

Avondale Advance



New housing developments in Avondale

Regeneration in the Avondale town centre is speeding up with two new housing developments – one in Trent Street and the other in Racecourse Parade.

Both are in special housing areas (SHAs), designed to fast-track development, and include affordable housing.

In Trent Street, the New Zealand Housing Foundation is also working on 33-home development which began as a collaboration with then-Auckland Council Property Limited.

Trent Street will provide a range of housing types, matched to current shortages, including three, four and five-bedroom houses. They will be a mix of New Zealand Housing Foundation affordable equity and affordable rental, with 12 to be sold privately.

The foundation delivers affordable housing to low-income households and has completed a number of residential developments across Auckland.

About 800 metres away in Racecourse Parade, Ockham Residential is building up to 72 homes that will continue to regenerate the town centre.

Panuku Development Auckland and its precursor (Auckland Council Property Ltd) oversaw the sales process and brought the site to market.

Manager of Development Mike Bush says there's been a lot of work behind the scenes, ranging from community consultation to on-site ground works to get the site, the old Suburbs Rugby Club land, to its current brownfield state.

"With that now done and resource consent obtained, construction is underway, with the Ockham 'Set' apartment scheme already attracting strong interest from buyers off the back of Ockham's reputation for quality design and built apartments in the city fringe," he says.

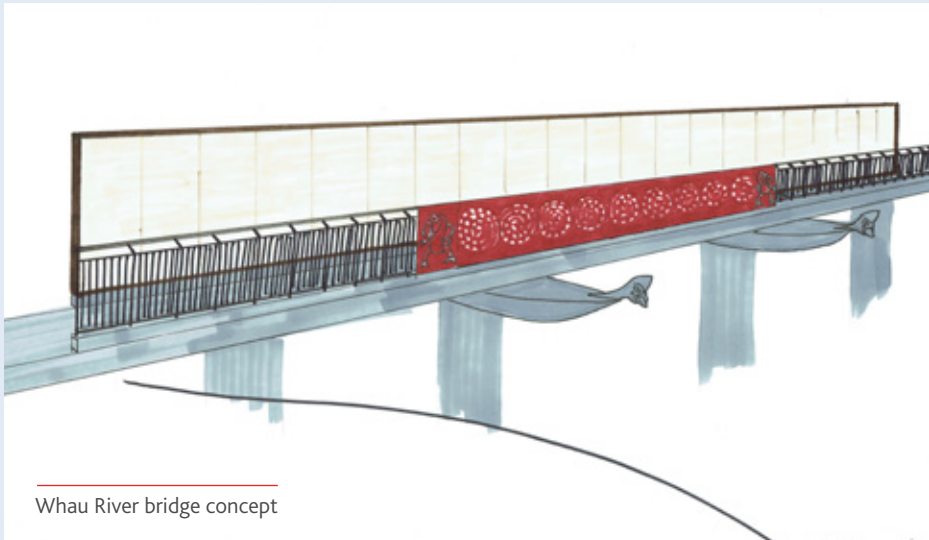
"This is great to hear and demonstrates the value of Panuku working with the local board to enable developers to deliver at pace. This means more residents in the Avondale town centre, offering more vibrancy and the potential to act as the

perfect catalyst for further regeneration of the area."

Avondale is designated a priority area for regeneration and this well-designed medium to high-density housing will help meet local needs and trigger further regeneration. It will align with community aspirations outlined in both the Auckland Plan and the Whau Local Board Plan.

The development is expected to be completed by late 2017.

Rails, wheels and feet



Whau River bridge concept

A new rail corridor shared path between Avondale and New Lynn will offer a great way to walk and cycle our western neighbourhoods.

Following a safe and tranquil green corridor in the heart of suburbia and not very far from busy roads, the new path will link the New Lynn and Avondale rail stations and town centres. You'll be able to use the path as the new electric trains go gliding quietly past every few minutes.

Auckland Transport is planning to build the shared path (combined walk and cycle path) using the rail corridor for almost the whole distance.

The new path will link New Lynn Train Station with the Trent Street/Blockhouse

Bay Road/Rosebank Road intersection in Avondale. It will link to other walking and cycling paths at both the Avondale and New Lynn ends.

At New Lynn, the path starts at the Rankin Avenue/Clark Street intersection (opposite the station) and then follows the road for several hundred metres before entering the rail corridor near Totara Avenue.

It re-emerges to cross Portage Road and then the Whau River on a new bridge that will be built alongside the existing rail bridge. The new bridge is being funded by the Whau Local Board.

A short length of the 2.9 kilometre long path leaves the rail corridor and traverses Chalmers Reserve.

A link in Auckland's city-wide network, locally the path will connect with the Waterview Shared Path (now being built) and the Te Whau Pathway, which will eventually connect the Manukau and Waitematā harbours, from Green Bay Beach to Te Atatū Peninsula.

