

AVONDALE ADVANCE



Building our future



Left and above: artist impressions of the Layard Street development.

The urban regeneration of Avondale has taken a significant step forward over the past few months.

Plans for development within two Special Housing Areas have been unveiled for Layard Street and the former council-owned site at 24-26 Racecourse Parade.

These announcements accompany the news that Whau Local Board secured funding in the council's 10-year budget to build a new Avondale Community Centre, with the possibility that work will begin in 2017.

Construction is underway at the Trent Street social housing development and the launch this month of the new council-controlled organisation, Pānuku Development Auckland, will also kickstart the renewal process in town centres like Avondale.



Whau Local Board members (from left) Ruby Manukia-Schaumkel, Ami Chand, Simon Matafai, chair Catherine Farmer and Susan Zhu at the start of construction on the Trent Street site.

The new agency brings together Auckland Council Property Limited and Waterfront Auckland and will work with local boards

to take charge of the master-planning process in redevelopment areas agreed by Auckland Council.

The agency will ensure land is available for redevelopment, seek development partners and co-ordinate programmes of public infrastructure. This will help streamline the consent process.

"Avondale is one of the first cabs off the rank in the urban renewal journey," says Whau Local Board chair Catherine Farmer.

"As a special priority area we are well placed for receiving regional funding.

"The Avondale community is right with us in supporting improved community facilities and we will make sure the public dialogue we have had continues through these exciting times."

Housing: 1-7 Layard Street

Redevelopment of the former Avondale Returned Services Association site and adjoining land will provide for more than 150 new dwellings, including townhouses and terraced homes of various sizes and configurations.

The development, located between 1 and 7 Layard Street, was one of 11 announced on

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27 August as part of the Auckland Housing Accord. It will be known as Rosebank Ridge in recognition of the elevation and views offered by the site.

It will feature a mix of housing types matched to current shortages, including smaller one-bedroom units and larger three or four bedroom terraced homes. The units could sell for \$299,000, while the apartments, terraces and townhouses will be affordable and likely to be priced between \$350,000 and \$800,000.

The building's design will assist in the growth and rejuvenation of the Avondale precinct. The developer is currently progressing with a resource consent application.

It is hoped the development will be in part complete and ready for occupation by December 2016.

Housing: 24-26 Racecourse Parade

Auckland-based Ockham Residential has been confirmed as the developer for the former Auckland Council-owned site at 24-26 Racecourse Parade, with building to start as early as mid-next year.

"We like the location a lot," says Ockham co-founder and Director, Mark Todd. "Avondale is a popular suburb with great transport links and great proximity to the city."

Initial development plans indicate up to 52 homes spread over three separate buildings will be built on the 3498m2 site, which was the former home to the Suburbs Rugby Club.

Auckland Council Property Ltd (ACPL) oversaw the sales process and worked closely with the council's Housing Project Office (HPO) to establish the site as a Special Housing Area.

Special reserve goes down well

The new temporary space at Avondale Central Reserve is proving to be a big hit with the community.

An elaborate children's roadway was painted, along with a futsal and basketball court. The children's roadway has been popular with our youngest residents, showing that you don't have to spend large amounts of money to create a fun place for playing on scooters and bikes.

All benches, bike racks, road signs and goals have been installed so they can be removed in future years and relocated to a new space.



After Avondale Netball Club left the reserve, council's parks and community development teams worked with Auckland Transport, Sport Waitākere, Avondale Community Action and Housing New Zealand to come up with a design that would make the most of the space until final plans for the area are put in place.



Whau Local Board will soon start working with SPARK on a planned basketball initiative for the reserve, while council staff members are teaming up with Avondale Community Action to develop community gardens in the reserve.



(From left), Simon Matafai, Ruby Manukia-Schaumkel, Catherine Farmer and Ami Chand at the central reserve opening.

Community centre: let's get to work



Funding to redevelop the Avondale Community Centre in the 2016/17 and 2017/18 financial years was given the go-ahead in council's 10-year budget.

The money available allows for a community centre to be built, but thought is also being given to the possibility

of other facility options with added budget to meet the growing needs of the Avondale area.

Decisions still need to be made regarding the centre and whether it remains in its current location or moves to another site in Avondale.

Once the site and the outcomes being sought from the centre are decided, then some concept design work can start.

This year the local board will investigate community needs for facilities in Avondale. This work and some concept design work will enable community consultation to begin about the centre design.

Once the decisions regarding the location and scope of the centre have been made, and the building and resource consenting progress has taken place, construction of the new Avondale Community Centre could begin sometime in 2017.



