

Kaipātiki Local Board Workshop

25 August 2021

Unlock Northcote Programme – Community Needs Assessment



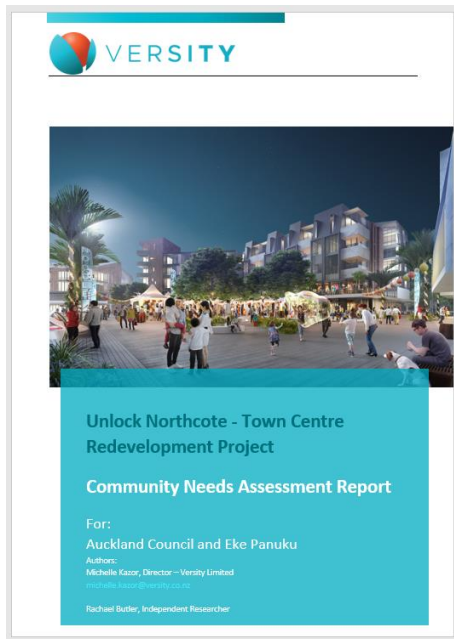
“Northcote is a growing community, with a lively and welcoming heart that celebrates culture, and where business thrives and everyone’s needs are met.”

Purpose of workshop

- Identify what will be presented to the 15 September 2021 LB Business Meeting – opportunity for questions / clarity
- Outline the key findings from the Community Needs Assessment research - recommendations for optimal (future) community services delivery
- Recap on recommended location for the new multi-purpose community hub
- Present the next steps of hub project
- Answer any questions

For the 15 Sept 2021 LB business meeting

Two Reports



- 1) Receive the Unlock Northcote - Town Centre Redevelopment Project - Community Needs Assessment (research report)
- 2) Approve the recommended location for the new multi-purpose community hub facility – Option 1 at last workshop



1) Purpose of the CNA research report

To investigating the need for council community services in Northcote recognising current providers and anticipated growth. More specifically, this project sought to:

- deepen understanding of the current and future community service requirements and needs
- get a clearer view of services provided through existing facilities particularly those in the immediate town centre area
- better understand current responses to those needs through council and non-council providers and facilities
- consider the current approach and develop preliminary recommendations for council's future community services delivery in Northcote town centre.

1) What we did – CNA research report

The needs assessment took a mixed methods approach that included:

- desktop research – review of secondary data sources
- stakeholder interviews
- canvassing for public opinion
- a public survey of the local community
- a special project with intermediate school youth.

1) Key findings - CNA research report

Finding 1: **There are mixed views on how well the Northcote community services are meeting community needs.** While there are some services that stand out, people generally think that community services in Northcote are just 'okay' and have a number of limitations.

Finding 2: **Northcote has a strong community service / not-for-profit provider network that works well together.** Most expressed a willingness to work more closely given the opportunity. A 'joined up' approach to delivery of services was seen as an opportunity to maximise value to the community.

Finding 3: **The Northcote Library is the most widely known and highly thought of community service and is acting as a multi-purpose community hub building.** People rate the staff highly and feel comfortable in the space, and value the programmes and resources on offer. These strengths are evident despite current facility constraints.

Finding 4: **There are gaps in community services for youth, older people, and Māori and Pasifika in Northcote.** Many suggestions were made to address these gaps, including ensuring that Māori and Pasifika people are represented in community service roles, that cultural consideration is given to design and placemaking, and that there are dedicated spaces and programming in the community hub for youth and older people.

1) Key findings - CNA research report

Finding 5: The community hub building's success is seen to be dependent on its accessibility and relevance to other town centre amenities (such as shops and food outlets). Participants were concerned about current offerings and sought an improved mix of retail shops, banking, postal and medical services, and other community amenities.

Finding 6: People are more likely to participate in indoor recreation activities, and classes or programmes to learn something new, than to use social support services in Northcote. This finding was reflected strongly in the survey, although community stakeholders reinforced the importance of support being available to the Northcote community, given the range of social issues facing residents in the current environment.

Finding 7: It is important that the town centre and the new community hub building promote inclusion and reflect the cultural diversity of Northcote. People throughout the engagement research emphasised the need for the new building to reflect the history and culture of the local community and that people of different ethnic backgrounds feel comfortable in using the space.

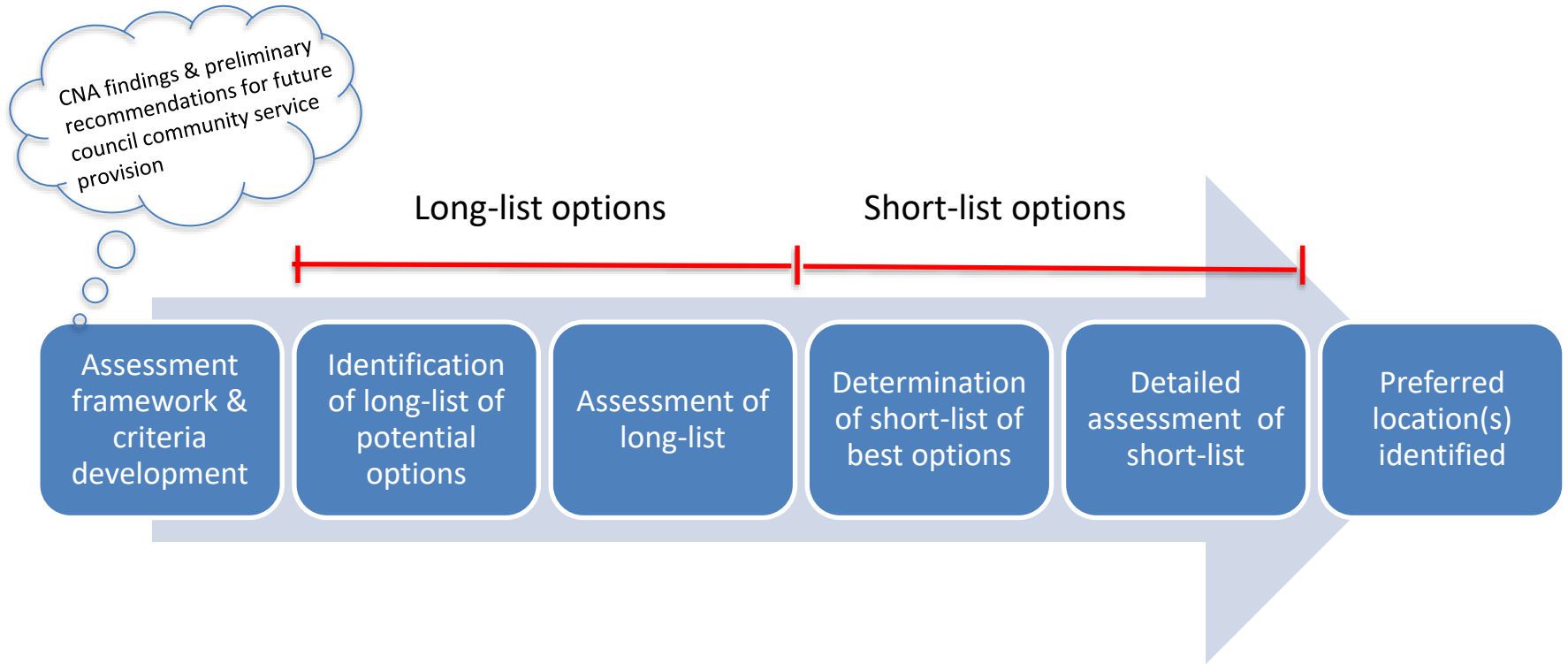
Finding 8: The following spaces were identified as priorities for the new community hub building:

