



Kia ora Northcote

Your town centre is getting a refresh.

Welcome to the first Northcote newsletter from the Auckland Urban Development Office (formerly Eke Panuku). Over the next 10 years, we're giving the town centre some love – modernising it in stages while keeping its unique, multicultural vibe.

With most of Kāinga Ora's new homes now complete, we're picking up the updates where their Northcote Development newsletter left off.

Northcote's growing community deserves great spaces – so we're upgrading public facilities first, followed by improvements to the shopping area from 2027.

Completing Te Ara Awataha – the final link

Northcote's 1.5km greenway is nearly complete! Since 2020, we've been connecting parks, schools, neighbourhoods, and the town centre with a scenic pathway that follows the Awataha Stream.

The final piece – through the town centre – is about to begin. We'll uncover the stream, and add a new footpath, trees and other plants to create a greener, healthier, flood-resilient space for the future.

Te Ara Awataha is a true community effort – thanks to mana whenua, Kāinga Ora, Auckland Council's Healthy Waters, Kaipātiki Project, local schools, volunteers, and everyone who's played a part.



Before photo (above) and on the right is an artist impression of the new section of Te Ara Awataha, with the new Ernie Mays St shown on the right, linking to Lake Rd.

A modern community hub is coming

We're transforming the heritage-listed Northcote Library with a new wing to bring together community favourites – the library, NorthArt, Plunket, Citizens Advice Bureau, and Hearts & Minds.

This one-stop hub will open onto the neighbouring Puāwai Cadness Reserve and feature:

- Flexible shared spaces, and community rooms to hire.
- A large, covered verandah connecting to the reserve.
- A bigger, improved front plaza.
- Smarter stormwater management.

Prior to construction, the library will temporarily move to 1 Ernie Mays Street (cnr of College Road) in early 2026.



Artist's impression of new Northcote community hub.



Puāwai Cadness Reserve upgrade

We're turning the under-used reserve, behind the library, into a vibrant community space as part of Te Ara Awataha.

Coming soon:

- A new basketball court.
- Two play zones.
- Two garden areas.
- Public toilets.
- More trees and greenery.
- Smarter stormwater management.



Artist's impression of new Puāwai Cadness Reserve.

Timeline

- **Over summer 2025-26** – Works starts on the town centre section of Te Ara Awataha.
- **Early/mid 2026** – Library moves to 1 Ernie Mays St. Hub and reserve construction starts.
- **Mid/late 2026** – Te Ara Awataha town centre section opens.
- **End 2027** – New hub and reserve open.
- **From 2027 - 2037** – Shopping area upgrades roll out.

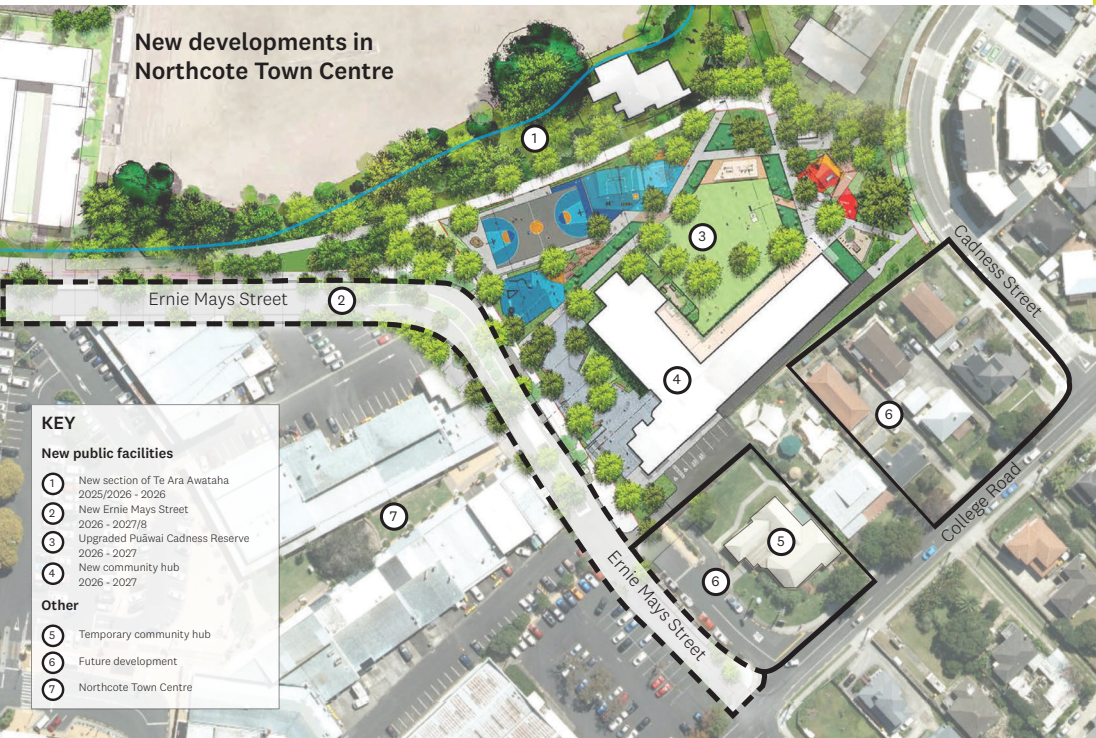
Timings are subject to change

Ernie Mays Street gets extended

We're extending this street to Lake Road to create Northcote's new main street and future bus route.

