

**Newton Creatives
Regeneration Plan
Word Count: 2969**



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Purpose

This community regeneration plan aims to set a framework to deliver appreciable outcomes and improve Newton’s creative community’s quality of life. Newton has a rich history of being home to a thriving and creative community. However, this community is threatened to be displaced from the neighbourhood as development pressures increase, especially once the redeveloped Maungawhau station opens. City Rail Link (CRL) and redevelopment of the station precinct pose significant threats and opportunities for the community. CRL can be utilised as a catalyst for the area’s regeneration and set out a clear funding pipeline for actions. The challenge remains to find the best way to improve the outcomes for the community whilst keeping the threat of gentrification and displacement at bay.

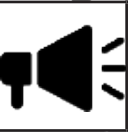
Executive Summary

Vision

The vision of this community regeneration plan is to **rejuvenate the Newton area by embracing and enabling the historical creative class within the neighbourhood, ensuring that the neighbourhood stays attractive and accessible to lower socio-economic, queer, and marginalised communities, allowing them to continue to enhance Newton’s unique character through their music and art.**

Key Moves

The vision for Newton will be delivered through the use of key moves as guides:

1		Enable Community Engagement
2		Enable Community Advocacy
3		Enable Artists
4		Keep Newton Affordable
5		Keep Newton a Creative Hotspot

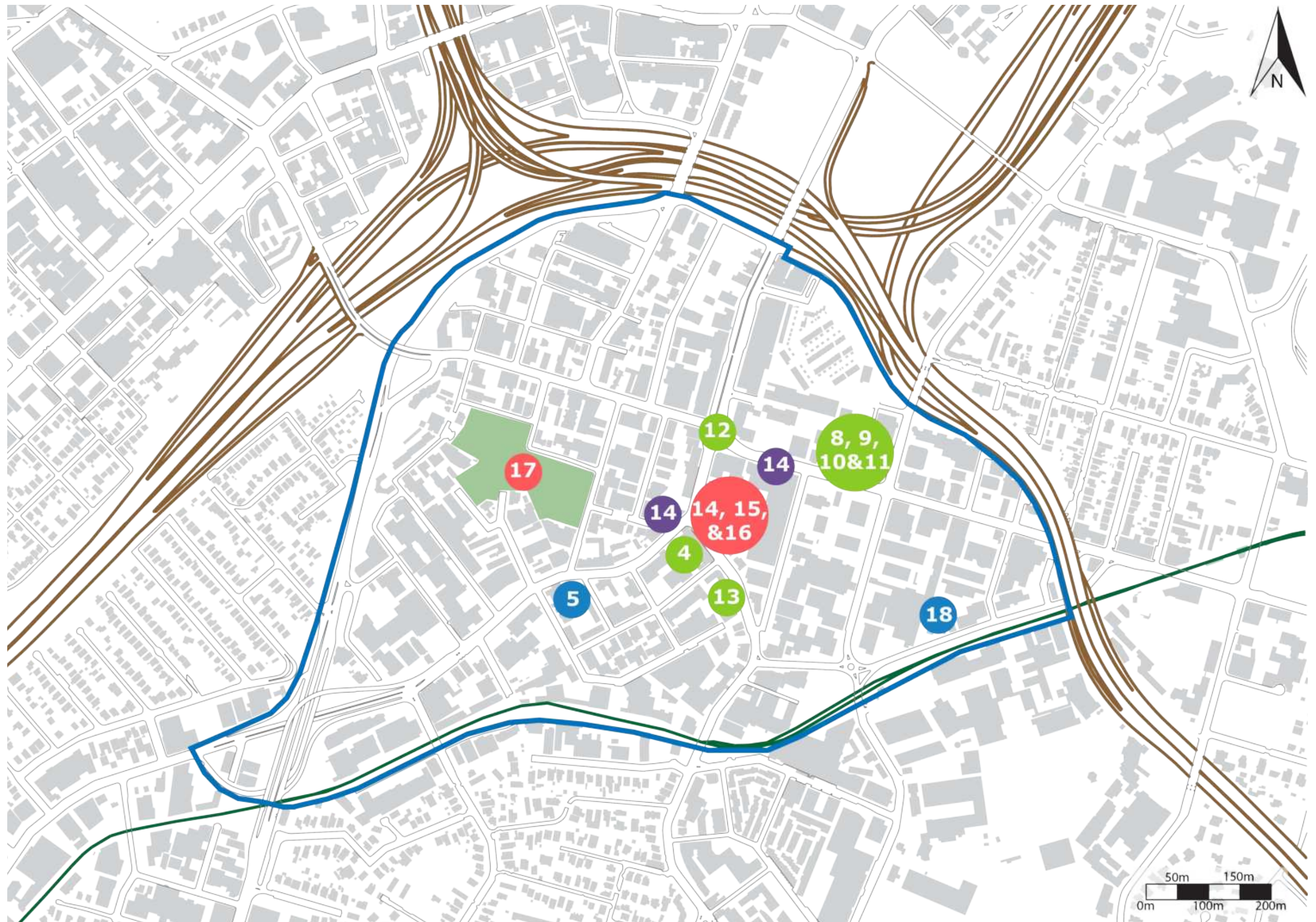
Interventions Table

Various interventions have been formulated to deliver the vision of this community regeneration plan; interventions range from physical interventions to capacity building and advocacy.

