

Northcote Town Centre, Auckland

Lake Road, Northcote, Auckland 0627

Students
Reinventing
Cities

Northcote Town Centre is located on Auckland's North Shore approximately 6km from the city centre. The site is currently characterised by car parking and retail, in particular food and produce, and speciality Asian goods. The population of the area is predominantly New Zealand/European and Asian as well as Pacifica and Māori.

Panuku Development Auckland (an Auckland Council organisation) is leading the redevelopment of the site on behalf of Auckland Council. There are a number of plans guiding Northcote's regeneration including a Northcote Town Centre Benchmark Masterplan (indicative). The site has been given 'Town Centre' status under the Auckland Unitary Plan, which highlights its potential for more people, higher-density

housing and business floorspace. Overarching Principles and Criteria for Success have been outlined for the site, but a detailed design has not yet been developed.

Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan has the goal to reduce regional greenhouse gas emissions by 50 per cent by 2030 (against a 2016 baseline) and achieve net zero emissions by 2050 while preparing for the impacts of climate change. The Built Environment is one of the Priorities in Auckland's Climate Plan including a sub-action to 'Identify and optimise opportunities for delivering low carbon, climate resilient neighbourhoods through Panuku's development projects.'



Approx. site area:

2.9 hectares

Demographics:

2,358 people live in Northcote Central with a median age of 33 years. The population is 38% New Zealand/European, 32% Asian, 21% Pacific and 14% Māori ([2018 census](#))

Priority areas & main City expectations:

Panuku Development Auckland is leading urban regeneration of Northcote Town Centre on behalf of Auckland Council. Wider regeneration of Northcote is also occurring. 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.

Presentation of the site



The site is [Northcote Town Centre](#) located in the suburb of Northcote on Auckland's North Shore approximately 6km from the city centre. The site is currently characterised by car parking and retail, in particular food and produce, and speciality Asian goods. The site is well utilised by the Asian community, creating a diverse multi-cultural customer mix, including a strong Māori and Pacifica influence.

The site has been selected for the competition as it is a distinct precinct set for redevelopment. The land is owned by Auckland Council with Panuku Development Auckland (an Auckland Council organisation) leading [urban regeneration of the site](#). The renewal of the site is a couple of years away, the earliest construction will begin in 2022. An indicative benchmark masterplan has been produced for the site but plans for the site are yet to be finalised. There is still an opportunity for additional thinking and compelling ideas to feed into the final plans. In this way, and as the site is owned by Auckland Council, competition proposals can potentially influence the final masterplan for the site.

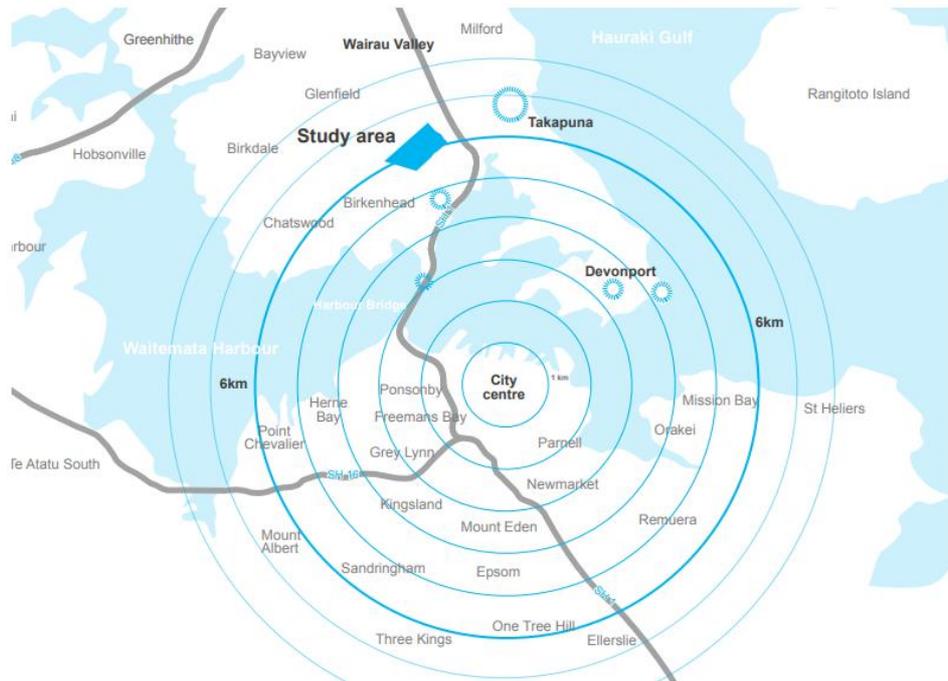
Students can choose to what extent they build upon the plans produced to date. It is possible to produce something completely different to the indicative benchmark masterplan or for a proposal to be informed by the plans produced to date. Either option is acceptable for the competition, however proposals will be judged on how realistic and deliverable they are as final plans for the site.

