

# Northcote

## Framework Plan

November 2016





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# Mihi

E koutou te tau manene mai  
ki ngā tāhuna o Kaipātiki,  
kia tōtika te takahi a tō wae i runga i aku mahara  
o ngā tau kua hori.

E toko ake ana koe i ngā kōpua  
o Matakamokamo rāua ko Matakerepō,  
e whai haere ana i ngā tapuwae o Mataaho,  
nāna i hū ai te whenua ka puta  
ko te Rangitoto  
e tū heteri mai rā i te ākau ki te Raki Paewhenua.

Kia tūpato e hīkoi ana koe  
mā te urunga tapu o Tainui  
i meinga nei ko Ngā Huru-a-Taiki,  
kei konā e urupā ana  
ngā manatunga o nehe a Te Kawerau a Maki.  
Whakatau poto tō haere hei tohu rangatira.

Toko ake rā tō haere mā Te Awataha  
ki te Puna-wai-a-Tene,  
i konā kapua ō ringa  
kia inu ā-wairua koe i ngā wai whakanoa  
e puta ai tō haere ki te whei ao,  
ki te ao mārama.

Tērā koe te tū nei  
ki te Tōtara-hā-tahi i Te Ōnewa;  
tirohia te whenua taurikura i purea e te hā atua,  
kua tāreia e te ringa tangata.  
Titiro atu koutou te pahure pēnei mai ka mīharo ai.  
Eke panuku, eke tangaroa.  
Haere mai te toki a haumi e, hui e, tāiki e!

To those of you who arrive here as strangers  
on the shorelines of Kaipātiki,  
tread carefully, you are walking on my memories  
of yesteryear.

You are entering by way of the twin pools  
of Matakamokamo and Matakerepō,  
following in the footsteps of Mataaho  
who caused the land to erupt  
and gave rise to Rangitoto,  
guardian of the North Shore.

Be cautious where you tread, you walk upon  
sacred ground - landing of Tainui waka  
at Ngā Huru-a-Taiki  
and the resting place  
for the bygone treasures of Te Kawerau a Maki.  
Pause there for a moment in respect.

Continue your travels via Te Awataha  
to the wellspring of Tene,  
there cup your hands  
imbue its waters and cleanse your spirit  
on this sacred journey, allowing you back  
into the world of light.

You may find yourself where  
the solitary tōtara at Te Ōnewa once stood;  
a prosperous land breathed upon by gods,  
shaped by the hands of man.  
Gaze upon it in wonder you who pass this way.  
As time passes and the hewer's axe falls.  
All things are connected!





## Foreword

With its central location and easy connections to Auckland's CBD, Takapuna and other North Shore beaches, the potential of Northcote is unquestioned.

Northcote residents have long held a desire to see their town centre revitalised. It's important that any development strengthens the community, respects Māori history, and reinforces the local character.

Residents want more of what people love about Northcote.

We want tomorrow's Northcote to be a place where more and more people want to move to, attracted by the mix of lifestyles and easy connections to the wider Auckland community.

The plans outlined in this document will ensure a new town centre that will be safe, clean and well-designed, providing an even greater variety of shops. The new homes will be warm and dry and there will be a range of different housing types.

The food will be recognised as some of the best in Auckland, it will be easy to get around and there'll be more usable open spaces.

Residents will have a strong sense of community, ownership and pride in the area.

One of the projects outlined in this Framework Plan that excites me is the Blue-Green Way. This network of open spaces will follow the natural paths of the old Awataha stream.

The Blue-Green way will run through the town centre and neighbourhood and will be co-designed with the community so that it becomes something that is treasured and cared for by everyone.

I am also pleased to see the Government and Auckland Council working together in Northcote.

With Hobsonville Land Company delivering homes on Housing NZ land, and the city's urban development agency Panuku Development Auckland redeveloping the town centre and improving local amenities to increase safety – I can reassure you that Northcote is in capable hands.

Lastly, I encourage Northcote residents to embrace the redevelopment of their suburb. It will take around 10 years to be completed and at times there will be disruption, but this is a fantastic opportunity to ensure Northcote is ready for what tomorrow brings.

### **Ngā mihi mahana**

Danielle Grant  
Chair Kaipātiki Local Board

# Executive summary

## Momentum is now on Northcote's side.

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The Unlock Northcote project area, centred on the town centre and taking in the adjoining residential neighbourhoods bounded by Ocean View Road to the north, Raleigh Road and Exmouth Road to the south, College Road to the east and Ocean View Road to the west, is on the cusp of dramatic and positive change.

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The Northcote Town Centre Plan of 2010 set out a vision for the town centre as “the heart of our growing community, a lively welcoming place that celebrates culture, where business thrives and everyone’s needs are met.”

Careful forethought, along with new planning rules, better market conditions and wider opportunities with partners mean now is the time to realise residents’ and business operators long-held desire for a revitalised town centre, a new level of public amenity and social infrastructure and an improved town centre and housing offer.

Tomorrow’s Northcote will be more visible and easy to get around. A place more people want to move to - attracted by the mix of lifestyle, housing choice, community identity and great North Shore location being within easy reach of Auckland city centre. Northcote is one of 20 Auckland locations identified for renewal by Panuku Development Auckland (Panuku). As Auckland Council’s urban regeneration agency, Panuku will act as facilitator to bring the redevelopment to fruition.

The Government, through its agent the Hobsonville Land Company (HLC), is building 1200 new homes in the area, meaning it is a perfect time to better connect the new town centre with local housing. Alongside planned public transport improvements, we can create new networks to, and through, the town centre for walkers and cyclists.