Key Moves					Interventions	
1	2	3	4	5		
					1	Enable Uptown Business Association as an advocacy group.
					2	Establish the Artists Association as an advocacy group.
					3	Establish an online presence to promote local artists.
					4	Influence the development of Eke Panuku public spaces.
					5	Influence the development of Kainga Ora units.
					6	Promote affordable housing policies.
					7	Promote the establishment of a community housing provider.
					8	Promote the utilisation of Kahui St Davids.
					9	Provide creative skills workshops at Kahui St Davids.
					10	Enable fundraising and capacity building for Kahui St Davids.
					11	Establish a communtiy management office at Kahui St Davids.
					12	Provide busking licenses along the town centre.
					13	Partner with the Powerstation for local music nights.
					14	Facilitate the creation of murals on prominent walls.
					15	Facilitate the creation of a public art installation.
					16	Facilitate the creation of market days.
					17	Facilitate the creation of cinema nights.
					18	Facilitate short-term tenancies of vacant lots.
					19	Hold a street Concert.

Figure 1: Interventions Map
Note: Authors Work

Interventions Map



Context

Wider Context

Auckland, New Zealand, is a rapidly growing city. The population was 1,654,800 as of 2018 and is projected to reach 2 million by the early 2030s, making up a significant portion of New Zealand's population and housing the majority of immigrants into the country.¹ Due to astronomic population increases and a historical housing crisis, development pressures remain high across the city. The Central Government has set a policy of intensification of urban areas, specifically along town centre zones and walkable catchment of rapid transit stations, through the National Policy Statement on Urban Development, which is highly applicable to Newton.²

History

Being on the urban fringe, Newton was historically home to a working-class population. In the 1960s, most residents were displaced out of the neighbourhood as slum clearance created the Central Motorway Junction (CMJ). Since the CMJ's conception, the commercial centre on Upper Symonds Street and the wider community have significantly suffered due to depopulation. The remaining housing stock has been progressively torn down since the CMJ as the area is commercialised and industrialised. There has been an uptick in residential developments in the neighbourhood in recent years.³

Newton also has a strong identity as a creative arts district. Both historically and contemporarily. The Orange Coronation Hall and the Powerstation have been home to many famous musical appearances in the past and present.⁴ The Newton Social Club is a social group of house music producers and fans.⁵ Moreover, the neighbourhood is home to an emerging creative commercial base and Kahui St Davids, a community-owned art creation space.⁶

1 (Statistics New Zealand, 2021)
2 (Auckland Council, n.d.)
3 (Auckland Council et al., 2016)
4 (Brown, n.d.)
5 (Newton Social Club, n.d.)
6 (McNamara, n.d.)

Figure 2: *Wider Context Map*

Note: Authors Work



Figure 3: *Local Context Map*

Note: Authors Work



Context

Demographics

Although Newton historically housed a working-class and creative population, census 2018 data suggests Newton is progressively gentrifying and that the creative community is at risk of displacement. Though the statistical area 2 containing Newton also contains Eden Terrace to the south, the data indicates that the current population has higher levels of qualification attainment, more professional and managerial jobs, and higher income than wider Auckland. Furthermore, the number of years at usual residence for residents is far lower than average, suggesting the displacement process has already started.¹

¹ (Statistics New Zealand, n.d.)

Figure 5: *Qualification Level for Newton residents*
Note: (Statistics New Zealand, 2019a)