Redeveloping the site as a reimagined town centre presents an opportunity for the everyday needs of the local community to be met within a walkable catchment. There are significant infrastructure and development projects underway in the surrounding area (see below) that will change the context for the site, providing an interesting and changing dynamic and additional considerations for the competition.

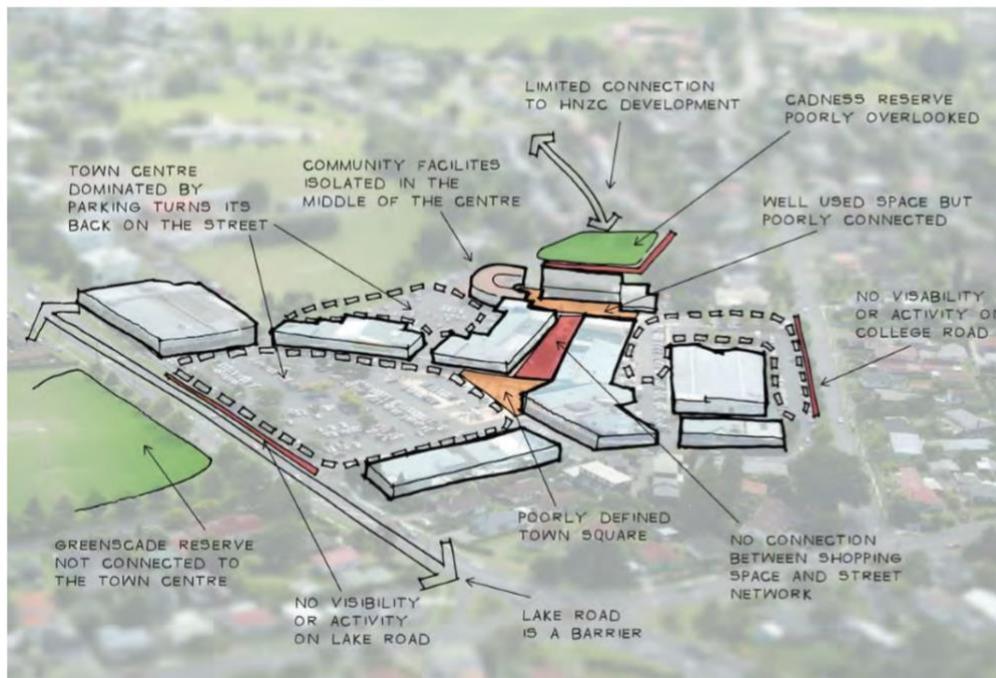
There are a number of [plans guiding Northcote's regeneration](#) including a Northcote Town Centre Benchmark Masterplan (indicative). The site has been given 'Town Centre' status

under the Auckland Unitary Plan, which highlights its potential for more people, higher-density housing and business floorspace.

The site location ('Study area') is shown below:



Current challenges for the site are illustrated below:



Infrastructure and development projects underway in the surrounding area

Much of the land surrounding the town centre is owned by Kāinga Ora, the government agency working to improve and increase the homes there. This will see 300 old properties replaced by up to [1,500 warm, healthy, modern homes](#) over the next five years. The wider regeneration of Northcote is illustrated below, with the Northcote Town Centre site outlined in red.



[Te Ara Awataha](#), Northcote's new greenway or green 'corridor', will be a 1.5km network of existing and new green spaces that will run through the Northcote neighbourhood, connecting the town centre, schools and homes. Work is underway, with Te Ara Awataha expected to be completed in 2025.

[The Northern Pathway](#) project will provide a seamless dedicated walking and cycling link between Auckland's City Centre and the North Shore which will connect with existing local paths to extend the region's walking and cycling network (this incorporates a harbour bridge pedestrian/cycle crossing, previously known as SkyPath). This has the potential to provide residents and visitors with the choice to travel between the city centre and Northcote using active modes of transport - this is currently not possible. A business case has been produced for the Westhaven to Akoranga section of the Northern Pathway (connecting the City Centre to the North Shore via the harbour bridge) and design and consenting is currently underway, construction is expected to be completed in 2024.