To make way, some aging buildings, like the Norman King Building, have been removed.

Next up, the doctors and medical centre relocate within Northcote, with those buildings removed in late 2025.



Artist's impression of the new Ernie Mays St extension, with the new community hub in the background.

What you love (and don't) about Northcote Town Centre

Earlier this year, Northcote Business Association asked 150 locals what they think:

- Why they visit: Mainly to shop – with Woolworths, Da Hua Supermarket, the library, pharmacy, post office, op shop and the Asian eateries topping the list.
- What they love: The easy parking, convenience, friendly community vibe and the multicultural shops and eateries.
- What they don't like: The outdated, rundown buildings, and the limited variety of shops and dining options.

Shopping area gets a major upgrade

Built in the late 1950's, Northcote's town centre has served us well – but locals say it's time for a refresh. We agree! We're transforming Northcote, while keeping what you love.

First up, we're improving public facilities over the next two years. Then, from 2027, staged work will transform the shopping area – delivering new shops, offices, apartments, a town square, and a bigger supermarket over ten years.

The town centre will stay open throughout, and timing depends on commercial negotiations and market conditions. We'll keep you posted in future newsletters.

Why stage construction?

We're staging the work over ten years to keep the town centre busy while we and reduce disruption while we build. This means essential shops and services stay open for the community. You'll start to see big improvements from 2027 when the new community hub and the town centre section of Te Ara Awataha opens.

Love your community

Northcote's growing and locals are coming together to make it an even better, friendlier community. Northcote Together - a new group of residents – is helping bring more fun to the neighbourhood. They supported our hit events last summer, like Northcote's Amazing Race and A Doggie Day Out and continue to support and promote events.

Check them out at [Northcotetogether.org](https://northcotetogether.org) or email northcotetogether@gmail.com to get involved or list your local event.

Kāinga Ora Northcote Development update

Kāinga Ora has now delivered 882 new social and private homes in Northcote - with all their social housing completed in July. Another 900 private homes are on their way.

It's not just homes, Kāinga Ora:

- Has improved infrastructure and public spaces, contributing to Te Ara Awataha and the new and upgraded parks along its path.
- Is supporting new residents to build a sense of community and connection with other locals and the neighbourhood. They helped establish and support Northcote Together and have supported community champions on a range of activities, from food rescue, Matariki celebrations, community gardening, to clothes swaps, with more to come.

Find out more here: northcotedevelopment.co.nz or email engagenwauckland@kaingaora.govt.nz



Removal of the Norman King Building

Zero waste in action

Construction waste is a big environmental issue. In Auckland, 40% ends up in landfill! That's why we're committed to a zero-waste approach in Northcote.

When we removed the Norman King Building (next to the library) a whopping **93.2%** of its material got a second life. Some is selling at affordable prices from Wairau Zero Waste Hub (wairauzerowaste.nz), or it's being recycled or reused in local projects. And, some even got sent to Tonga, where many locals have roots. It's good for people and the planet!

Northcote events

- **Northcote Together:**
 - **Walk & Talk.** Every second Monday - 10am-11am. Join Glenn for a walk through local streets and parks. Bring a coffee, a dog, a friend, or just yourself. Meet at the covered seating area in Te Ara Awataha, near 14 Awataha Drive. See you there on 15 and 29 September and onwards.
 - **Northcote Litter Legends.** Every second Saturday of the month - 9.30am-10.30am. Join your neighbours picking up litter to keep Northcote beautiful. Locations vary, see [Northcotetogether.org](https://northcotetogether.org) or the [Northcote Together Facebook page](https://northcote.together.facebook.com) for details. Meet at Kukari Park on 13 September.
- **Northcote Library:**
 - September school holiday programme. Check out their free school holiday fun, along with Glenfield and Birkenhead Libraries. See facebook.com/Northcote.Library/ for details.

Share your thoughts

Tell us what you think about this newsletter or the Northcote redevelopment. Email info@audio.co.nz

Who is the AUDO?

We're the driving force behind Auckland Council's urban transformation – leading major redevelopments projects like Northcote. Partnering with mana whenua, investors and developers, we design and deliver vibrant, future-ready neighbourhoods for Aucklanders.

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