Qualification level for Newton residents

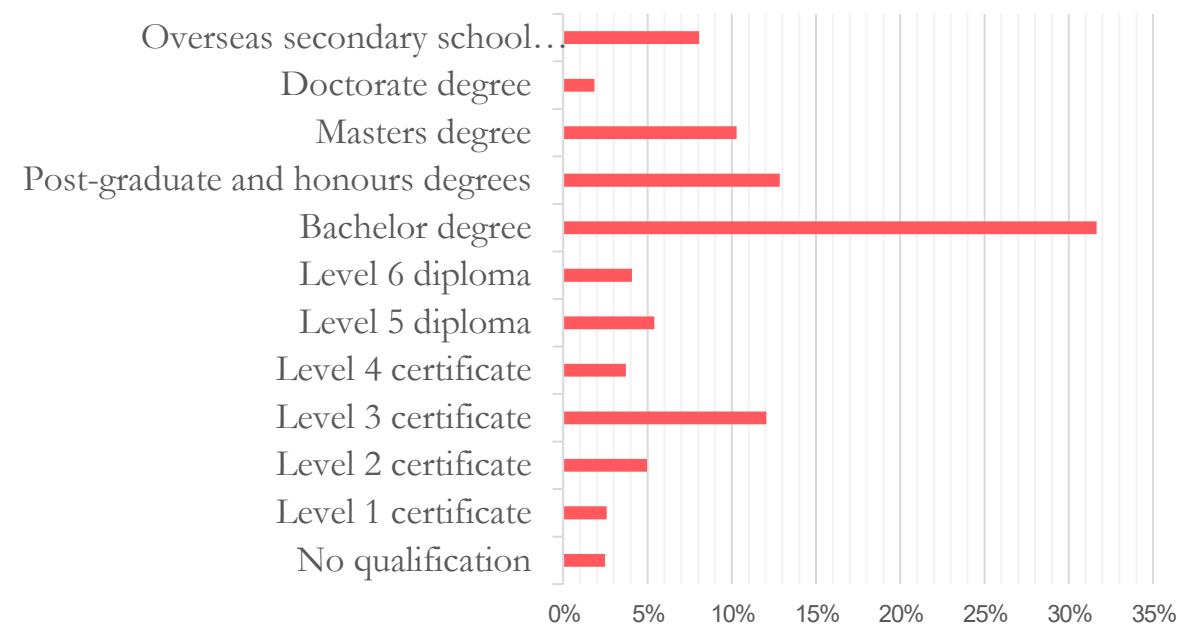


Figure 4: *Occupation for Newton residents*
Note: (Statistics New Zealand, 2019b)

Occupation for Newton residents

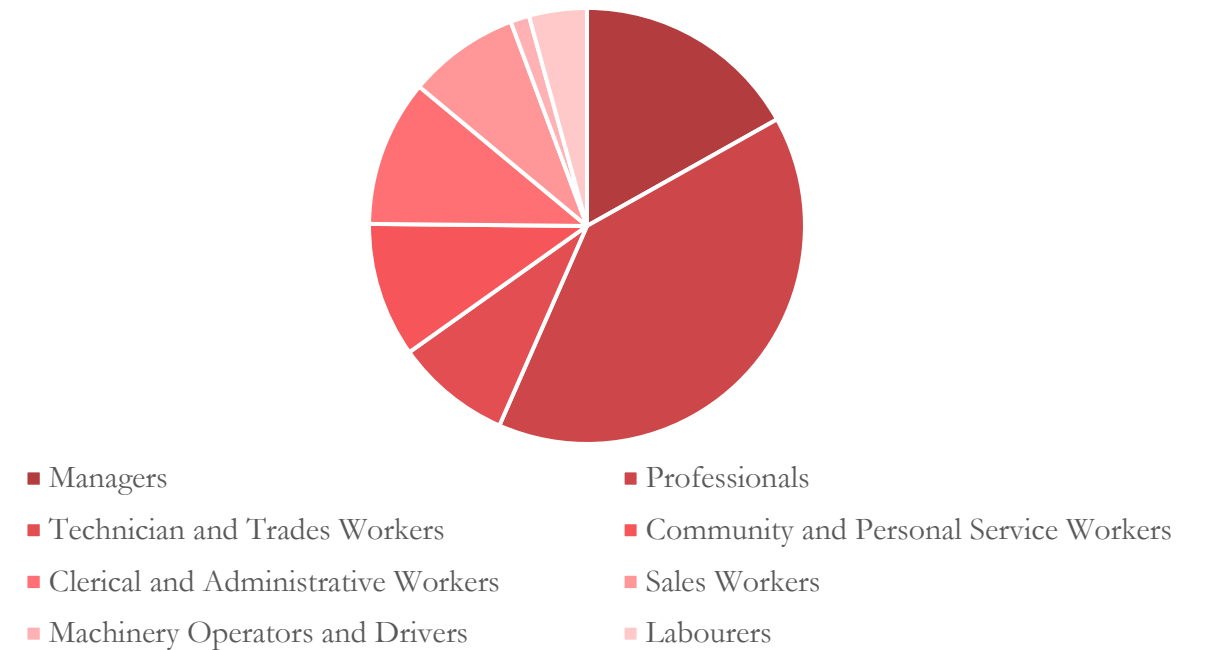
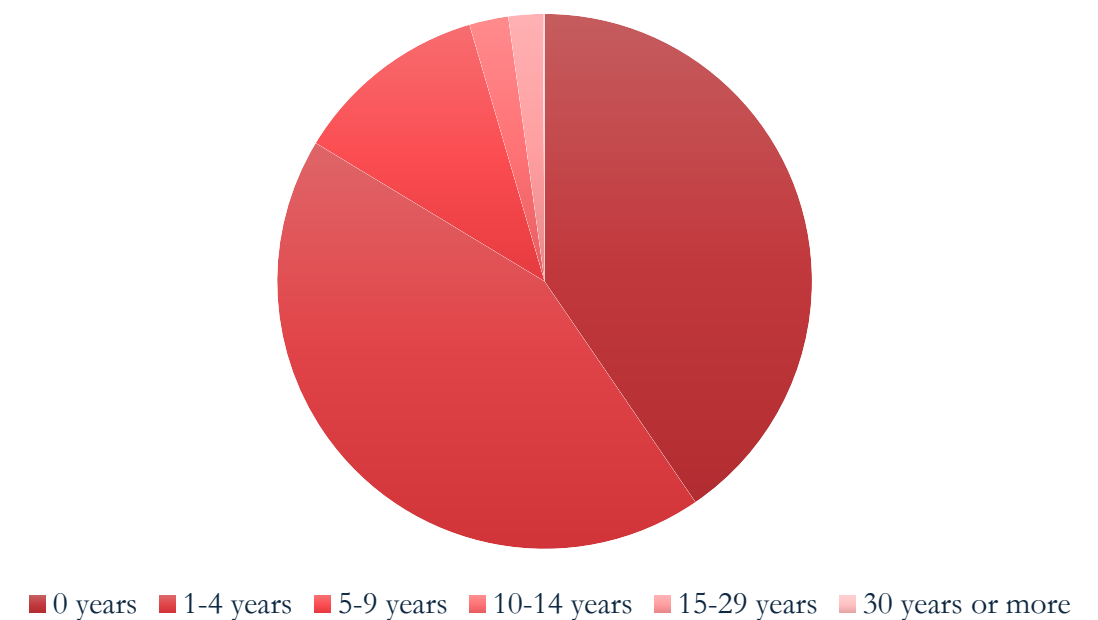