Our partnership with mana whenua is integral to this Framework Plan for Northcote. It will enable opportunities to help restore cultural identity, improve kaitiakitanga, promote manaakitanga and facilitate commercial and Treaty settlement opportunities.

This Framework Plan is a non-statutory guiding document that, building on the High Level Project Plan (HLPP) adopted in March 2016; sets out to achieve the vision to 2030 in which Northcote becomes “a growing community with a lively and welcoming heart that celebrates culture, where businesses thrive and everyone’s needs are met”.

The approach to realising this vision is to harness the multiplier effect of four keys moves, capable of catalysing, accelerating and amplifying change. These key moves are where Panuku will channel particular effort to ensure that momentum and change is thoughtfully achieved over a five to fifteen year period.

In pursuing the key moves it is envisaged that by 2030 Unlock Northcote will boast a resident population of some 7700 residents (from a current population of 3000 residents). At least \$1.1 billion of investment will have been leveraged in delivering the following:

- A redeveloped town centre including a new supermarket, apartment development, a potential multi-purpose community centre (subject to feasibility and ongoing community consultation), a new town square, improved Cadness and Greenslade reserves and general street upgrades.

- Lake Road upgraded within the project to enhance amenity, incorporating a new town centre gateway treatment, and the Northcote Safe Cycle Route project from Smales Farm to Northcote ferry terminal/SkyPath.
- A blue-green way as a connected network of high amenity green open spaces that incorporate stormwater upgrades to address potential flooding risks in the town centre and wider Northcote area.
- HLC, on behalf of Housing New Zealand Corporation (HNZC), will facilitate \$750 million of investment in delivering 1200 new houses (400 of which will be social housing) for the existing and future community.
- Additionally, Panuku will optimise its Housing for Older People sites and the New Zealand Defence Force housing will be handed back to the Marutūāhu Iwi Collective in 2017.

# NORTHCOTE

2030

TREE LINED



URBAN STREET

neighbourhood street (Lake Road)



A greater mix of housing types and opportunities for many residents

SOCIAL OWNED

20%

PRIVATE OWNED

80%

A mixed housing ownership of approximately 20% social owned and 80% private



PROTECTED CYCLEWAY

1 kilometre of protected, family friendly cycleway



New upgrade to Greenslade Reserve as a 'village' green, full sized sports field/storm water detention



7700+

residents up from (3000)



NEW TOWN CENTRE

New supermarket led mixed-use town centre development



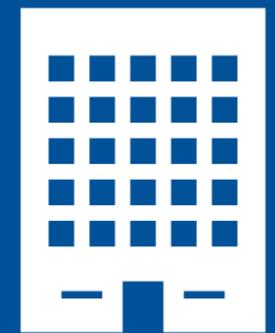
\$1.1 billion

of investment leveraged with \$550m related

1000 sq.m  
A new 1000 sq.m town centre and series of open spaces

In the order of  
2000

NEW HOMES



A new multi-purpose  
COMMUNITY BUILDING

Wāhanga tuatahi:  
Hei whakatuwhera

## Section one: Introduction

This section provides a high-level introduction to the Unlock Northcote project. It describes Panuku's role and approach as Auckland's regeneration agency, explains what a framework plan is and why one has been developed for Northcote, describes the area covered by the project and acknowledges mana whenua associations with the area.



# Tahi 01



## Panuku: who we are and our approach

Established in September 2015 Panuku Development Auckland is a Council-controlled organisation that works with stakeholders, partners and communities to transform parts of our city through urban redevelopment, regeneration and intensification on behalf of Auckland Council. Our vision is “Shaping Spaces for Aucklanders to love”. We aim to do this in a sustainable manner, one that finds the right balance between economic, environmental, social and cultural aspects and values.

Panuku is an abbreviated form of the whakataukī (proverb), "Eke panuku, eke Tangaroa!"

This whakataukī acknowledges unseen energies from the realms of land and sea which are often called upon through Māori karakia (invocations) to help invigorate, inspire and manifest success, excellence and progress within groups.

Our organisation, like a waka (canoe), not only requires strength to move forward, but skill to navigate, balance to ride smoothly and teamwork to propel.

## Our work in unlock locations

Northcote has been identified as an unlock location, which means working with partners and Council assets to unlock the area's potential for others.

In this type of project, Panuku acts as the facilitator, using our relationships to identify possibilities, break down barriers and influence others to create development opportunities. It is important to us that any development and infrastructure investment strengthens the community, respects Māori history, and reinforces the local character.

Panuku in these unlock locations seeks to balance commercial and public good outcomes based on our Corporate Responsibility Framework that commits us to:

1. Leading the development of well-designed, diverse, resilient, exciting places where people want to work, learn and play. We deliver this through:
  - focusing on quality place-led design
  - place-led engagement
  - integrating sustainability
  - committing to accessible design
  - contributing to housing affordability
  - working with others to support local economic development
2. Working with others to create residential and commercial spaces and high-quality public places. We deliver this through:
  - facilitating partnerships with the Crown, mana whenua and the private sector
  - taking a collaborative partnership approach to relationships with mana whenua community, mataawaka and urban Māori community of Tāmaki Makaurau
  - engaging regularly with key stakeholders from across the public, private and community sectors
  - working in partnership with the Auckland Council family.