- **Drop in space for older people**
- **Recreation space for group activities**
- **Drop in space for youth**
- **A large hall with stage for performances (e.g. holding up to 100 people)**
- **Computer services and technology.**

1) Recommendations – CNA research report

- Further investigate the needs of older (non-Asian) people, Māori and Pasifika to clarify ways in filling the current service provision gaps
- In addition to the provision of library services, a core function of the community hub building could be a walk-in, comprehensive information service with navigation support.
- Current information / community social service providers share operating space (e.g. off the community hub's main reception area) – aligned for innovative and 'non-asset based' service delivery that doesn't require traditional office space.
- In conjunction with the provision of library services, focus the hub design and function around the following priorities identified through the engagement process:
 - group fitness and wellbeing classes (e.g. yoga, tai chi)
 - eco-learning activities, including access to gardens or other green space
 - indoor-outdoor flow from building to outdoor public open space
 - a foyer with comfortable seating that encourages informal social interaction
 - a large hall with a stage for performances to hold 100 people
 - a computer services / technology space
 - a large casual drop-in social activity space for older people (mornings and early afternoon) and for youth after school hours.

2) Location options analysis process



2) Top three location options

Benchmark Masterplan

11250 @ A3



2) Assessment of top three location options

Impact		Options		
		1	2	3
		Refurbish Mitchell building and build new extension in area to north-west	Build new stand-alone facility in Whā block on Lake Road	Own a space on the ground floor of the wider mixed-use development of Whā & Rima
Development costs		\$19.5m-\$28m	\$22.5m-\$34m	\$22.5m-\$34m
Development timeframes	Initiation	Immediate	c2-3years	c5years
	Completion	Shorter-term	Medium-term	Longer-term
Opportunity impacts	\$ cost	\$1m: proceeds of sale of Mitchell building not available for regeneration	\$4.8m: proceeds of sale from land not available for regeneration	\$2m: proceeds of sale from land not available for regeneration
	Urban renewal perspective	Less town centre visibility but hub element enhanced alongside Cadness Reserve, Te Ara Awataha, and bus route/stop	Added vibrancy to town centre but loss of opportunity for: <ul style="list-style-type: none"> c100 homes would not be constructed 2400m² of retail 	Added vibrancy to town centre but loss of opportunity for: <ul style="list-style-type: none"> c100 homes would not be constructed 2400m² of retail
	Community facility perspective	Reduced level of integration	Fully integrated facility	Fully integrated facility

Generally positive impact/implications/considerations

Both positive & negative impact/implications/considerations

Generally negative impact/implications/considerations

2) Recommended location

Option 1 – preferred & recommended

- Exciting prospect
- Less expensive
- Shorter timeframe for delivery
- Removes uncertainty around heritage Mitchell building & retains for community purpose
- Makes available the Lake Road area for sale
- Provides opportunity for additional c100 homes
- Provides opportunity for c2400m² of additional retail

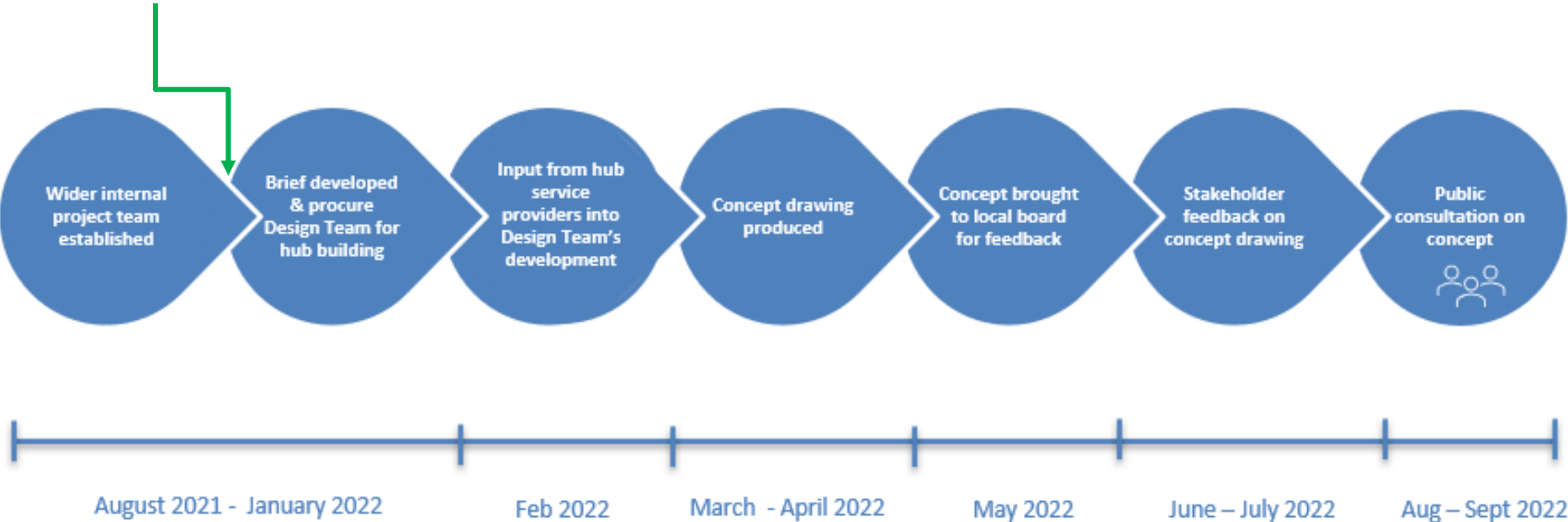


Next steps for hub project

Assuming CNA Report is received and location recommendation is approved by the local board

Indicative process and timeframe of hub development over the next year

LB approval of design brief



Discussion & questions



“Northcote is a growing community, with a lively and welcoming heart that celebrates culture, and where business thrives and everyone’s needs are met.”