Figure 6: *Years At Usual Residence for Newton residents*
Note: (Statistics New Zealand, 2019c)

Years at usual residence for Newton residents



Community Amenities

Basque Park is the only public and green space within the neighbourhood, and a previous community garden used to operate in the park. However, the space sits unused mainly today.¹ Moreover, a community garden named OMG operates in the neighbourhood and was set up with the help of CRL.² Kahui St Davids is the new name given to St David’s Memorial Church, which was under threat of demolition and was purchased by the community. It is now operating as a gathering space for creatives in the neighbourhood.³ Various music venues in the neighbourhood, such as the Powerstation, also provide various opportunities to creatives in the neighbourhood.

City Rail Link

CRL is redeveloping Maungawhau station and, once complete, will provide high-quality rapid transit to residents.⁴ Furthermore, the area surrounding the station will be developed by Eke Panuku and Kainga Ora into new public spaces and affordable homes that are desperately needed.⁵ CRL poses significant challenges and opportunities to the community as development pressures increase and regeneration gets underway.

Gentrification

The neighbourhood’s land values remain relatively low compared to commercial powerhouses such as the CBD, Newmarket, and Ponsonby. However, land prices will increase as Auckland Council and CRL invest in the area. Furthermore, the housing crisis, new rapid transit, and the area’s unique identity will continue to increase development pressures. Keeping the neighbourhood affordable for current residents will be essential to the community’s and neighbourhood’s long-term survival.

1 (Wikipedia Contributors, 2024)
2 (For The Love of Bees, n.d.)
3 (McNamara, n.d.)
4 (City Rail Link, n.d.)
5 (Eke Panuku, n.d.)

Figure 7: *Kahui St Davids*
Note: (Kahui St Davids, n.d.)



Figure 8: *Maungawhau Station Precinct Development*
Note: (Eke Panuku, n.d.)



