

Unlock Northcote. Northcote Town Centre. Benchmark Masterplan—Refresh.

August 2022



Land.
People.
Culture.
Isthmus.

About the 2022 Benchmark Masterplan Refresh

Over the past decade, significant progress has been made on the regeneration of Northcote. The majority of Kāinga Ora-led residential development has been delivered or is under construction, Te Ara Awataha construction is underway, and Greenslade Reserve has been reconstructed to deliver high-quality public recreation and stormwater management outcomes. Sites within the town centre have been purchased to enable the next step – the regeneration of the town centre.

The 2019 Benchmark Masterplan was prepared to guide this regeneration. In the subsequent years, key decisions were made that have influenced the masterplan and its refresh, including:

- The Eke Panuku decision, approved by the Kaipātiki Local Board, to locate the new community hub building at Cadness Reserve as an extension to the existing heritage library building, rather than at the Lake Road frontage.
- The Kaipātiki Local Board's decision for the designated town square (1,500m²) to be centrally located within the town centre (with the result of decoupling it from the community hub building at Cadness Reserve).
- The Eke Panuku decision to sell the town centre site as a single super lot to a private entity for redevelopment, with a set of Essential Outcomes

as part of the conditions of purchase to guide the development outcome.

- The Auckland Transport requirement to align the new Ernie Mays Street public transport connection with Deuxberry Street, resulting in a shift of Ernie Mays Street to the south.

Other external influences considered as part of the refresh include:

- The effects of the Covid-19 pandemic on the retail environment, potentially exacerbating the prior identified decline in retail.
- The rise of click and collect and grocery shopping delivery services, potentially reducing the gross floor area requirements for a supermarket as a key anchor tenant.
- The delivery by Kāinga Ora, of approximately 1700 new homes of a mix of typologies, housing 4000+

new residents, in close walking distance of the town centre.

- The increased appetite for apartment living within the inner suburbs of Tāmaki Makaurau, and changes in the residential market including build-to-rent models.

This 2022 Refresh, presented as an addendum to the 2019 Benchmark Masterplan, utilises the 2019 Principles and Criteria for Success as the basis upon which to address these changes and influences. It is intended to guide a future developer's approach to the town centre regeneration, as examples of how delivery of the Essential Outcomes can be achieved, to deliver on the Northcote 2030 vision.



Vision



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.

The Northcote Framework Plan (November 2016) set out an ambitious vision for a regenerated Northcote anchored on community, culture and business. One of the plan's four key moves is the regeneration of the town centre.

In 2017 following the acquisition of several buildings, the Board of Eke Panuku Development Auckland resolved that all of the land and buildings in the town centre should be included in the urban renewal.

This Benchmark Masterplan for the town centre presents an exciting vision for the Northcote town centre. It is underpinned by urban design and Te Aranga design principles, delivering a lively and welcoming Northcote with community, culture and business at the heart. It promotes a comprehensive, staged development with new buildings that are fit for their 21st Century business purposes.

It aims to build on the best of the key characteristics of the centre that the community value – pedestrian areas, the elm tree on Pearn Place, the alignments of key streets, and a public realm with the flexibility to adapt to accommodate large community events and festivals and most importantly its human scale and activity.