Unlock Northcote



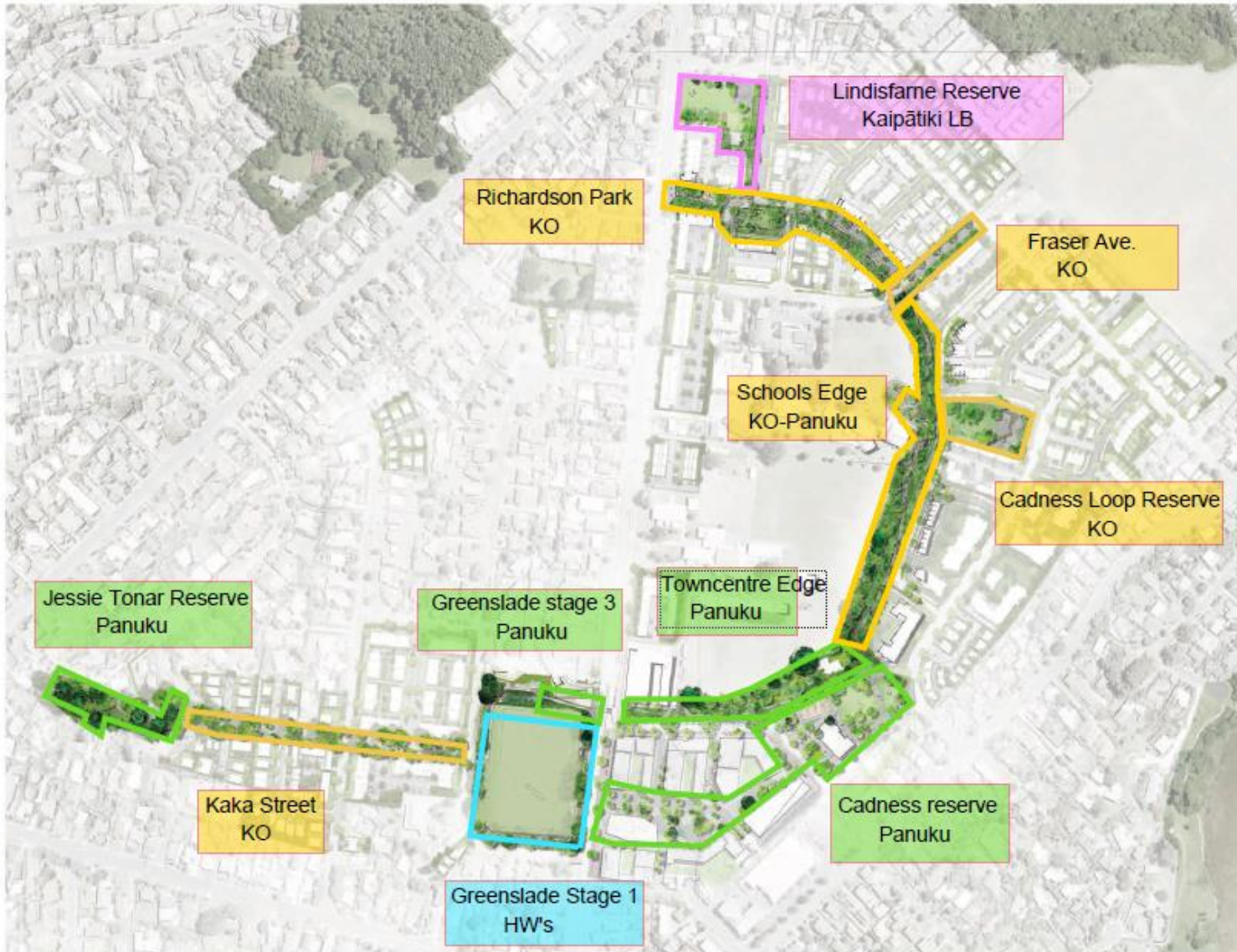
Creating a growing community with a lively and welcoming heart that celebrates culture, where business thrives and everyone's needs are met.

Agenda

- Te Ara Awataha update
 - General
 - Stages
- Kāinga Ora housing development update
- Eke Panuku town centre update



Te Ara Awataha – delivery plan



Panuku works

Awataha Stage 1

- Schools edge: Partnership with KO in delivery

Awataha Stage 2

- Towncentre edge: Detail design
- Greenslade stage 2: Concept design
- Jesse Tonar Reserve: Concept design
- Cadness Reserve: Concept design

KO works

- Richardson Park
- Fraser Ave.
- Schools edge
- Cadness loop reserve
- Kaka St.
- Greenslade stage 2 (Haumaru housing)

HW's Work

- Greenslade stage 1

KPLB Work

- Lindisfarne Reserve

Greenway play provision target age groups



Legend	
Open Space Provisions	
	Neighbourhood Park
	Pocket Park
	Suburb Park (Organised Sports)
	Town Centre Square
	Connection and Linkage Open Space
	30x30m kick a ball space dimension
Play Space Target Age	
	Pre-School / Early Childhood (0 - 5 yrs)
	Childhood (5 - 9 yrs)
	Junior (10 - 12 yrs)
	Senior/Youth (13+ yrs)
	Adults
	Isthmus Awataha Greenway Design Guide
	Kaipātiki Local Board Play and Sunsmart Provision

Te Kete Rukuruku - naming



KEY

- ① Lenihan Reserve (dual name)
- ② Lindisfarne Reserve (dual name)
- ③ Richardson Place Pocket Park (sole Māori name)
- ④ School Edge outdoor classroom (sole Māori name)
- ⑤ Cadness Loop (sole Māori name)
- ⑥ School Edge (sole Māori name)
- ⑦ Cadness Reserve (dual name)
- ⑧ Greenslade Res (dual name)

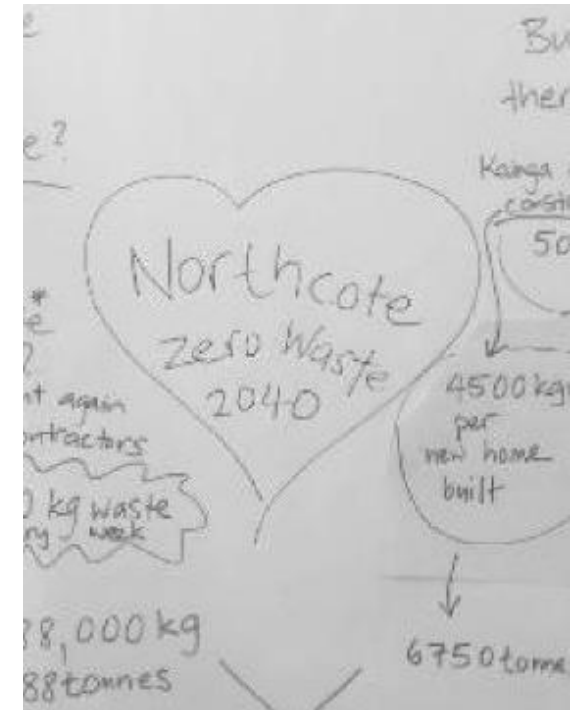
Te Ara Awataha – Zero Waste trial

The purpose of this trial is:

- Test a staged / prototyping approach to 'zero-waste' in Te Ara Awataha
- Allow all project partners, stakeholders and the local community to be actively involved and learn
- We all have a role in creating and living in a better future that is zero waste.
- Collectively reach our target to become zero waste by 2040

The staged para kore / zero waste trial in Te Ara Awataha includes:

- No bins in reserves
- A communication and advocacy campaign
- Agreed locations in town centre and entrances to greenway for separated bins in future if needed
- Ventia to monitor litter behaviours and quantity
- Work with local schools to establish a composting solution
- Allow future construction for bins should the trial be unsuccessful