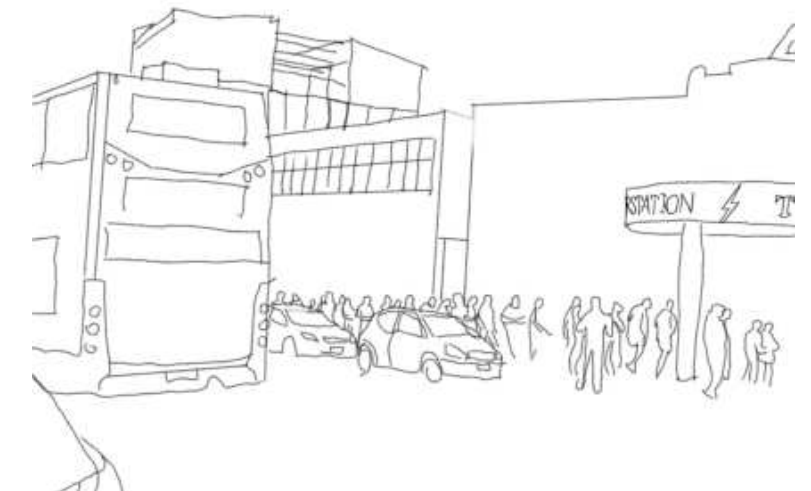
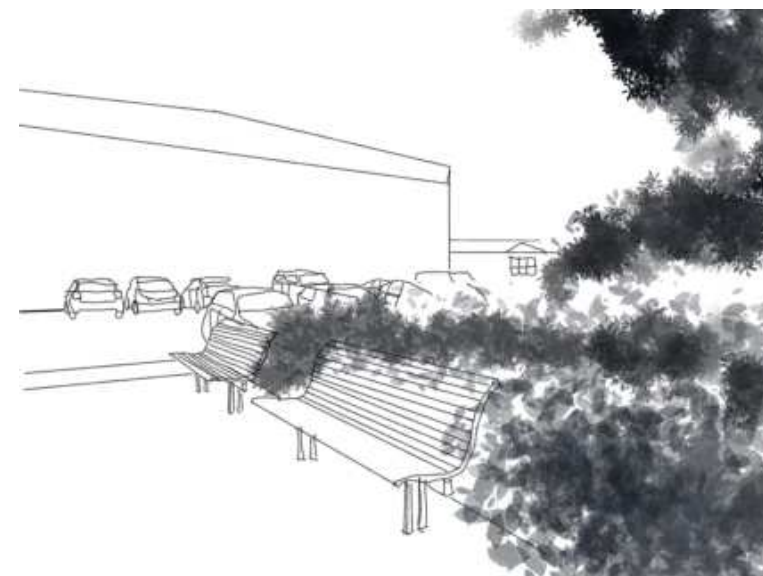
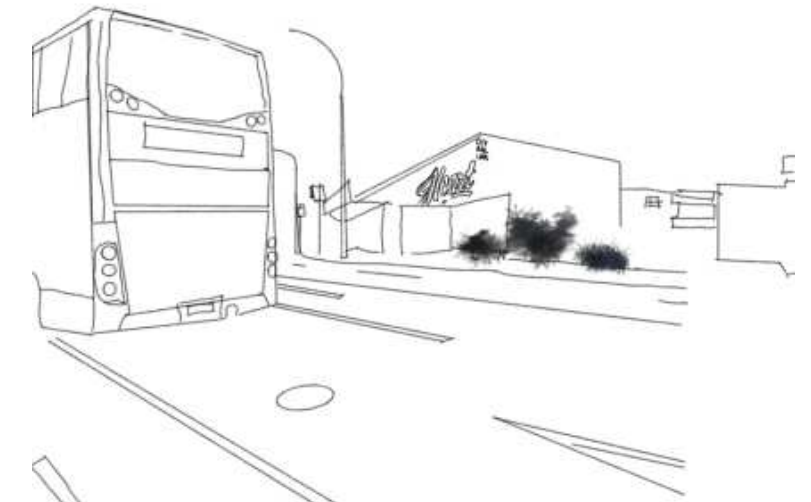
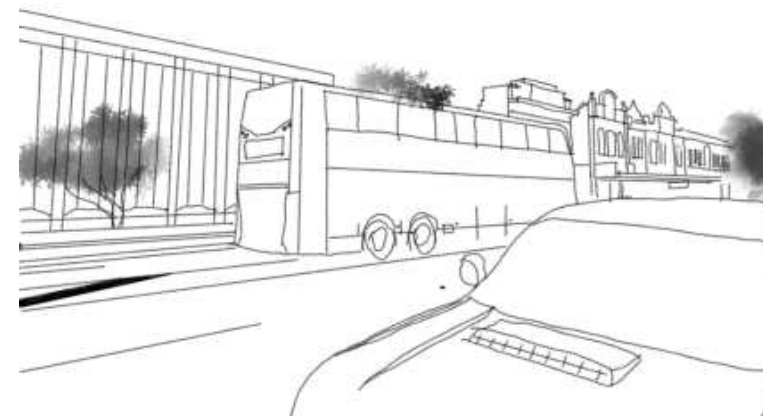
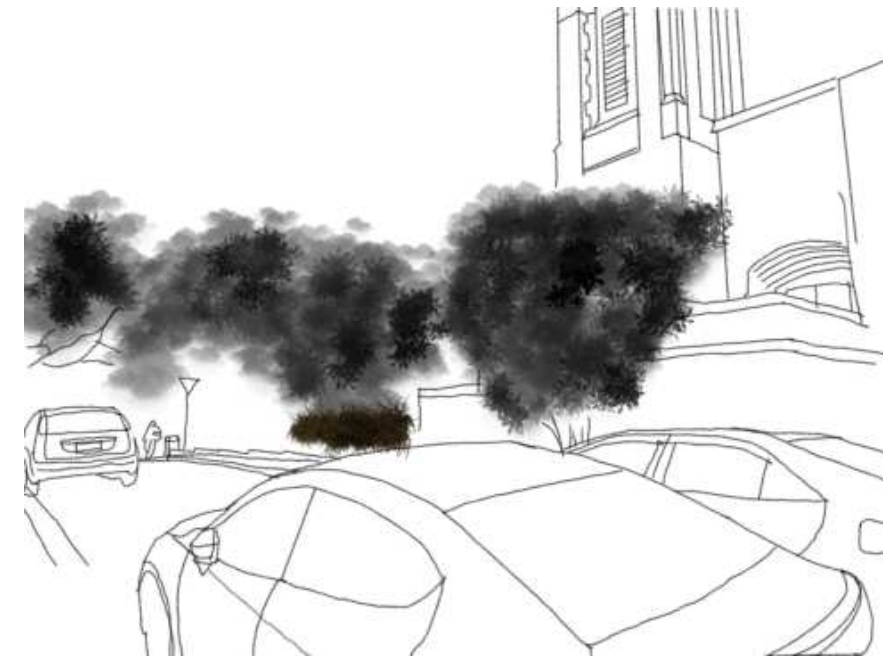
Analysis