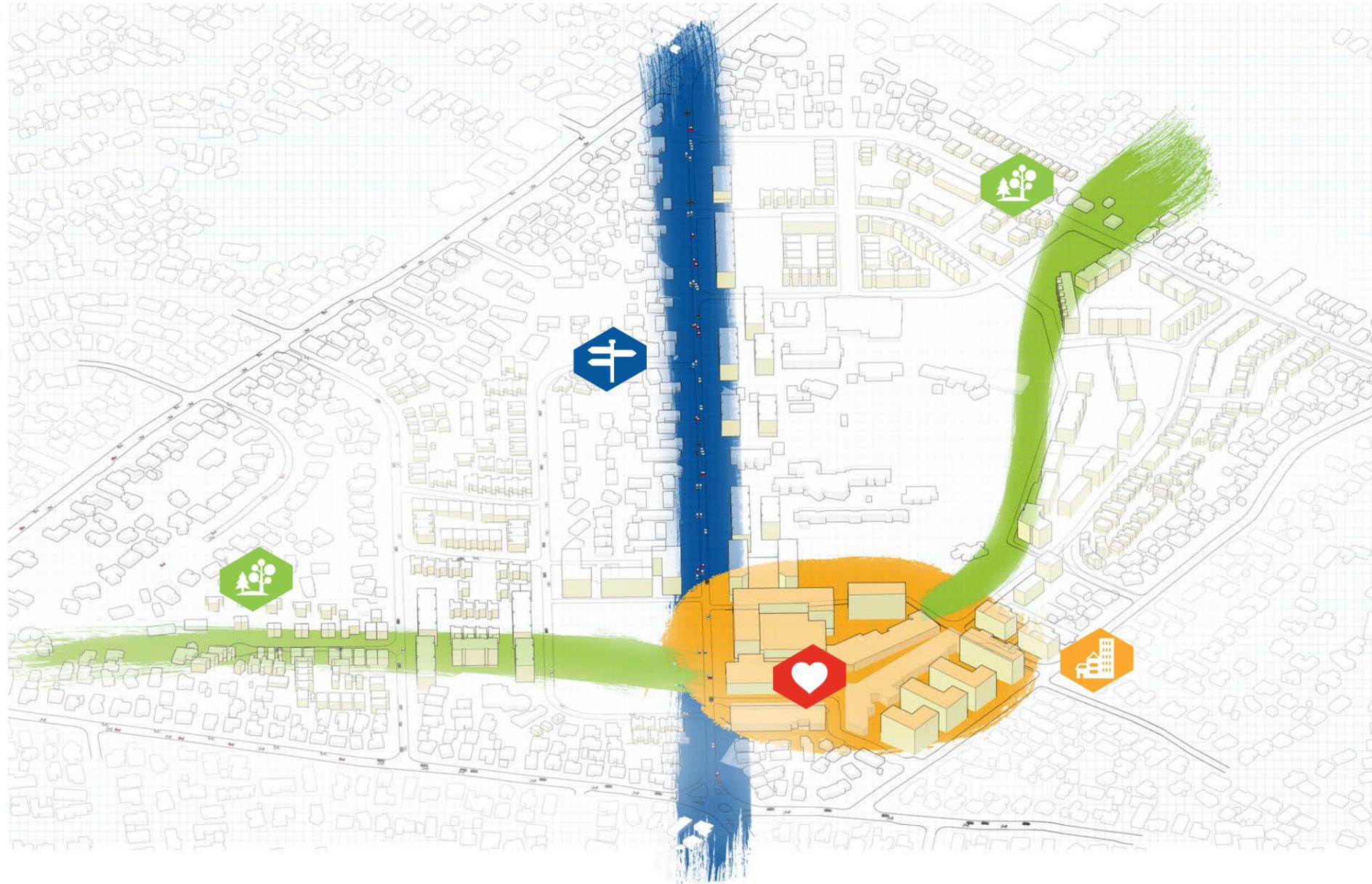
The new Northcote will have a greater mix of housing types delivering around 2600 new homes, with up to 1000 of these within the town centre in apartment blocks up to eight stories tall. It will have a new multi-purpose community hub building with a library and a new centrally located town square.

There will be a network of pedestrian priority streets and lanes, framed by high-quality buildings, with a vibrant

mix of uses including community, retail, commercial and residential. This street network will provide an excellent connection to the local community and its recreation spaces, including Greenslade Reserve, Cadness Reserve and Te Ara Awataha greenway.

The Benchmark Masterplan includes high-quality public spaces for informal gathering, outdoor dining, markets, and larger festivals enabling the community of Northcote to live, linger, work and play in their town centre.