Te Ara Awataha: Richardson Ave park

- Current stage: Completed



Te Ara Awataha: Greenslade Reserve main

- Current stage: under construction
- Expected completion date: late 2021



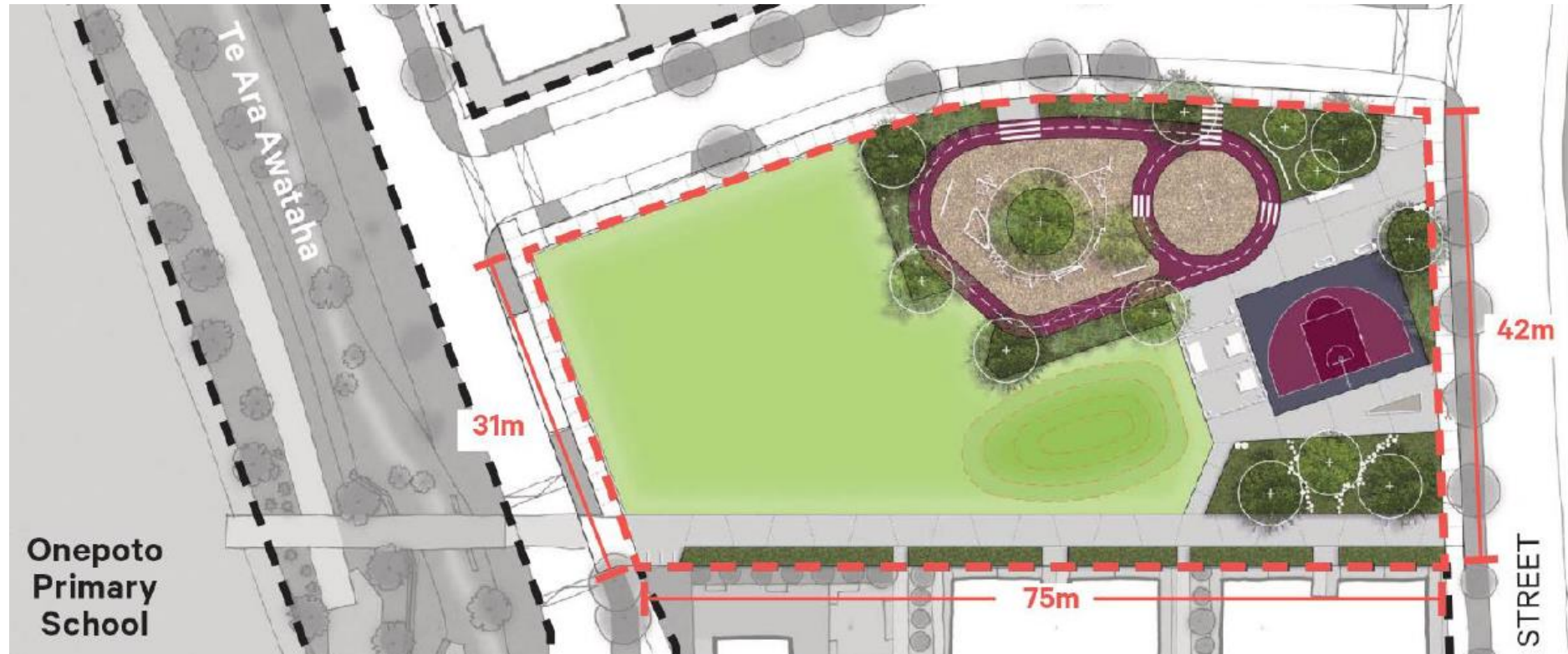
Te Ara Awataha: School's edge

- Current stage: under construction
- Expected completion date: May 2022



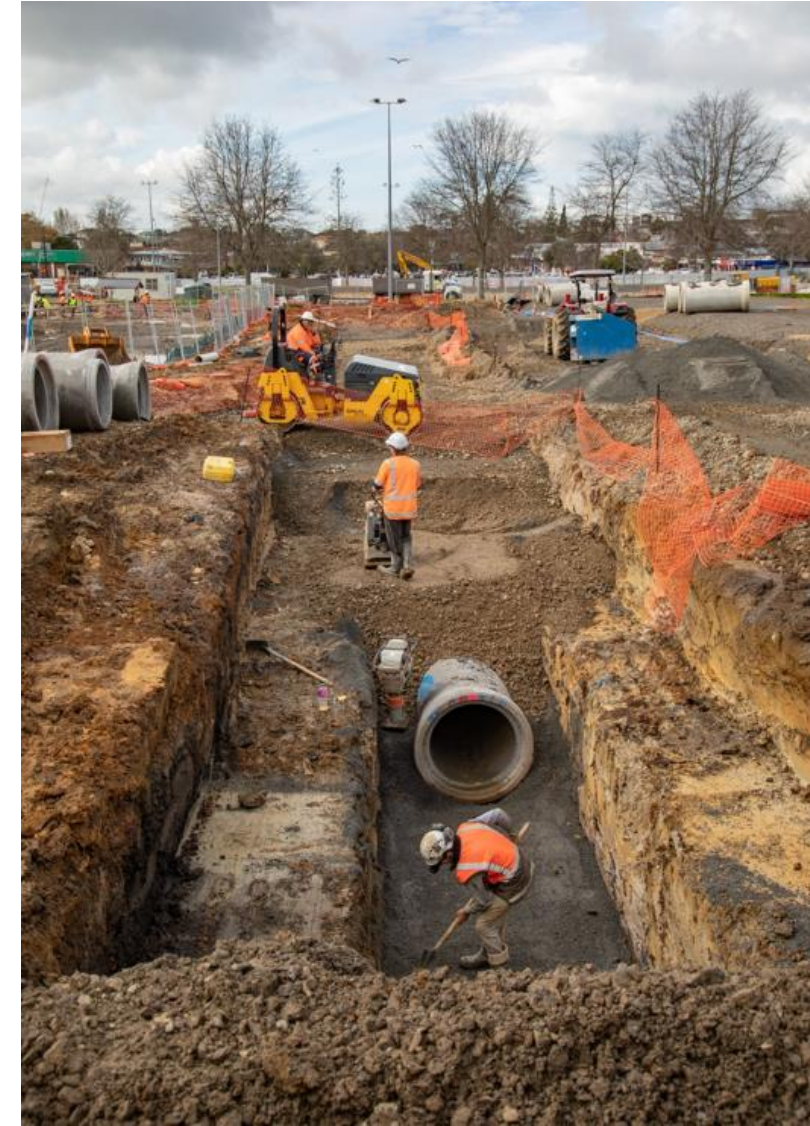
Te Ara Awataha: Cadness Loop Reserve

- Current stage: Design complete, resource consent to be lodged
- Construction commence: Oct 2021
- Expected completion date: Mar 2022



Te Ara Awataha : Kaka Street

- Current stage: Construction underway – moving east to west
- Expected completion date: March 2022



Jessie Tonar Scout Reserve upgrade

Current stage: Finalizing concept design scope.

Input being sought from local board, mana whenua and healthy waters

Expected design completed: Dec 2021

Expected construction completion date: June 2023

Proposed scope:

- Stream restoration
- Amenities (natural play, exploration trails, and recreation (seating & shelter)
- Improved signage and access
- Artwork opportunities

Vision.

Provide a space to engage with nature; to learn, teach and grow through a process of interacting with the land. To build a sense of community pride by facilitating a space to gather, connect and explore.