Observations

An on-site observation was conducted on 15/05/2024 at 2:57 PM at the intersection of Mt Eden Road, Upper Symonds Street and Newton Road utilising Jan Gehl's How To Study Public Life to help understand why certain places are utilised and others are not.¹ Observations illustrated that Upper Symonds Street Carpark sits largely unused most of the day and that this location is the central node of the neighbourhood. Furthermore, due to the neighbourhood's highly connected nature, most individuals were passing through the site, whether in a bus or car. Only a few individuals spent time in the neighbourhood and mainly ate food on Upper Symonds Street from local restaurants and bakeries. In addition to on-site observations, serial vision sketches were produced, and the route from Kahui St Davids to the Powerstation was walked. The term serial vision was coined by Gordon Cullen in Townscape in which he claimed that urban form can be understood through a series of sketches at walking pace.² The serial vision highlighted the mural on the Link Alliance building, the blank wall on the Khyber Pass Road reservoir, the underutilisation of the Upper Symonds Street carpark, and the fact that the power station is a vital activity node within the neighbourhood.

1 (Gehl & Svarre, 2013)

2 (Cullen, 1971)



Zoning & Heritage

The majority of Newton is under mixed-use zoning. Whilst this allows for developing a vibrant urban environment, the special business character overlay exists in the town centre. Whilst this protects the existing heritage of the area and the vestige of old Newton, this severely restricts development and artificially increases land values within the neighbourhood.

Land Value

Newton remains relatively affordable, as seen by the abundance of mom-and-pop shops along the town centre. However, development pressures are pushing land value up, as demonstrated by the latest reevaluation data from 2017. Furthermore, once CRL works are completed and Maungawhau Station is opened, the increase in transit services and investment for redevelopment will increase land values and the risk of gentrification. Keeping the neighbourhood affordable for current residents will be essential to the community’s long-term survival.

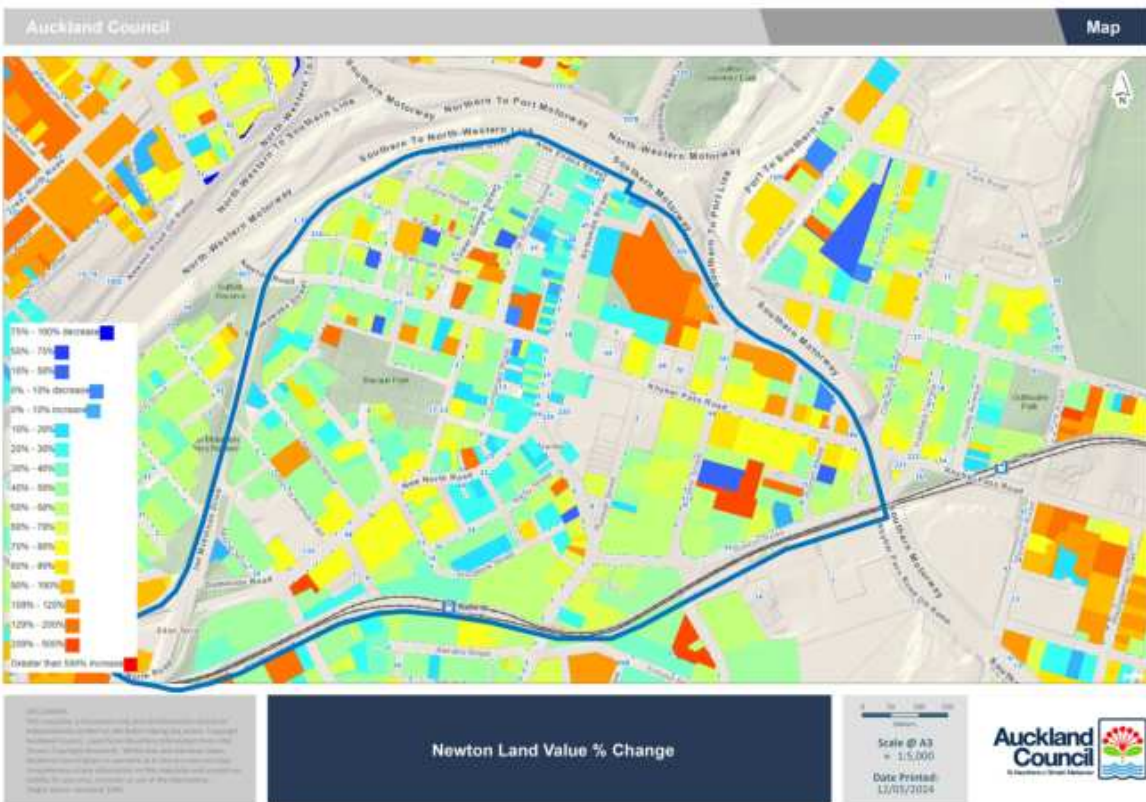
Figures 16: *Heritage Buildings in Newton*
Note: Authors Work