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 greenway - a network of public open space

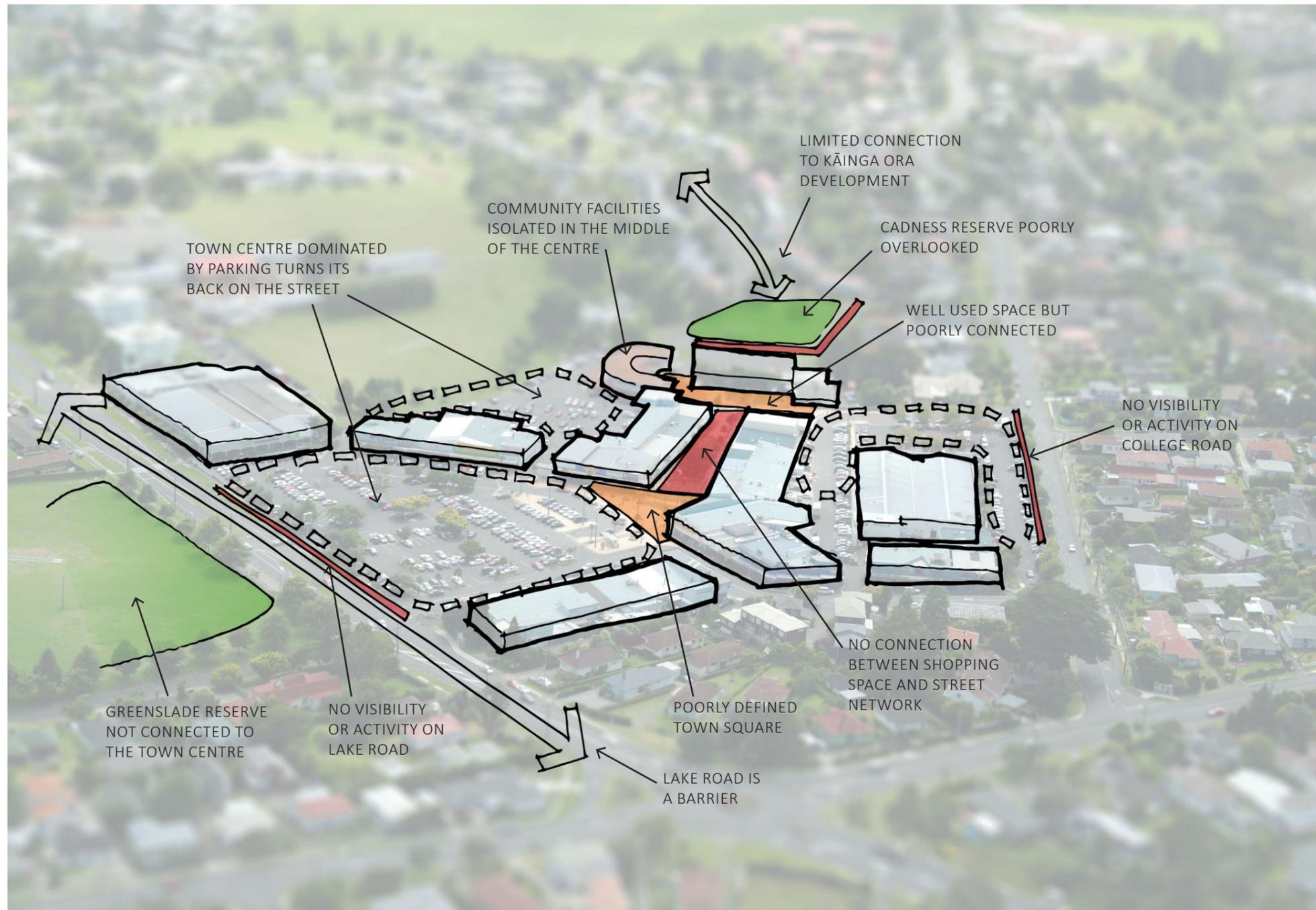
This landmark public open space network will run through the Town Centre and neighbourhood. It will be designed with community input so that it becomes something treasured and cared for by everyone.



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.

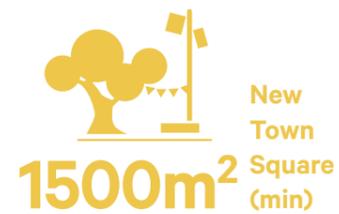
Strengths & Challenges



Wider Northcote Masterplan



Wider Northcote
Regeneration
Statistics.



Overarching Principles & Criteria for Success

These principles and criteria have been developed following extensive consultation including the Northcote Central Concept Plan (2005), the Northcote Town Centre Plan (2010) and the Northcote Framework Plan (2016).