Project Deliverables

Works within the park space

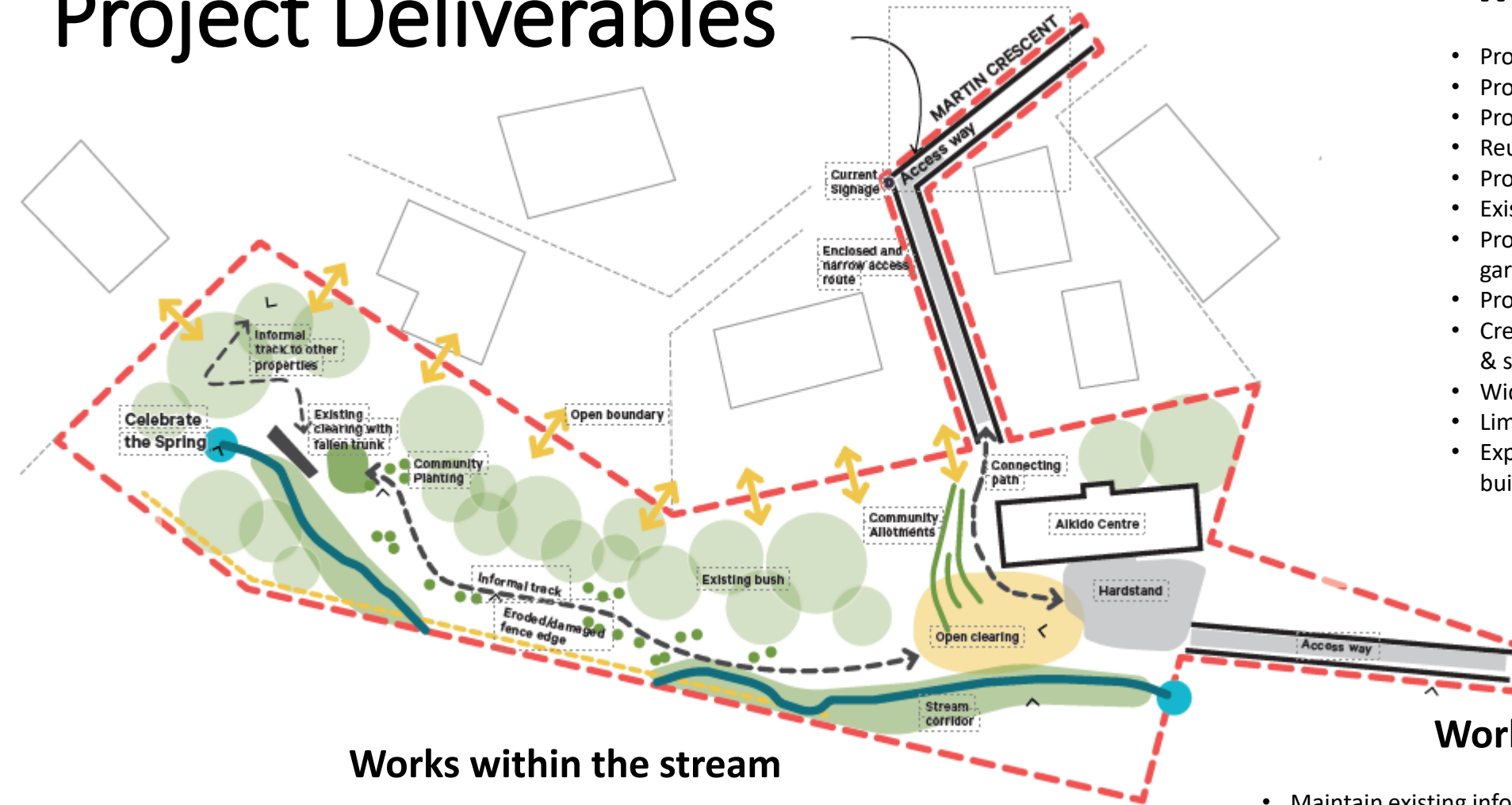
- Provide a flexible gathering space for people
- Provide safe access to water
- Provide a variety of seating options
- Reuse and recycle materials where appropriate.
- Provide opportunities for nature play
- Existing planting to be maintained and enhanced
- Provide a framework for future community gardens
- Provide safe access to existing building
- Create sense of arrival using artwork, wayfinding & signage opportunities
- Widen footpath access to Martin Crescent
- Limit and control vehicle access
- Explore options for artwork to facade of existing building.

Works within the stream

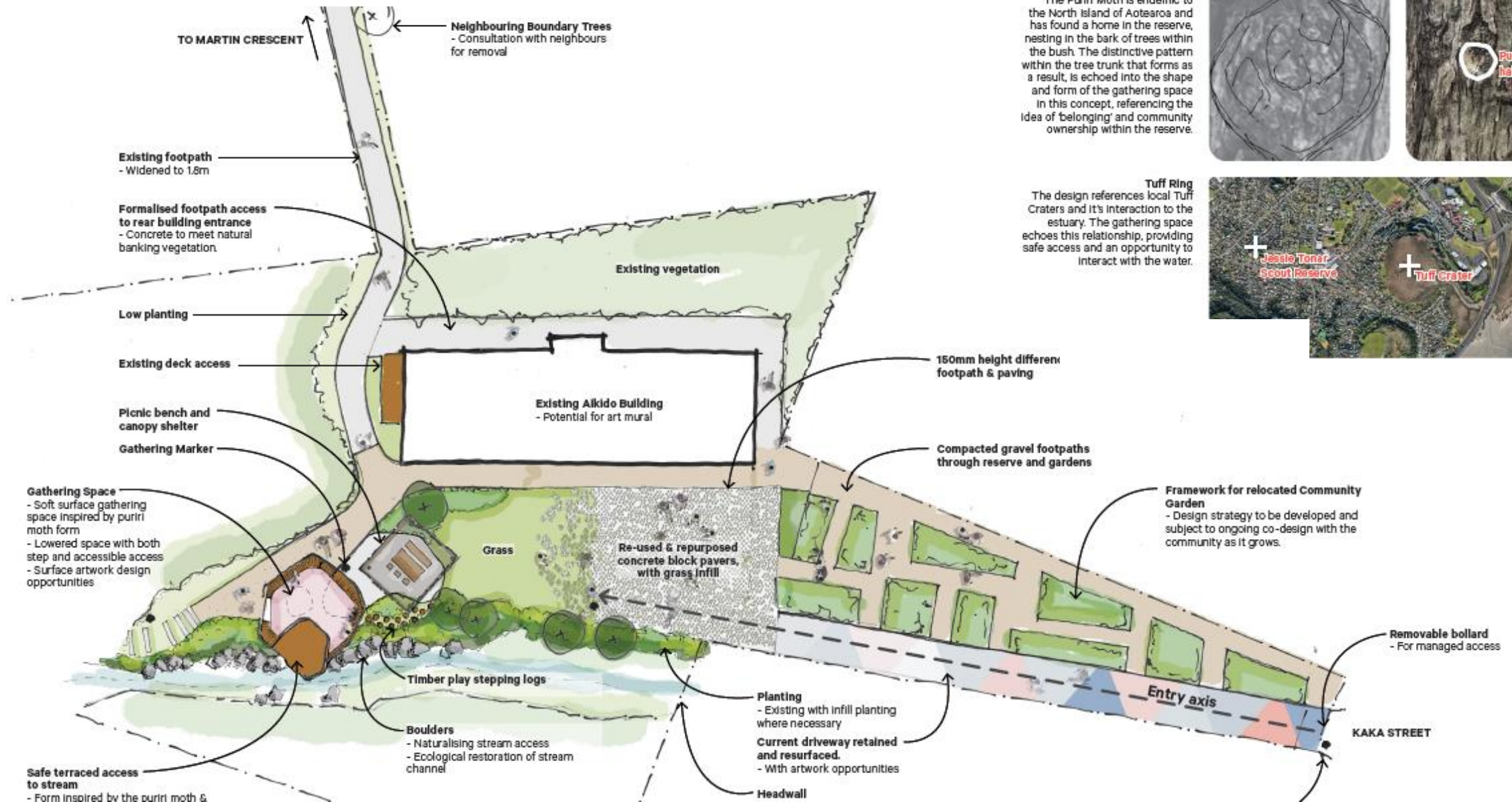
- Grade control to selected areas of stream
- Provide safe access to water. Stream bed remediation to reinstate low flow channel
- Options for naturalising the spring and repair headwater stilling basin outfall structure
- Remediation to headwall if required
- Investigation into removal of stream perch culvert
- Remediation to upper stream erosion and boundary property damage.
- Repair manhole and remediation to surcharge
- Design of confluence and investigate potential contaminant source.