## Our commitment to Māori responsiveness

Our commitment to Māori is detailed in our Māori Responsiveness Action Plan. Panuku is committed to:

- enabling Te Tiriti o Waitangi/Treaty of Waitangi outcomes
- enabling Māori outcomes
- fulfilling Auckland Council's statutory obligations to Māori
- valuing te ao Māori.

This Framework Plan acknowledges the need to support kaitiakitanga (guardianship) and environmental, cultural, social and economic wellbeing and the application of Te Aranga Māori design in development and public realm projects. These commitments are further expressed in the Unlock Northcote mana whenua charter.

The purpose of the Unlock Northcote Framework Plan is to expand on Northcote's renewal opportunities, with an emphasis on what will be done and how it will be delivered.

## About this Framework Plan

The purpose of the Unlock Northcote Framework Plan is to expand on Northcote's renewal opportunities, with an emphasis on what will be done and how it will be delivered.

This Framework Plan is the next key step in delivering the outcomes of the adopted Unlock Northcote High Level Project Plan (HLPP). It shapes the scope of the renewal project and develops the HLPP concepts into robust proposals, which are outlined as our four key moves. Importantly it casts a wider look at the potential of the area as well as detailing the town centre revitalisation opportunity drawing on the many years of planning and engagement in Northcote.

The Framework Plan is similar to a masterplan with a strong spatial element but is less prescriptive about specific land-use and design responses. Additionally, framework plans are holistic in their scope, covering economic development, issues important to mana whenua, sustainability, social and environmental outcomes. It is a non-statutory, place-based plan that sets the direction for more detailed implementation planning to occur during 2017.

**The Unlock Northcote Framework Plan is a living document, which will continue to evolve in response to new opportunities to reach the area's potential. It needs to be flexible, yet maintain a robust strategic direction. Its timeframe is to 2030.**

Diagram showing the study area in relationship to other local and regional centres, areas of significance to mana whenua, and main transport connections.



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The Unlock Northcote project area is centred on the town centre, but also takes in the adjoining residential neighbourhoods bounded by Ocean View Road to the north, Raleigh Road and Exmouth Road to the south, College Road to the east and Ocean View Road to the west.

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## The Unlock Northcote project area

The Unlock Northcote project area is centred on the town centre, but also takes in the adjoining residential neighbourhoods bounded by Ocean View Road to the north, Raleigh Road and Exmouth Road to the south, College Road to the east and Ocean View Road to the west. The project area is bisected by Lake Road, an important spine road that connects the unlock area into the wider North Shore road network but to a degree separates its communities.

The town centre sits in a natural basin, reinforcing the sense of it being hidden, whilst the outer areas of the Unlock Northcote project area boundary e.g. College Road and Ocean View Road sit on the ridge lines with sweeping harbour views.

Auckland Council owns almost five hectares (ha) of land containing Northcote town centre, although about 40 per cent of the land area is subject to perpetually renewable leases.

Approximately 83ha to the immediate north and west of the town centre contains streets and land parcels owned by the council.

(mainly reserves), but most of this land is owned by Housing New Zealand Corporation (HNZC) and comprises 300 state social housing properties.

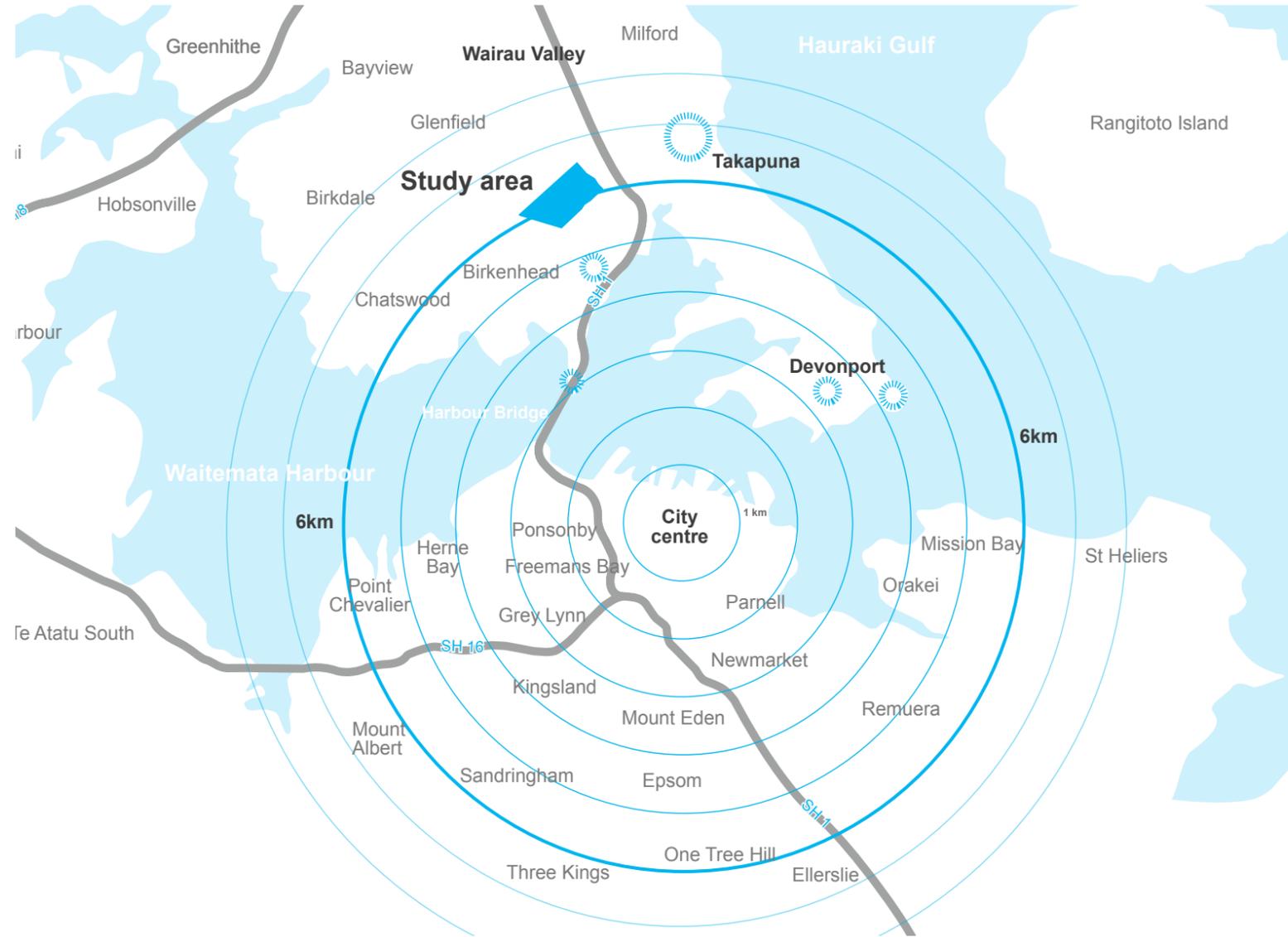
The wider area includes important Māori aspects of the greater Auckland story. The god Mataoho's volcanic footsteps left a legacy in the form of Te Kōpua o Matakamokamo (Tuff Crater) and Te Kōpua o Matakerepō (Onepoto Domain Reserve crater) – both significant geographical features of today's North Shore.