Principles

A. Identity

The Masterplan establishes a recognisable 'Northcote' character, as a point-of-difference from other central Auckland town centres. Retains and celebrates the existing strong Asian influence, renowned destination for Asian food. Celebrates Māori, Pacifica and European communities. Delivers a strengthened sense of community, utilising placemaking and public art and sculpture as components of building identity.

B. Cultural values

Te Aranga values and design principles embedded within the Masterplan through design process and engagement. Mana Whenua presence, narratives and values are respected and made visible.

C. Safety/CPTED

The Masterplan prioritises safety. Designed to both Safety in Design and Crime Prevention Through Environmental Design (CPTED) principles.

D. Flexibility/Future Proofing

The Masterplan is flexible in layout now (as a masterplan) and into the future (as a built environment). Staging of development is considered as fundamental to design delivery and outcomes.

Criteria for Success



1. Outward facing & inviting

- The Town Centre is integrated into the Northcote community.
- Stitched into wider context through street pattern and complementary land uses, reduced block sizes, and street facing development blocks.
- Draws the Town Centre to Lake Road and College Road (in contrast to existing inward facing situation).
- Delivers an active Lake Road frontage.



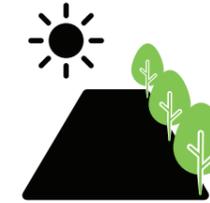
2. A legible street network

- A legible network of public streets and spaces.
- Clear hierarchy, accessibility, connectivity, permeability and walkability.
- A network of streets - 'green', retail and shared streets and lanes, connecting between Lake Road, College Road and Cadness Street.
- Optimises the potential for buildings with active uses fronting Lake Road.
- Optimises the potential of the north facing interface with Cadness Reserve.



3. Green & sustainable

- Delivers the ability to live, work and play in the local community.
- High quality interface with adjacent open spaces – Greenway, Greenslade and Cadness Reserves.
- Public streets and square designed as spaces for public life, rest and relaxation.
- Potential for effective management of stormwater and stormwater quality.



4. A sunny, sheltered town square

- In excess of 1,500 sqm with flexibility to extend for larger events (i.e. temporary road closure).
- Optimal co-location with other community assets (the hub building and/or adjacent reserves).
- A balance of soft and hard landscape finishes for year-round and multi-purpose use.
- Proportions to suit market and community event space uses.



5. Multi-purpose community hub building

- A multi-purpose community building meeting community needs.
- Active ground floor uses.
- In an accessible location.
- In a visible location, to draw people into the Town Centre.
- Located in relation to open space (square, reserves, street) to enable spill out activities.



6. Facilitates multi-modal transport

- A Town Centre that facilitates multiple modes of transport - walking, cycling, private vehicle and public transport.
- A strong Lake Road public transport interface, conveniently located for use.
- Clear transport routes and nodes, linked to/into Town Centre.
- Permeability & legibility of public transport interface into Town Centre.



7. Flexibility to provide car parking options

- Delivers a balanced provision of on-street and precinct based car parking.
- Facilitates pop-in retail as well as longer term stay parking.
- Utilises ground contour to advantage – tucking parking under, retaining active ground level uses at street edges.



8. A food culture destination

- The Town Centre has the potential to remain a destination for Asian cuisine.
- Designed to facilitate the existing takeaway food culture, while strongly encouraging people to linger.
- Provides outdoor dining space of variety of characters – street based kerbside dining typology; laneway dining typology; and courtyard dining typology.



9. An active retail & commercial environment

- Double-sided streets with fine grain retail at ground floor delivering active streets and building edges.
- Commercial / business at first floor, and to ground floor at specific locations and edges.
- Delivers the ability to live, work and play in the local community.
- New larger supermarket.