For the bridge, iwi and the Māori artist who is developing the designs, have selected cultural imagery associated with the area. The designs reflect the area's history of waka building and as a portage route between the two harbours.

These images will be cut out of metal screens that will shield the railway bridge from the new shared-path bridge, and on the balustrades of the handrails. The ends of two of the crossbeams on which the bridge rests will extend out from the bridge in the form of stylised waka prows.

The story of the portage will be complemented by interpretive signage.

Work on the path is planned to begin at the start of next year.



Sauerkraut, re-usable bags and jazz

The Whau Local Board has a great way of supporting temporary creative culture and community events in public spaces across Avondale – a community arts broker.



Opening event for exhibitions, Blonde Maidens and PLACE, at All Goods

This is Melissa Laing's job – helping Whau's creative community to present temporary arts activities which range from pop-up

photo studios, classical music events and street performances through to writing workshops, jazz evenings and making sauerkraut.

Two projects – Whau the People's All Goods arts space and Creative Souls – show just how well art can enrich a community.

All Goods is a new initiative and a great example of community, business and art working together. This is a space that can hold almost any event from painting and photography to moving image and sculpture.

"We are there thanks to the generosity of a forward-looking local businessman who believes in enriching the Avondale community," says Whau the People's Bronwyn Bent.

"His support means we could take on this space at a greatly reduced rent and start embedding what we do in the community. We can create opportunities for local artists and residents to engage and participate in the arts."

Creative Souls focuses on providing space and mentoring young artists while encouraging the community to use these artists as a resource, whether they're a photographer or a chef. They also work closely with Melissa.

"It's not about young artists becoming famous or winning a competition; it's about having a place to put in the hours that will set them on the path to a career," says Deahne Lakatani, who runs Creative Souls with her husband.

Keepers is one of their most successful

projects – reducing plastic bag usage at the Avondale Market – which began with students from Avondale Intermediate School.

“The children made reusable bags with help from the community. Those children have now gone to high school and a new group has come in. The new kids coming in are building on this work by filling the bags with items and giving them to the city mission,” says Deahne.

“Everyone does what they do well and that’s how we grow. No one is front-page news.”

People and groups come to Melissa for different reasons and at different stages of their projects.

“They might need a sounding board, a fresh eye cast over their work plans, or

some feedback on their idea. Some need a location, help with council processes and grant applications, or marketing, or meeting up with other creative individuals or groups,” says Melissa.

Money can often be a roadblock but Melissa has ways to help, accessing a range of funding to support high-quality art in the community.

“Jazz musician and music teacher Dennis Brimble is a great example of how we can help. He’s holding a 10-week series of performances of 20s and 30s jazz at Ninian’s Hall. The Whau Local Board is supporting him with risk-offset funding that means tickets are a reasonable \$22.50 and there’s a good chance we’ll pull in an audience that would normally

go into the city for their entertainment,” says Melissa.

“We want creative art to be visible and accessible in and around Avondale. We want activities where people can both watch and participate, where they are enriched by art and, in turn, support the creativity of their community.”



Keepers bag

Update on central-west community facilities and programmes



More than 1,000 residents across Whau and parts of Albert-Eden local boards have given the council their views about the community facilities, programmes and services needed in central-west Auckland.

The aim is to help the boards, Auckland Transport and Panuku Development Auckland make the best decisions for community services, programmes and new community spaces, including leisure and aquatics, over the next 20 years.

The area, including Avondale, New Lynn, Mt Albert, Waterview and Owairaka, is growing with lots of development and change. The council has to keep pace with this growth and ensure existing community facilities are fit-for-purpose, as well as planning for the increase in population.

Information from previous consultations was reviewed and incorporated into a Community Facilities Network Plan which looked at three key things: a direction for developing new facilities, major upgrades of existing facilities, and facilities that no longer meet community needs.

The study suggests there is a need for new space for community activities, including arts, in Avondale. This could take the form of a new multi-purpose community

facility to replace the existing Avondale Community Centre, which is in poor condition. Funding is already allocated in council’s Long-term Plan to replace the existing facility.

It also suggests there is a need for recreation and aquatic provision in Whau, with the optimal location being New Lynn given that it is a transport hub and the level of residential development in the area. Others reasons include New Lynn’s central location in the wider Whau area, positioning it well to serve the full catchment; and its relative proximity to other leisure and aquatic facilities in the network.

The study has shown that the ongoing provision of a pool in Mt Albert is also required to maintain service levels in this part of the catchment.

The next step is for council to develop a strategic business case for the needs identified by the study. This will include investigating options and investment requirements to see what can be achieved in the most cost-effective and optimal way.

If new funding is needed, a report will be provided to the Governing Body to consider as part of the next Long-Term Plan.