The project area also includes:

- three schools – Onepoto Primary School, Northcote Intermediate School and Hato Pētera College;
- two Housing for Older People villages, owned by the council;
- a pocket of New Zealand Defence Force land, which will be handed back to the Marutūāhu Iwi Collective in 2017;
- private housing stock primarily west and south of Lake Road.



**Relative distance of Northcote to the city centre just 6km away**



**Project area in wider context**







## Acknowledging Northcote's past

In planning the Northcote of 2030, it is important to understand the threads of the area's past, from the Māori history of the Auckland landscape to the suburban boom of the 1960s. Much research has been undertaken, both prior to and as part of the creation of this document, with more to be achieved and uncovered in the years to come, but a brief summary is as follows:

Kōrero tuku iho, or stories of the past, are embedded in the whenua that endure and connect Māori to place, acknowledging its mauri (essence).



### Significance to Māori

Kōrero tuku iho (stories of the past), are embedded in the whenua (land). They endure and connect Māori to place, acknowledging their mauri (life force). In the context of Te Whenua Roa o Kahu, (the North Shore), places like Northcote and Takapuna are without boundary and remain seamless on the landscape.

According to the region's kōrero tuku iho, a disagreement between Matakamokamo and his wife Matakerepō led to punishment by Mataoho, the deity associated with earthquakes and volcanic activity. Mataoho sank their mountain home, leaving Pupuke Moana, (Lake Pupuke), in its wake, along with the formation of Rangitoto.

The couple fled to Rangitoto with their maid Tukiata, but in their panic left their twin children behind. When ordered to rescue the children, Tukiata disobeyed the instruction not to look back at Rangitoto, and the twins, Hinerei and Matamiha, were turned to stone at the southern end of Takapuna Beach.

Their parents' attempt to return to Te Whenua Roa o Kahu (the North Shore) angered Mataoho again, and as further punishment, they too were turned to stone at Awataha, (Shoal Bay). Volcanic eruptions then sank the stones beneath the ground, resulting in two distinctive craters named after them, Te Kōpua o Matakamokamo (Onepoto crater) and Te Kōpua o Matakerepō (Tuff Ring).

These craters are still seen today as the rock formations of their twin children Hinerei and Matamiha at Takapuna Beach. Their maid, Tukiata, is the rock pinnacle near Rangitoto Beacon and she is known as Te Toka a Tukiata.

"Mataoho stepped from these two lagoons, Ngā Tapuwae at Barry's Point Rd, right across the isthmus to the lake Te Pūkaki Tapu o Poutūkeka, east of the airport", residing at Te Ipu a Mataoho – the crater of Maungawhau.

Other points of significance include:

- the northern side of Te Kōpua o Matakamokamo (Onepoto Crater) was part of the Awataha Papakāinga, where in 1942 Ngāti Paoa tūpuna were disinterred from the urupā. Rāwiri Puhata and his family were reinterred on Waiheke Island
- Lake Road and the important connection it provides, linking Northcote and Lake Pupuke/Takapuna across the motorway. It also links the town centre to Te Ōnewa Pā, where its point was called Tōtara-tahi in 1908.

Aerial photo  
from 1959



### Housing boom

From 1950 to 1956, the Government funded the promotion of residential housing in Northcote, boosted by the opening of Auckland Harbour Bridge in 1959 and the establishment of the Northcote town centre in 1960. It led to a residential housing boom that lasted from 1960 to 2000.

Northcote is a public sector planned settlement, created with the simultaneous development of shops, schools and housing. Once the local borough council created the town centre, the area made a fast transition from empty fields to an entire suburb.

Model showing the original design of the Northcote shopping centre

Recognising the need for action the former North Shore City Council undertook urban regeneration studies working closely with the local community, and Housing New Zealand Corporation.

