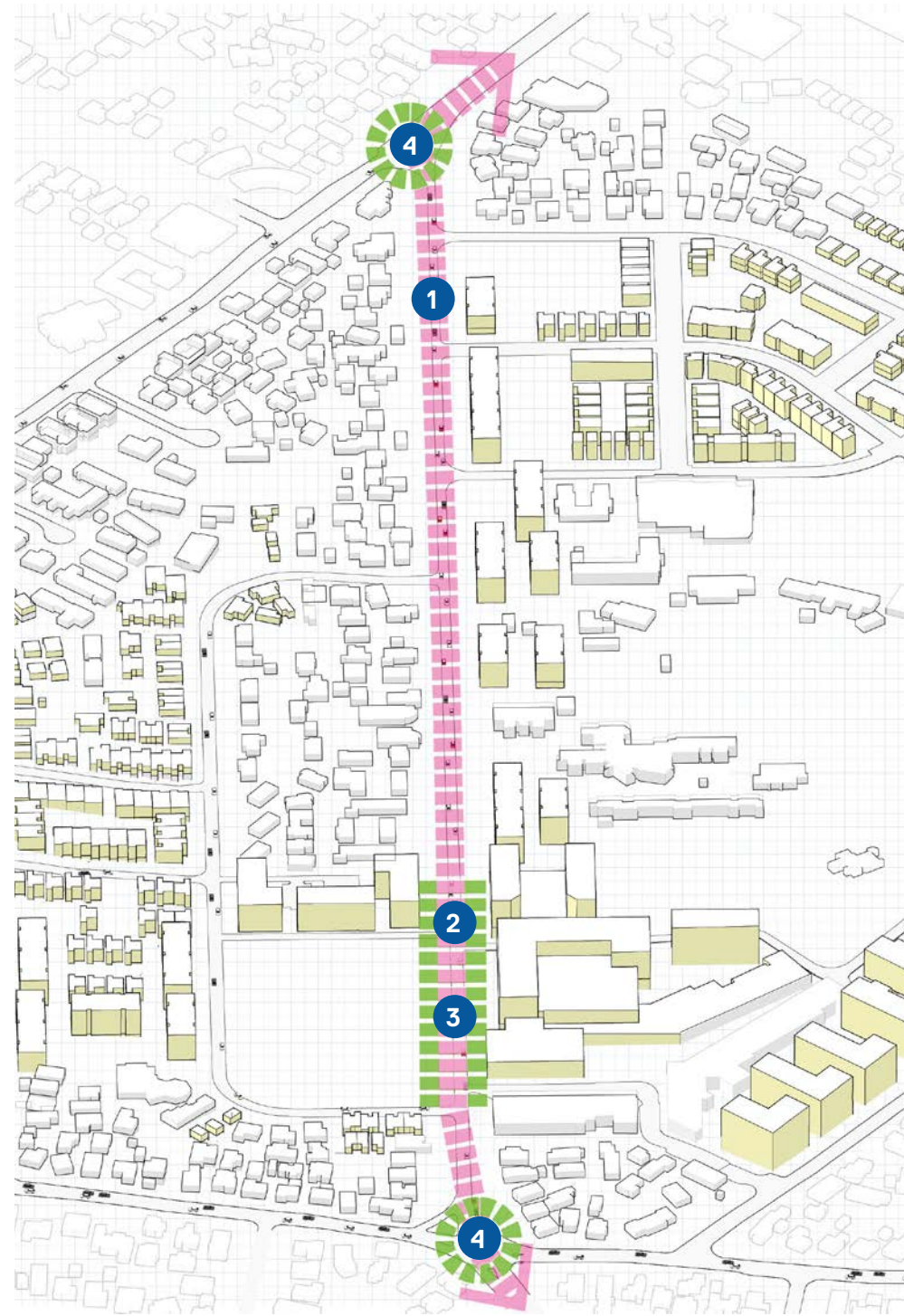
The project will transition Northcote to a city suburb where walking, cycling and public transport will be preferred choices.

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- 1** A high amenity street: Increased amenity to complement increased density – tree planting and underground services.
- 2** Town centre focus: Street environment that complements and enhances the town centre, and increases the connection to Greenslade Reserve.
- 3** Public Transport focus: Upgraded bus services, and move the bus stops onto Lake Road.
- 4** Cycling focus: Northcote Safe Route Cycle infrastructure upgrade, Smales Farm to Northcote ferry terminal.





Lake Road

**Key projects and initiatives:**

- Delivery of the Northcote Safe Cycle Route upgrade in partnership with Auckland Transport. Construction due to start in early 2017.
- Upgrading of bus routes in partnership with Auckland Transport.
- Redesign of Lake Road between its intersections with Exmouth Road and Northcote Road's.
- A focus area as it runs past the town centre, better connecting with Greenslade Reserve.

The priority for the project will be the 140 metre stretch of Lake Road between Greenslade Reserve (west) and the existing Northcote Town Centre car park (east). The road currently has a wide carriage way (multiple lanes and median) and a single bus stop on its western side. The area has low pedestrian amenity with limited east-west connections.

The proposal is to create a threshold / slow speed zone that will include narrowed carriageways, cycle infrastructure, two relocated bus stops, and an enhanced streetscape environment with improved pedestrian connectivity .

The balance of Lake Road running through the Unlock Northcote project area (circa. 750m) will be upgraded to complement the neighbourhood's increased density. It will be improved by undergrounding services, and by upgrading bus services and cycle infrastructure via the Northcote Safe Route cycle infrastructure.

Panuku will work closely with Auckland Transport to further develop this proposed project.



## Key move three

### A blue-green way – a network of public open space

This landmark public open space network will run through the town centre and neighbourhood. It will be designed with the community so that it becomes something treasured and cared for by everyone.

### Summary

The Blue-Green Way will comprise a series of 'connected' spaces to form a contiguous and public space network through Northcote. The proposal will 'fill in the gaps' between existing and proposed public amenity. The 10 spaces that make up its length consist of reserves, walkways and streetscapes. They become a series of experiences embedded in the local community.

The 'blue' refers to the connection being an overland flow path. Consideration will be given to the movement of water from the top of the catchment to the harbour including how it is managed to reduce existing local flooding concerns.

The 'green' refers to the connection being a combination of open space and movement network.

### Context

A characteristic of Northcote, though currently poorly defined, is the blue/green connection that follows the natural landform from Kaka Reserve in the west, through Greenslade Reserve and the town centre, down between homes and school to Akoranga Reserve, and ultimately northwards into Shoal Bay on the Waitemata Harbour.

The long-talked-about idea of connecting these spaces has the potential to deliver significant social, environmental and cultural outcomes for the Northcote community. This connection provides opportunities for cultural expression, ecological restoration, education, recreation and contemplation.

The opportunity is to work collaboratively with mana whenua and the community to ensure this blue-green asset provides maximum value and becomes something treasured and cared for by everyone.

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Aerial view of the town centre looking south. The existing supermarket is to the right of the image, and library and Cadness Reserve to the left.



## Key initiatives and projects

- Series of public open spaces connected to create a blue-green way
- Work in partnership with mana whenua and the community to co-design and implement the blue-green connection.
- Establish an education programme supporting the design, implementation and care of the blue-green connection.