WHAU ARTS FESTIVAL OCTOBER 2015

AVONDALE | AUCKLAND EXPRESSIONS OF INTEREST NOW OPEN TELL US HOW YOU CAN BE INVOLVED

Arts festival ready to fly

Avondale exploded onto the Auckland art scene last year with the inaugural Whau Arts Festival.

Over 120 artists, 30 local businesses, and many thousands of audience members took part in four days of intense artistic activity.

The 2015 festival – from 15-18 October – will include a range of projects from local professional artists and community groups.

There will be a theatre show based on the stories of the Avondale shopkeepers, a pop-up family portrait studio, a "writer's

walk" looking at sites significance to well-known writers and stories of the area, a blacksmith working on site, and an opening celebration that will feature a number of local community performance groups and a lip-sync battle.

The festival will also have a newspaper, *Localise*, dedicated to the festival; this will be created on site, with a new issue published and available daily. The newspaper will include features, reviews, photography, cartoons, and is offering free advertising to local businesses.

The Whau Arts Festival – whauipeople.com | 15 - 18 October | 1915 Great North Road (opposite Avondale Primary School). All events are free thanks to funding and support from the Whau Local Board.



Designing new greenways



Above: A concept image of the Holly Street to Heron Park connection. Inset: Board member Derek Battersby and chair Catherine Farmer at Heron Park.

Detailed design work is due to start on the proposed greenway from Holly Street in Avondale to Heron Park

Community engagement on the walking and cycling route took place earlier in the year and public feedback will be used to help shape the designs.

The greenway, which will run from Holly Street, alongside the Waitematā Harbour via a coastal boardwalk and join existing paths in Heron Park, is one of several connections identified in the Whau Local

Board Greenways Plan. "Connecting town centres and neighbourhoods to walkways, cycleways and green corridors offers our communities an alternative to noisy and busy roads, while taking them where they want to go," says Local Board chair Catherine Farmer.

"Our greenways plan talks about a programme of connections. Developing these will join our neighbourhoods together and support us to live more active lives, to meet our neighbours and

to provide an alternative to travelling by car."

Meanwhile, Auckland Transport has started consultation on the New Lynn to Waterview Shared Path.

This walking and cycling path follows the rail corridor from just west of New Lynn Train Station, past Avondale Train Station and connects with the Waterview Shared Path adjacent to New North Road.

The 2.4 km Waterview Shared Path will start at the north end of Alan Wood Reserve and follow Oakley Creek along Phyllis Street Reserve and Oakley Esplanade to Oakley Avenue on Great North Road.

The shared path will be accessible from several points along the way, including Phyllis Reserve and the Unitec Campus. The path will add to Auckland's growing cycling and walking network, connecting with the North-Western cycle route along SH16 and with shared paths to Onehunga and New Lynn. It is hoped to start construction in February 2016 and finish in January 2017.

A key priority of the 2014 Whau Local Board Plan is to ensure the area is well served by affordable and accessible public transport, local walkways and cycleways so that it's 20 minutes to everything people need.

Pool upgrade will make a splash

Auckland Council has granted \$500,000 towards a major upgrade of the swimming pool at Avondale Intermediate School that will allow for year-round community use.

The school currently has an uncovered 25-metre pool which is only used in school terms one and four, when the water is warm enough.

It is used by the school, a local swim squad, an after-school programme and the local community. But covering and heating the pool will make it widely accessible.

Whau Local Board chair Catherine Farmer is pleased with the outcome as Avondale currently has no local community aquatic facilities.

"It is important that our children learn to swim and yet they miss out because of the lack of facilities. This pool upgrade will offer many more children and their families the opportunity to learn to swim any time of the year," she says.

Water-safety education has become more difficult in recent years as schools struggle to pay for the upkeep of their swimming pools.

Water Safety New Zealand says at least 156 school pools across the country have closed since 2008.



Library hours boost



Avondale Library is now open on Sundays as part of the standardisation of library hours across Auckland.

Public feedback on Auckland Council's 10-year budget proposals showed how important libraries are to our community.

As a result, Whau Local Board used its funding to top up hours for Avondale library, enabling the library to retain its existing weekday opening hours as well. These are: Monday-Friday, 9am - 6pm; Saturday, 10am - 4pm; Sunday, 12midday - 4pm.

Avondale Library also runs regular activities, including:

Wriggle and Rhyme: Tuesday, 9.30am.

Pre-school Storytimes: Wednesday, 10.30am and Saturday, 11am.

Akozone Homework centre (children's study support): Monday- Thursday, 3pm - 5.30pm.

Follow Avondale Library on Facebook to find out more.

For your Whau Local Board enquiries:

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