### Previous urban planning

The town centre remains a focal point for its increasingly diverse community, but there has been a lack of investment over the years in the buildings and immediate surrounds and socio-economic deprivation issues have become evident across parts of the community.

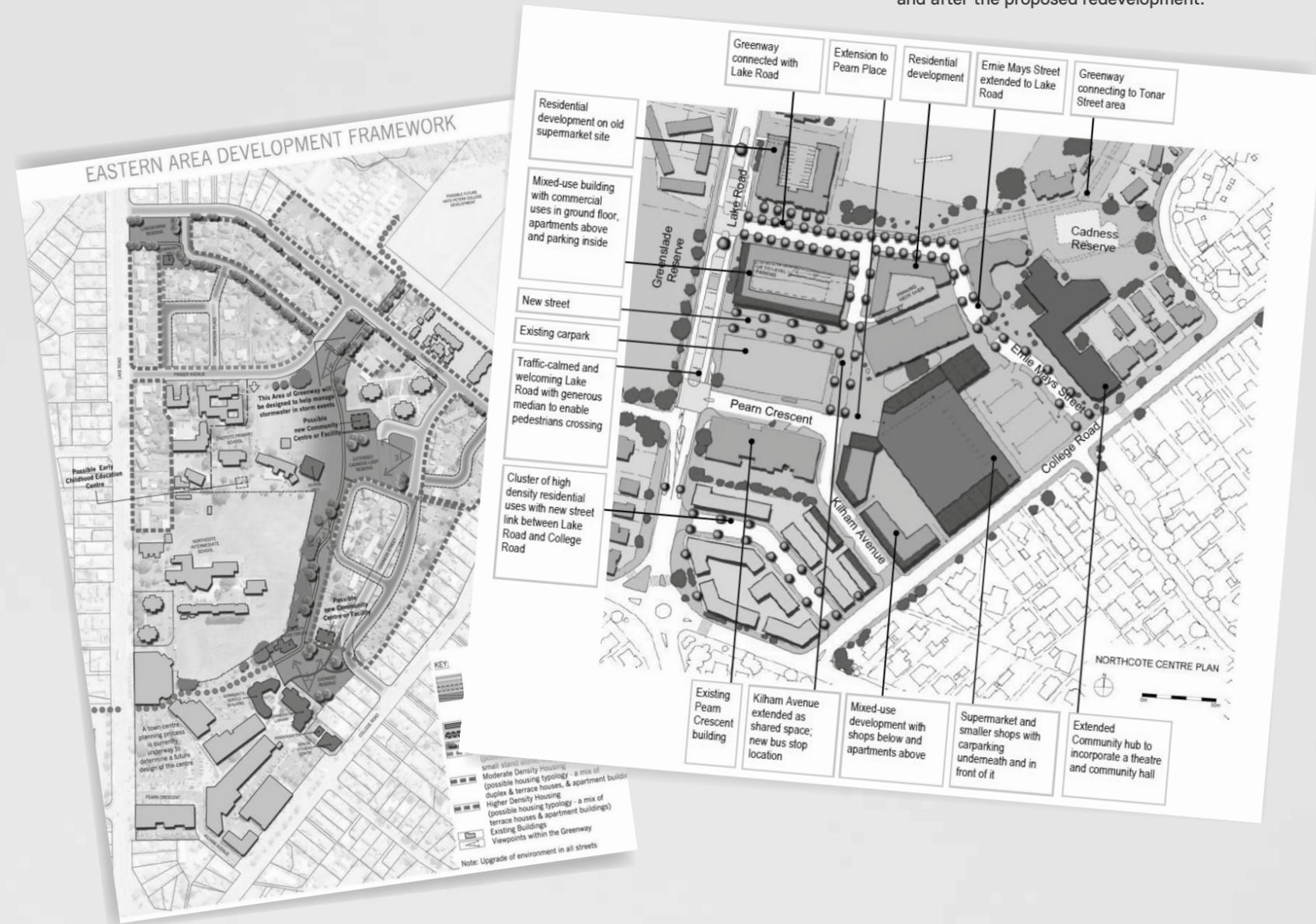
Recognising the need for action the former North Shore City Council undertook urban regeneration studies working closely with the local community, and Housing New Zealand Corporation.

These studies were incorporated into two key documents, the Eastern Area Planning Framework (2010) and Northcote Town Centre Plan (2010).

Both of these documents are still viewed as 'live' by Council, and have formed the backbone to the High Level Project Plan and Framework Plan. While the previous work has not delivered much in the way of physical intervention, they have been instrumental in getting us to this point.

HNZC also conducted a large scale Community Renewal Project, which started in 2001. The larger aspirations for the project were not realised, but it did lead to the construction of 44 new units on Tonar Street - now considered to be a successful model relevant to future proposals

Image from the Northcote Town Centre Plan (July 2010) showing the town centre before and after the proposed redevelopment.



Preferred development framework presented in Northcote Central Project Eastern Area Development Framework Final Report (September 2010).

## Northcote strengths and challenges

With its central location and easy connections to Auckland's city centre, Takapuna and North Shore beaches, the potential of Northcote is unquestioned.

This prime location lends itself to growth and development opportunities. Northcote can not only lift its game as a town centre, but be more visible to the rest of Auckland and take its place in a new regional geography. Northcote should be known as a suburb easily accessible to the city centre – just 6km away.