Figures 15: *Land Use & Heritage*
Note: Adapted from Auckland Council GeoMaps by Author



Figures 17: *Land Value*
Note: Adapted from Auckland Council GeoMaps by Author



Movement

A multitude of bus routes serves the neighbourhood. Furthermore, once Maungawhau station opens, residents will receive rail services that are highly frequent. The Northwestern cycleway, Te Ara i Whiti, Central City Loop Path, bike lanes on Upper Symonds Street provide cycling routes. However, Newton's highly connected nature subjects it to car-dominated roads that bisect the neighbourhood.

Open Space

The only open space within the neighbourhood is Basque Park. Whilst a central node, only a few facilities exist, posing an opportunity to use Basque Park for future interventions in a central location.

Lynchian Analysis

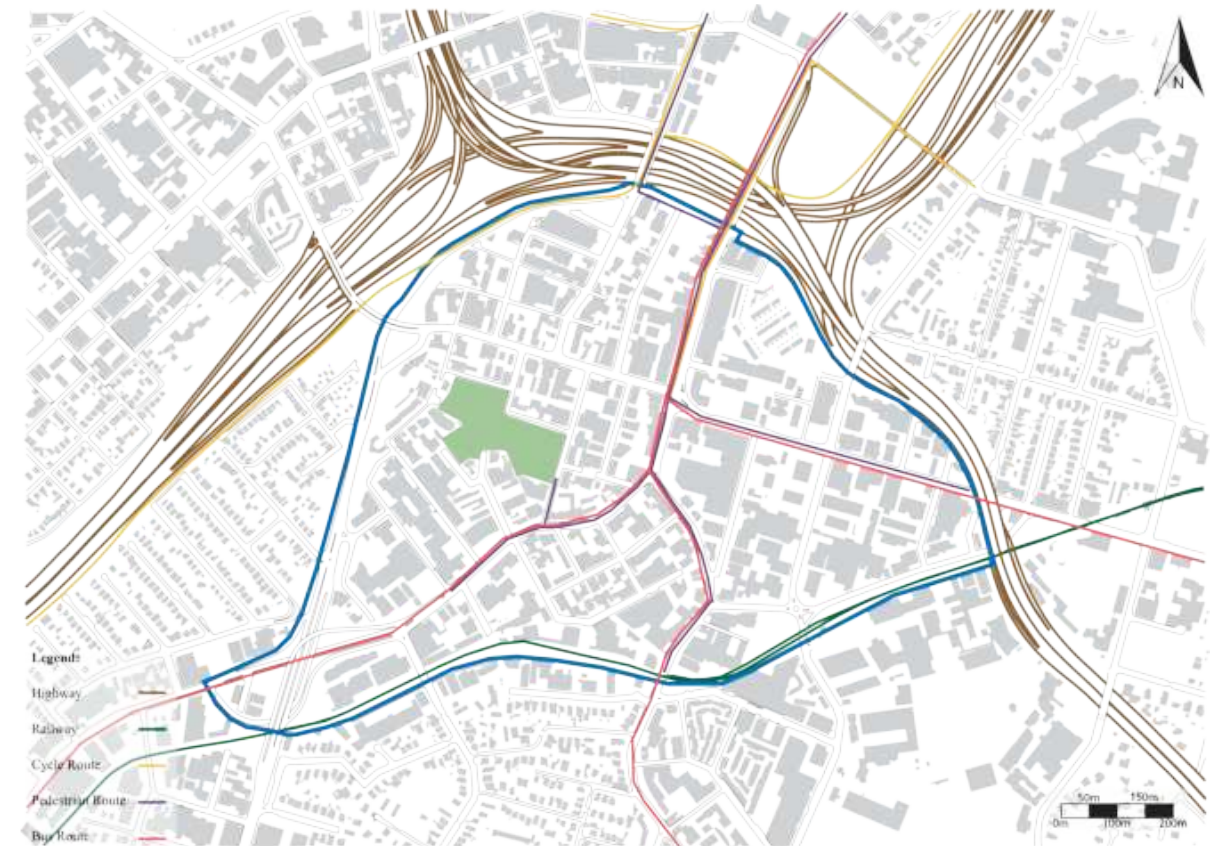
Lynchian analysis was set out by Kevin Lynch in *The Image of the City*, in which he identified nodes, landmarks, districts, paths and edges as the way people understand urban form.¹ Lynchian analysis of the neighbourhood illustrated that Basque Park and the town centre near Upper Symonds Street Carpark are a central node, whilst Kahui St Davids and the Powerstation are central landmarks.