Works within the bush

- Maintain existing informal path and clearings, make safe where appropriate
- Keep the approach 'light touch' to preserve bush environment.
- Celebrate the spring through exploring opportunities for its expression
- Ecological and cultural signage (marking tree species, bird friends, habitats & medicinal plants)
- Installation of invertebrate habitat homes
- Installation of trail markers to the informal track



Concept development



Puriri Moth
The Puriri Moth is endemic to the North Island of Aotearoa and has found a home in the reserve, nesting in the bark of trees within the bush. The distinctive pattern within the tree trunk that forms as a result, is echoed into the shape and form of the gathering space. In this concept, referencing the idea of 'belonging' and community ownership within the reserve.



Tuff Ring
The design references local Tuff Craters and its interaction to the estuary. The gathering space echoes this relationship, providing safe access and an opportunity to interact with the water.



Jessie Tonar Scout Reserve upgrade concept design ideas



Provision for food truck events



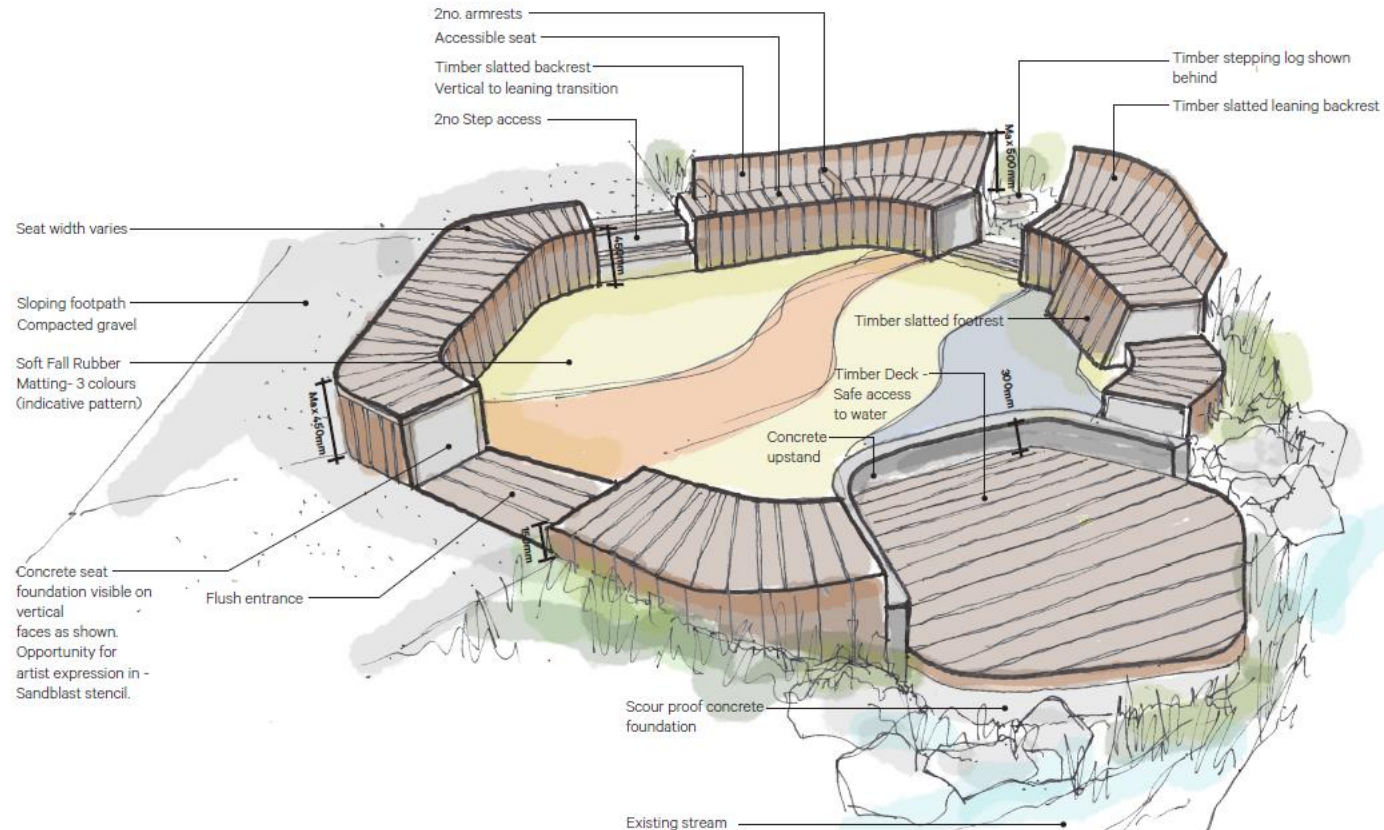
Play along the way



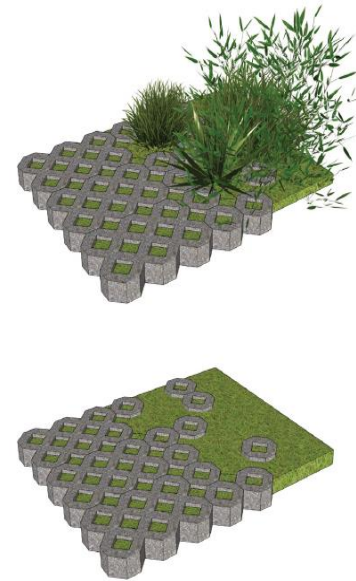
Community gardens

Gathering Space.

Access to water.