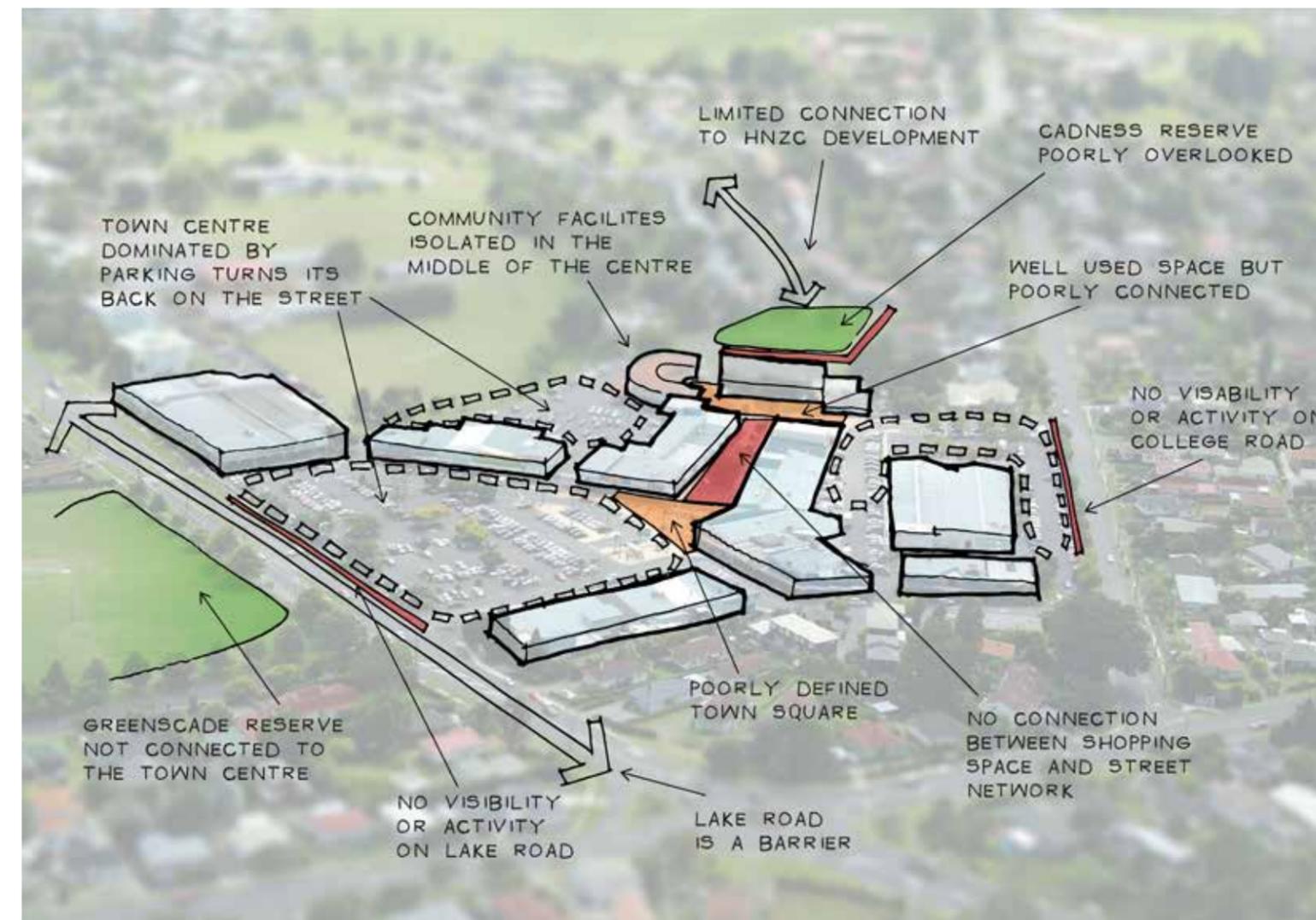
Other key strengths for Northcote include:

- Strong community leadership, a highly active community network and a general sense of pride in place amongst the community;
- a good range of educational facilities, from early childcare centres to the AUT campus. Specifically the three schools – Onepoto Primary School, Northcote Intermediate School and Hato Pētera College – offer the opportunity to mobilise the social capital of the area's children and whānau as well as potential land consolidation in pursuit of the overall vision;

- an almost unrivalled wider natural landscape amenity including Te Kōpua O Matakamokamo, (Onepoto Basin/Tuff Crater), Shoal Bay and Onepoto Domain;
- high accessibility to other regional centres and facilities (including Takapuna and Wairau Valley) for employment, shopping, recreation, services and entertainment;
- the most culturally diverse residential and business communities on the North Shore, with strong Chinese, Korean, Māori, and Pacific presences; and
- a town centre of sufficient scale to cater for many of the communities' needs.

