

Auckland Urban Development Office

Northcote *newsletter*

March 2026
Issue 3

Kia ora Northcote

Big changes are underway! Construction is kicking off to upgrade community spaces in Northcote Town Centre. Here's the latest.

Final stage of Te Ara Awataha begins - March - September 2026

Te Ara Awataha, meaning 'the path of the Awataha', traces the Awataha Stream through the neighbourhood, connecting homes, reserves, schools, the town centre, and people to nature.

Over the next six months, we'll complete the final town centre section of this award-winning greenway, by:

- Daylighting (bringing to the surface) part of the stream.
- Building the remaining pathway and an improved side entrance to Northcote Intermediate School.
- Landscaping and planting new trees and greenery.
- Installing smarter stormwater management to help reduce flooding.
- Reusing and recycling materials - as part of our zero waste commitment.

What this means for you

- Some parking behind Pearn Place/Crescent has been removed.
- Access to the remaining spaces is limited to one entry/exit.
- Access to the side entrance to Northcote Intermediate School is closed until works are finished.
- Traffic management is in place near the library end of Pearn Place during construction hours.

A huge thank you to mana whenua, Kāinga Ora, Northcote Development, Auckland Council's Healthy Waters, Kaipātiki Local Board, local schools, community groups, and volunteers for helping to bring Te Ara Awataha to this milestone.



Traffic management plan once the community hub gets underway in April - see over

New community hub and reserve upgrade - April 2026 - late 2027

Northcote's future community hub is on the way. The current library building will be extended and modernised, and Puāwai Cadness Reserve next door is getting a complete makeover.

The new community hub will bring services together under one roof, including: **Northcote Library, Citizens Advice Bureau, Hearts & Minds, NorthArt, Plunket, and community rooms for hire.**

These organisations are operating from **1 Ernie Mays Street** until the community hub opens.

A big summer and more to come

Our summer programme of free fun in the town centre was a hit - from the packed Ninja Run, to the Doggie Day Out, and more. It been fantastic to see so many people enjoying the town centre - and spending was up in December 2025, outpacing the Auckland and NZ average.

A winter programme of free activities is coming next. Keep an eye out here: audo.co.nz/neighbourhoods/northcote/#free-town-centre-activities

New community hub features

- Modern shared spaces and community rooms for hire
- Large, covered veranda opening to the reserve
- A bigger, better front plaza
- Improved stormwater management.

Upgraded Puāwai Cadness Reserve

- New basketball court
- Big open lawn
- Pavilion
- Two play spaces and two garden areas
- Toilets
- More planting and greenery
- Better stormwater management.



Shopping area improvements

Work to upgrade the shopping area is planned in stages from late 2027. We're progressing negotiations behind the scenes and we'll share updates as soon as we can.

Northcote Together

This awesome group of locals helps make Northcote even better. Want to get involved or find out what's happening locally? See northcotetogether.org and the Northcote Together Facebook page.

Kāinga Ora Northcote Development update

Kāinga Ora is helping to transform Northcote with around 1,700 new homes. So far, 889 homes are built - including 480 social homes - and another 300 homes are on their way for future homeowners and renters. Alongside new housing, they've contributed to a better greener neighbourhood, delivering new and upgraded parks, modern infrastructure, and improved amenities, while their Community Development and Engagement Managers continue to support a thriving, connected neighbourhood.

Go online to learn more: northcotedevelopment.co.nz

Auckland Urban Development Office is Auckland Council's team that lead major redevelopments projects like Northcote. We work with mana whenua, developers, and the community to create vibrant, future-ready neighbourhoods.

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