Interaction with water

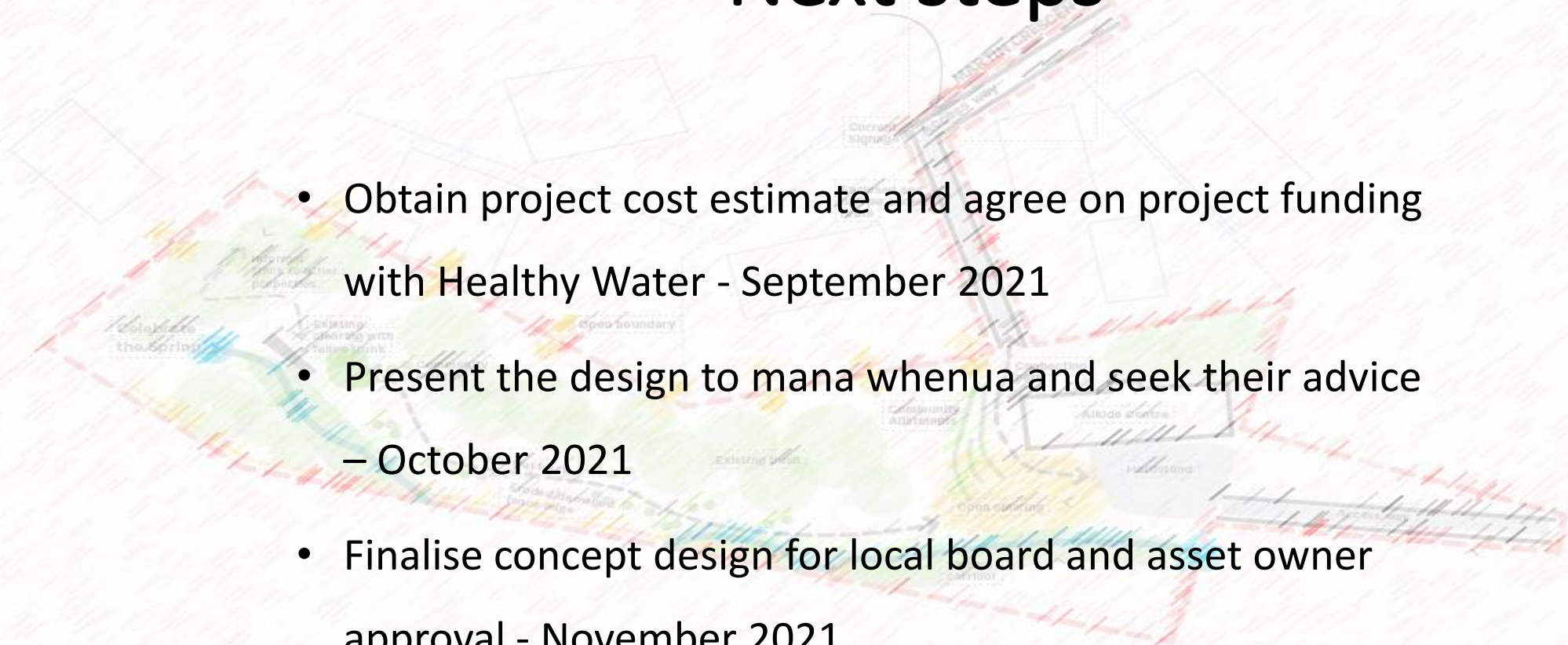


Re-used & re-purposed block paving

Jessie Tonar Scout Reserve upgrade

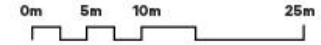
Next steps

- Obtain project cost estimate and agree on project funding with Healthy Water - September 2021
- Present the design to mana whenua and seek their advice – October 2021
- Finalise concept design for local board and asset owner approval - November 2021



Greenslade Reserve Masterplan.

< GREENSLADE CRES >



Stage 1 – western wetland
Stage 1 works completed

Stage 2 – main reserve
Stage 2 to be completed December 2021

Stage 3 – eastern wetland
Construction works will be started after Haumaru boundary works finished ~ 2024

< LAKE ROAD >

Te Ara Awataha future stages

- Current stage: Detail design and consent
- Expected completion date: June 2025
- Dependencies: Ernie Mays Street legalisation



- Current stage: Concept design
- Expected completion date: June 2025
- Dependencies: Community Facilities Hub design



Project Overview

- Around **310** existing homes
- Approximately **1,600** homes at completion
- Approx. 1/3 state, 1/3 market, 1/3 affordable
- 5 Stages, with forecast completion 2025
- Started in 2016
- Total **257** dwellings completed to date (101 state houses and 156 market/affordable)
- **175** state houses and **341** market/affordable houses under construction



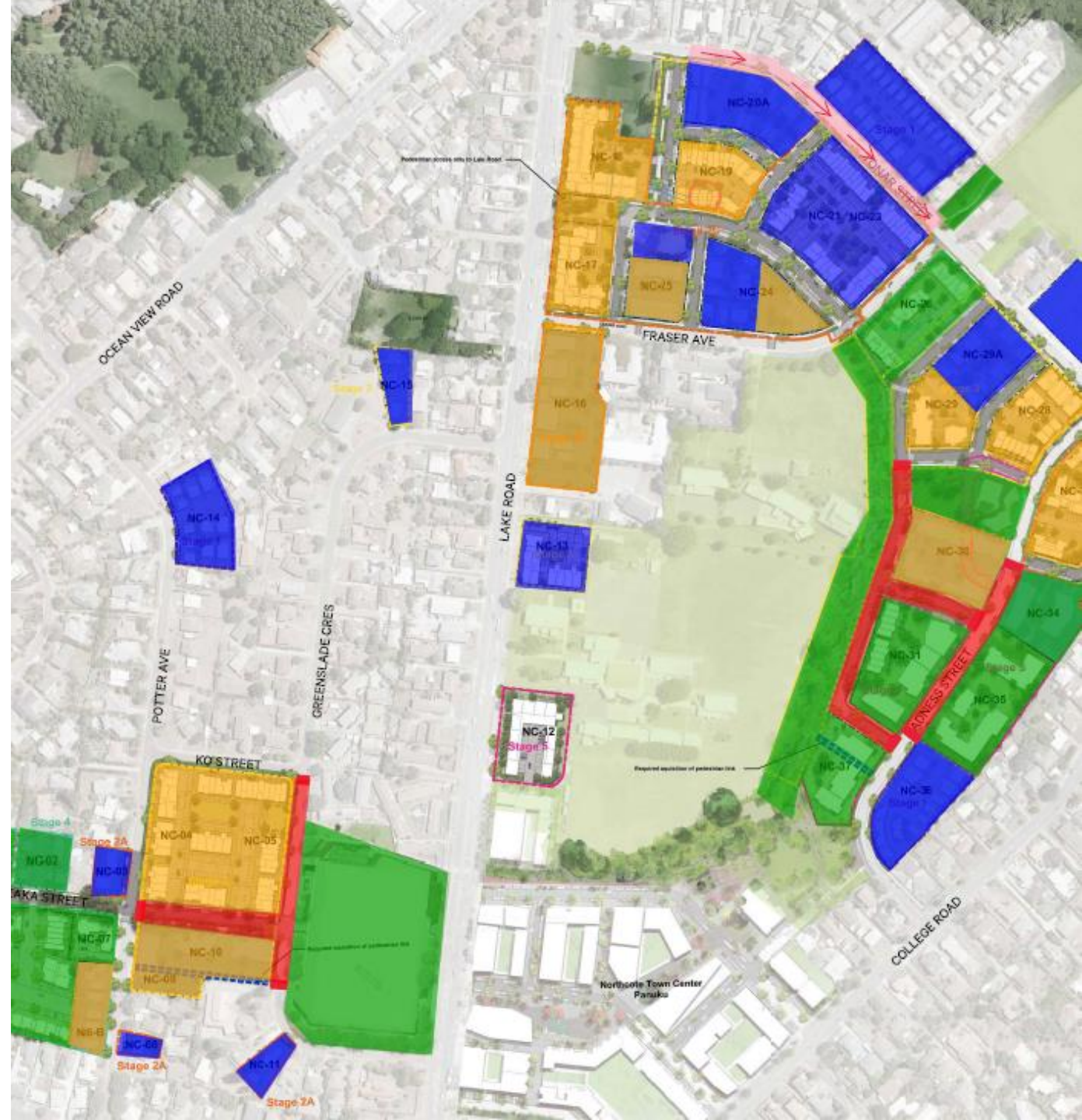
Northcote Infrastructure

1. Healthy Waters stormwater work on **Greenslade Reserve**. Stage 1 (forebay and wetland) completed August 2020. Stage 2 (field and grandstanding) commenced October 2020. Completion beginning of 2022.
2. Healthy Waters stormwater outfall on **Tonar Street**, Hato Petera land pipe completed. Commissioning complete. Works in holiday park commencing Q4 2021.
3. Upgrading of Watercare main water line running along **Lake Road** completed in March 2021. Round-about upgrade works complete.