Northcote does however face some challenges that need to be overcome if its full potential is to be realised including:

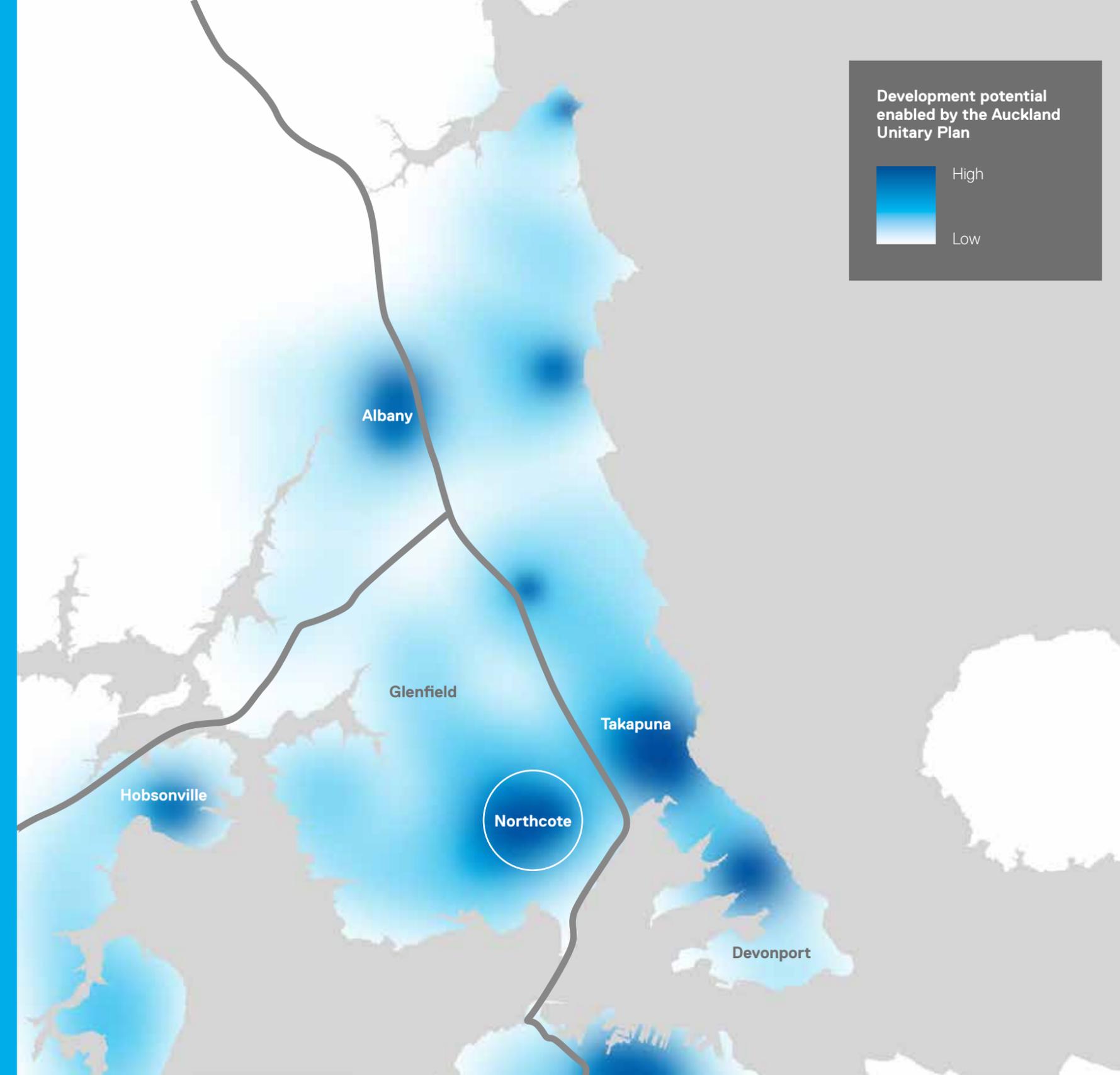
- contrasting and sometimes polarised communities in terms of levels of home ownership, income and backgrounds with pockets of concentrated socio-economic deprivation;
- the town centre is easy to miss (lacking presence on Lake Road) and hard to love being dominated by the car and single use, low value retail and poorly integrated land-uses;
- a poor physical relationship between the town centre and immediate residential neighbourhoods particularly across Lake Road and from Cadness Reserve;
- low quality local public open space/ public realm amenity with stormwater management requiring attention and poor connections to the wider natural landscape; and
- community facilities which are disaggregated, concealed (to the rear of the town centre) and not necessarily fit for purpose in the context of the expected population growth.



## Why now?

With the High Level Project Plan complete, Panuku has the council mandate to go ahead with Northcote's Unlock programme. Other opportunities, dovetailing with Panuku's programme and building the momentum for change include:

- Hobsonville Land Company (HLC) being appointed to develop Housing New Zealand Corporation (HNZC) land – a \$750 million investment that will result in 1200 new houses and new amenities including a blue-green way;
- Opportunity to develop a new supermarket and mixed-use residential led scheme in the town centre;
- Lake Road upgrades for the Northcote Safe Cycle Route project, from Smales Farm to Northcote ferry terminal/SkyPath;
- Stormwater upgrades to Greenslade Reserve to address flooding in the town centre and wider Northcote area;
- Northcote identified as a location for higher-density housing in the new Auckland Unitary Plan providing major potential to increase the quality of housing through zoning; and
- New Zealand Defence Force housing being handed back to the Marutūāhu Iwi Collective in 2017.



## Key partnerships

Realising the Unlock Northcote plan will require collaboration in a timely and effective way with mana whenua, government agencies, local communities and our own council family.

Panuku has established the following key partnerships.

### Hobsonville Land Company (HLC)

In 2016 HLC was appointed as HNZC's delivery agent for redeveloping the existing 300 state houses. This \$750 million investment will see 1200 new 'exemplar' homes built; about 400 for social housing, with 600 to 800 sold on the open market (400 in the affordable category).

Panuku has been working closely with HLC to ensure integration with development of the Northcote area as a whole.

### Mana whenua

A charter has been established to help facilitate ongoing engagement with mana whenua and Te Aranga Design Principles are being applied to the Northcote project's four key moves.