Area surrounding the site:



City climate priorities and specific environmental issues to address

[Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan](#) has the goal to reduce regional greenhouse gas emissions by 50 per cent by 2030 (against a 2016 baseline) and achieve net zero emissions by 2050 while preparing for the impacts of climate change. Auckland's Climate Plan identifies eight Priorities with actions and sub-actions outlined under each Priority:

1. Natural Environment

Our goal: Oranga taiao, oranga tāngata: a healthy and connected natural environment supports healthy and connected Aucklanders. The mauri (life essence) of Tāmaki Makaurau is restored.

2. Built environment

Our goal: A low carbon, resilient built environment that promotes healthy, low impact lifestyles.

This Priority includes a sub-action to 'Identify and optimise opportunities for delivering low carbon, climate resilient neighbourhoods through Panuku's development projects.'

3. Transport

Our goal: A low carbon, safe transport system that delivers social, economic and health benefits for all.

4. Economy

Our goal: A resilient, low carbon economy, guided by our kaitiaki values, that supports Aucklanders to thrive.

5. Communities and coast

Our goal: Communities and individuals are prepared for our changing climate and coastline, and carbon footprints of Aucklanders have reduced.

6. Food

Our goal: A low-carbon, resilient, local food system that provides all Aucklanders with access to fresh and healthy food.

7. Te puawaitanga o Te Tātai

Our goal: Intergenerational whakapapa relationships of taiao (nature), whenua (land) and tangata (people) are flourishing. The potential and value of Māori is fully realised. Māori communities are resilient, self-sustaining and prosperous.

8. Energy and Industry

Our goal: A clean energy system that supports and provides for a resilient, low carbon Auckland.

Auckland Council has number of [environmental plans and strategies](#), some of which are relevant to the regeneration of the site, these include Auckland's Urban Ngahere (Forest) Strategy and the Waste Management and Minimisation Plan.

Other expectations for the site's redevelopment

Overarching Principles & Criteria for Success

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

Overarching 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 and inviting
2. A legible street network
3. Green and sustainable
4. A sunny, sheltered town square
5. Multi-purpose community hub building
6. Facilitates multimodal transport
7. Flexibility to provide car parking options
8. A food culture destination
9. An active retail and commercial environment
10. Apartment-led residential

Further details on the criteria for success are outlined in the [Northcote Town Centre Benchmark Masterplan](#).

Kaipātiki Local Board Plan

Northcote is located in the Kaipātiki Local Board, the [Kaipātiki Local Board Plan](#) is its strategic three-year plan outlining the community's priorities.

Specific city planning rules and regulations

[The Auckland Plan 2050](#) is the long-term spatial plan for Auckland. It considers how we will address our key challenges of high population growth, shared prosperity, and environmental degradation. It outlines six outcomes, with Directions and Focus Areas under each outcome:

1. Belonging and Participation
2. Māori Identity and Wellbeing
3. Homes and Places
4. Transport and Access
5. Environment and Cultural Heritage
6. Opportunity and Prosperity

The [Auckland Unitary Plan](#) outlines the planning rules for Auckland. It sets out to help Auckland meet its economic and housing needs by determining:

- what can be built and where
- how to create a higher quality and more compact Auckland

- how to provide for rural activities
- how to maintain the marine environment.

The site is zoned as [H10.Business – Town Centre Zone](#) under the Auckland Unitary Plan. This zone provides for a wide range of activities including commercial, leisure, residential, tourist, cultural, community and civic services, providing a focus for commercial activities and growth. Most centres are identified for growth and intensification. Expansion of these centres may be appropriate depending on strategic and local environmental considerations. There is a range of possible building heights depending on the context. Provisions typically enable buildings of between four and eight storeys, although there may be special circumstances where other building heights are appropriate. The height opportunities within the centres will facilitate increased intensification, including office and residential activities at upper floors.

Much of the area surrounding the site is [H6. Residential - Terrace Housing and Apartment Buildings Zone](#). This is allowing for significant redevelopment and intensification in the surrounding area. Zoning can be viewed on the Auckland Council [GeoMaps mapping service](#). Students may wish to consider how a plan change (rezone) could provide opportunities to deliver different outcomes for the site although this may impact on the potential for proposals to inform the final plans for the site.