Land development

- Stage 1, Stage 2 and Stage 3 works are now majority complete. Stage 3C infrastructure works still underway on new and existing roads (Superlots handed over to Build Partners).
- Stage 4 Civil works underway with 3 Waters and Services and Roading under construction.
- Stage 5 asbestos removal and demolition currently underway



State and Market/Affordable homes to come



Kāinga Ora Apartment in Stage 2



Kāinga Ora Apartments in Stage 3 (corner Fraser/Lake)



Kāinga Ora Apartments in Stage 2



Universal Homes Terraces in Stage 2



Kāinga Ora Walk-ups & Apartments in Stage 2



NZ Living Walk-ups in Stage 3

Town Centre Masterplan



1. Outward facing & inviting



2. A legible street network



3. Green & sustainable



4. A sunny, sheltered town square



5. Community and library hub



6. Facilitates multiple modes of transport



7. Flexibility to provide car parking options



8. A food culture destination



9. An active retail & commercial environment



10. Apartment-led residential



Development strategy

- 2.6ha developable land
- Create central block serviced by main roads (Eke Panuku build roads)
- Pedestrian connections from Lake and College roads to Pearn Place
- Create town square and retain Pearn Pl as public spaces
- Supermarkets to be included
- 700+ apartments
- Para Kore and Green Star Communities



Design



LEGEND

- Main retail street and pedestrian connections
- Cross block connections (Indicative only)
- Primary active frontage - retail and commercial (car or loading entries are not permitted)
- Secondary active frontage - retail and commercial or other uses (car or loading entries are permitted)
- Significant tree
- Landmark Buildings - Mitchell Building
- Architecturally defined corner feature
- Town Square
- Northcote superblock sale area



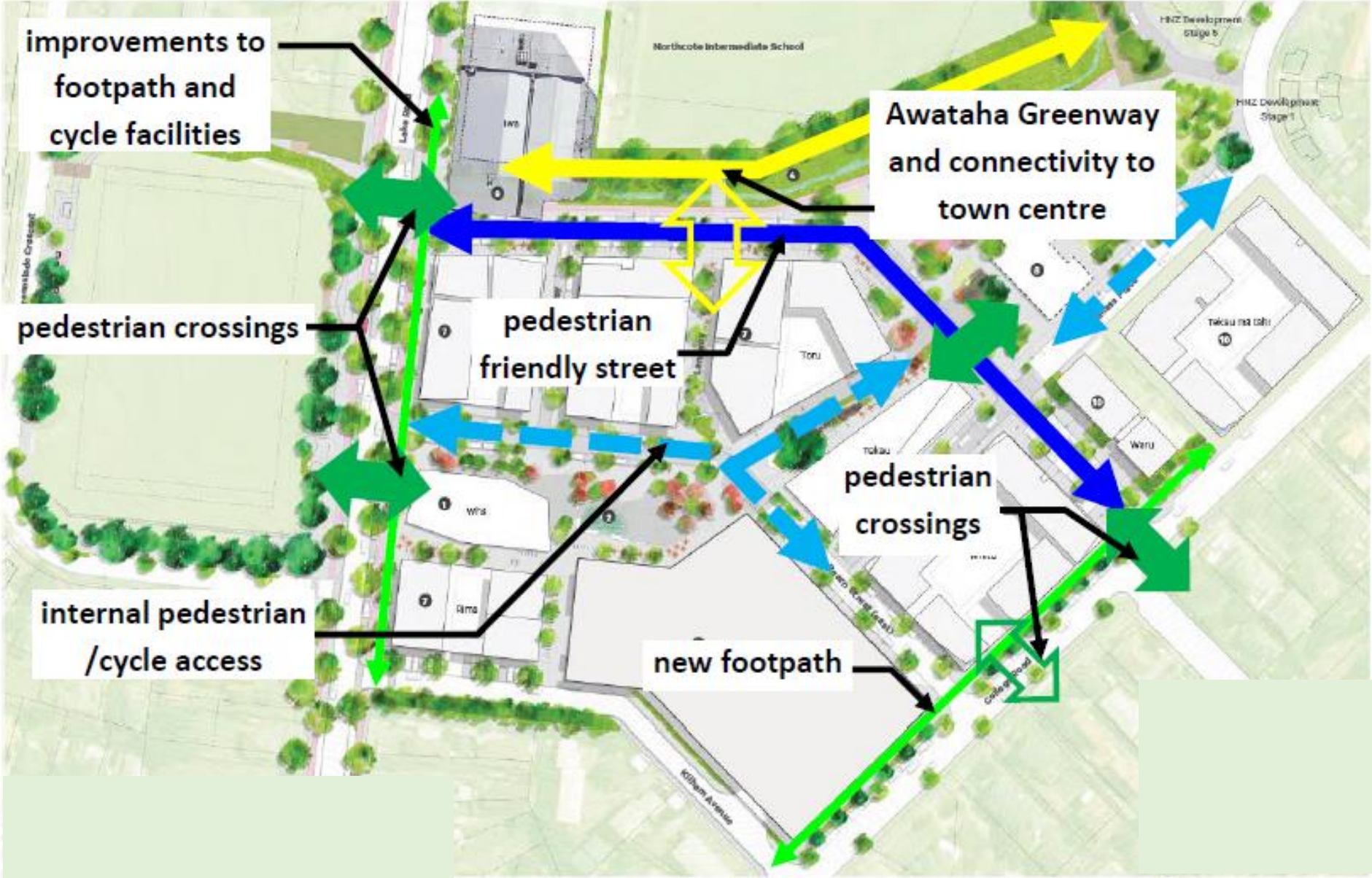
Transport

New/improved vested roads – Ernie Mays Street and Kilham Avenue – are created.

Indicative new non-vested transport links are to indicate that a pedestrian connection through the centre of the development would be required but actual location to be determined with developer.



Pedestrian



Staging





Northcote Winter Event – 10th July



Upcoming placemaking activity

- **Zero Waste Hub ongoing activity**

Open Thursday and Saturday 10am – 2pm with regular volunteers looking after the space

- **Working with Northcote Intermediate School**

Students to deliver town centre movie night 30th September as part of working with students

- **Outdoor Theatre – Back to square one**

Family 1 hour play - mid October outside the mural – helping activate the town centre

- **Heritage activity**

Working with library and others to celebrate Northcote as part of heritage festival in October

- **Upcycled Fashion**

Working with the pre-loved project to look at connecting in with local op-shops and fashion