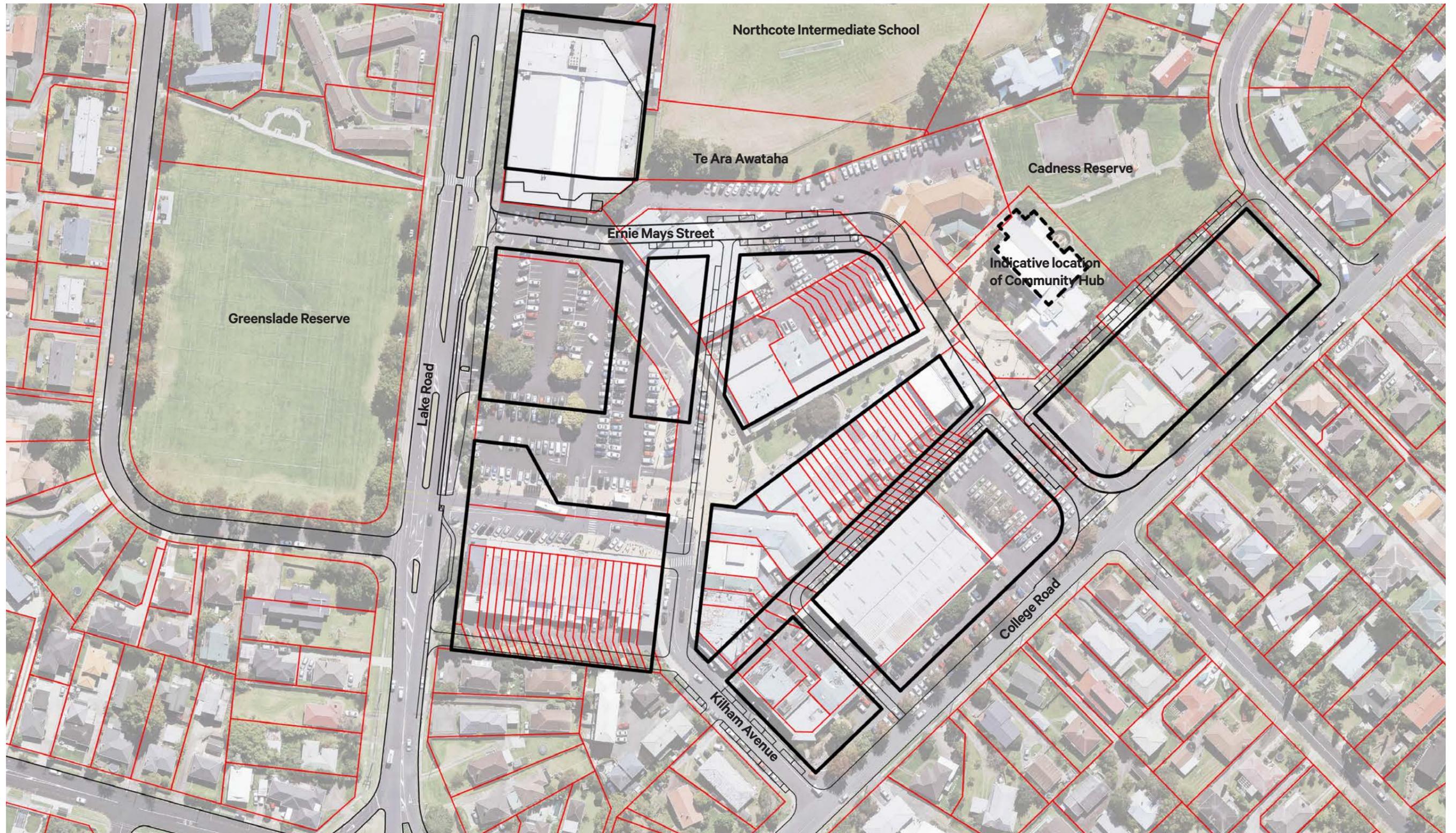
10. Apartment-led residential

- Optimises the potential for high quality residential apartment development.
- Location of residential apartments in relation to community facilities, open space and street network.
- Residential interface with Town Centre periphery residential land use.
- Potential for a range of accommodation.

Aerial Overview



1:1,500 @ A3



2022 Benchmark Masterplan Refresh



1:1500 @ A3

Key

1. Multi-purpose Community Facility Building
2. Town Square (1,500m² min.)
3. Pearn Place (existing) - retail main street
4. Pearn Place extension - retail main street
5. Shared space one-way street/ lane
6. Pedestrian laneway
7. Courtyard (within development block)
8. Podium shared garden
9. Supermarket, sleeved, resi above
10. New bus stop
11. Relocated bus stop
12. Protected cycleway
13. Existing Elm tree, retained