Engagement with mana whenua has focused on the issues, vision and opportunities for the area, including possible participation in commercial development opportunities. Overall, the goal is to restore cultural visibility, improve kaitiakitanga (guardianship) from the whole community, promote manaakitanga (hospitality and warmth) and enable participation in commercial activities.

Under the charter, the application of mana whenua values and principles will be a collaborative process with Panuku. It will involve balancing Panuku's varying requirements for the project responses from mana whenua.

### Ministry of Education

Onepoto Primary School and Northcote Intermediate School are adjacent to the town centre and the HNZC land holdings

The Ministry of Education (MoE) is a key stakeholder for Panuku on two accounts:

- in funding growth and improvements to the two schools;
- as a landowner, neighbour and potential commercial partner.

Panuku and HLC will continue to work with senior (MoE) managers to explore the potential integration and expansion of the schools, with possible land sales enabling capital project funding for improvements.



## Te Aranga Māori Design

The Te Aranga Māori Design Principles are a set of outcome-based principles founded on intrinsic Māori cultural values and designed to provide practical guidance for enhancing mana whenua presence, visibility and participation in the design of the physical realm.

Core Māori values underpin the application of, the outcome-oriented Te Aranga Māori Design Principles. The underpinning Māori values are:

- ♦ **Rangatiratanga:** The right to exercise authority and self-determination within one's own iwi / hapū
- ♦ **Kaitiakitanga:** Managing and conserving the environment as part of a reciprocal relationship, based on the Māori world view, that we as humans are part of the natural world.
- ♦ **Manaakitanga:** The ethic of holistic hospitality whereby mana whenua have inherited obligations to be the best hosts they can be. Manaakitanga informs place-making, place activation and supports safe people-centred sustainable outcomes for all people.
- ♦ **Wairuatanga:** The immutable spiritual connection between people and their environments

- ♦ **Kotahitanga:** Unity, cohesion and collaboration
- ♦ **Whanaungatanga:** A relationship through shared experiences and working together which provides people with a sense of belonging
- ♦ **Mātauranga:** Māori / mana whenua knowledge and understanding

The principles are intended as an enabling strategic foundation for iwi and hapū to adopt, customise and further develop in response to local context. The principles also provide other stakeholders and the design community with a clearer picture as to how iwi and hapū are likely to view, value and participate in the design and development of the built environment within their ancestral rohe (districts).

Te Aranga Design Principles are one of the tools that will be used to guide the future physical change through sites and projects, in order to better celebrate Tāmaki Makaurau and Aotearoa's unique indigenous culture. Te Aranga Māori Design principles are:

- ♦ **Mana:** The status of iwi and hapū as mana whenua is recognised and respected

- ♦ **Whakapapa:** The status of iwi and hapū as mana whenua is recognised and respected
- ♦ **Tohu:** Mana whenua significant sites and cultural landmarks are acknowledged
- ♦ **Taiao:** The natural environment is protected, restored and/or enhanced
- ♦ **Mauri Tū:** Environmental health is protected, maintained and/or enhanced
- ♦ **Mahi Toi:** Iwi and hapū narratives are captured and expressed creatively and appropriately
- ♦ **Ahikā:** Iwi and hapū have a living and enduring presence, and are secure and valued within their rohe (district)

### Applying mana whenua principles and values

As part of our partnership with mana whenua, Panuku is committed to working together to weave Te Aranga Design Principles into the physical and cultural fabric of the four key moves to revitalise Northcote. We will be guided by the Unlock Northcote project charter and the Unlock Northcote Te Aranga Framework to be developed during 2017.



Wāhanga tuarua:  
Ō mātou manako

## Section two: Our ambition

This section outlines the vision and goals we are pursuing in relation to Northcote's function, form and people.



# Rua 02

## Our vision

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**Ā te tau 2030 ka tupu a Awataha hei hapori hihiko me te pokapū manaaki e whakanui ana i ngā tikanga ā-iwi, e rahi ake ai ngā mahi pakihi, e ea ai hoki ngā tūmanako o te katoa.**

The Northcote of 2030 will be a growing community, with a lively and welcoming heart that celebrates culture, and where business thrives and everyone's needs are met.

To help unlock Northcote's potential, we need to build on the suburb's strengths and overcome its weaknesses.

The 2010 vision for the Northcote Town Centre was "the heart of our growing community, a lively welcoming place that celebrates culture, where business thrives and everyone's needs are met." That vision continues to reflect the desire of Northcote's people for a place that supports healthy, safe and connected living.

Northcote is physically well connected at a regional level, but not so well at ground level. It has a wide range of housing and tenure types, but they are not well integrated. It has a town centre the community loves, but it offers people a relatively limited range of services and is vulnerable to shifts in the market.

We want to create a Northcote that is visible, accessible, welcoming and adaptable.

Building on previous planning for Northcote's regeneration as well as the conversations held with community representatives. Panuku's vision for Unlock Northcote: "The Northcote of 2030 will be a growing community, with a lively and welcoming heart that celebrates culture, and where business thrives and everyone's needs are met."

It closely follows the wording in the vision from the Northcote Town Centre Plan 2010, with slight amendments to reflect the project scope reaching wider than the town centre itself.

The vision is a legacy of many years of planning work, community workshops and public consultation. What came through consistently was the need for an upgrade of the town centre, creation of a 'green link' and investment in housing – all of which have been captured in this Framework Plan.

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To help unlock Northcote's potential, we need to build on the suburb's strengths and overcome its weaknesses.

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