¹ (Lynch, 1960)



Figures 19: Open Space Map
Note: Authors Work

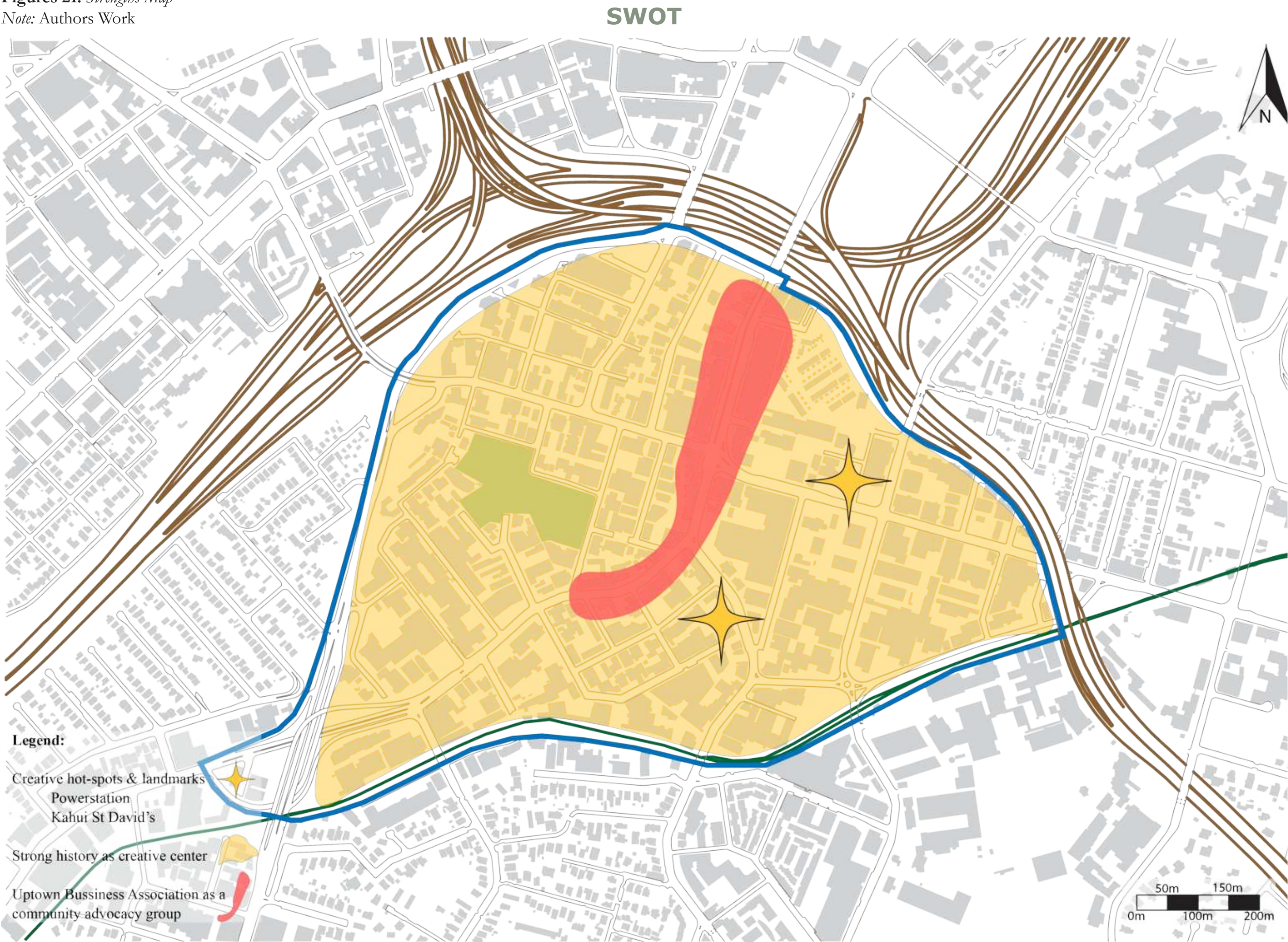
Figures 18: Movement Map
Note: Authors Work



Figures 20: Lynchian Analysis
Note: Authors Work

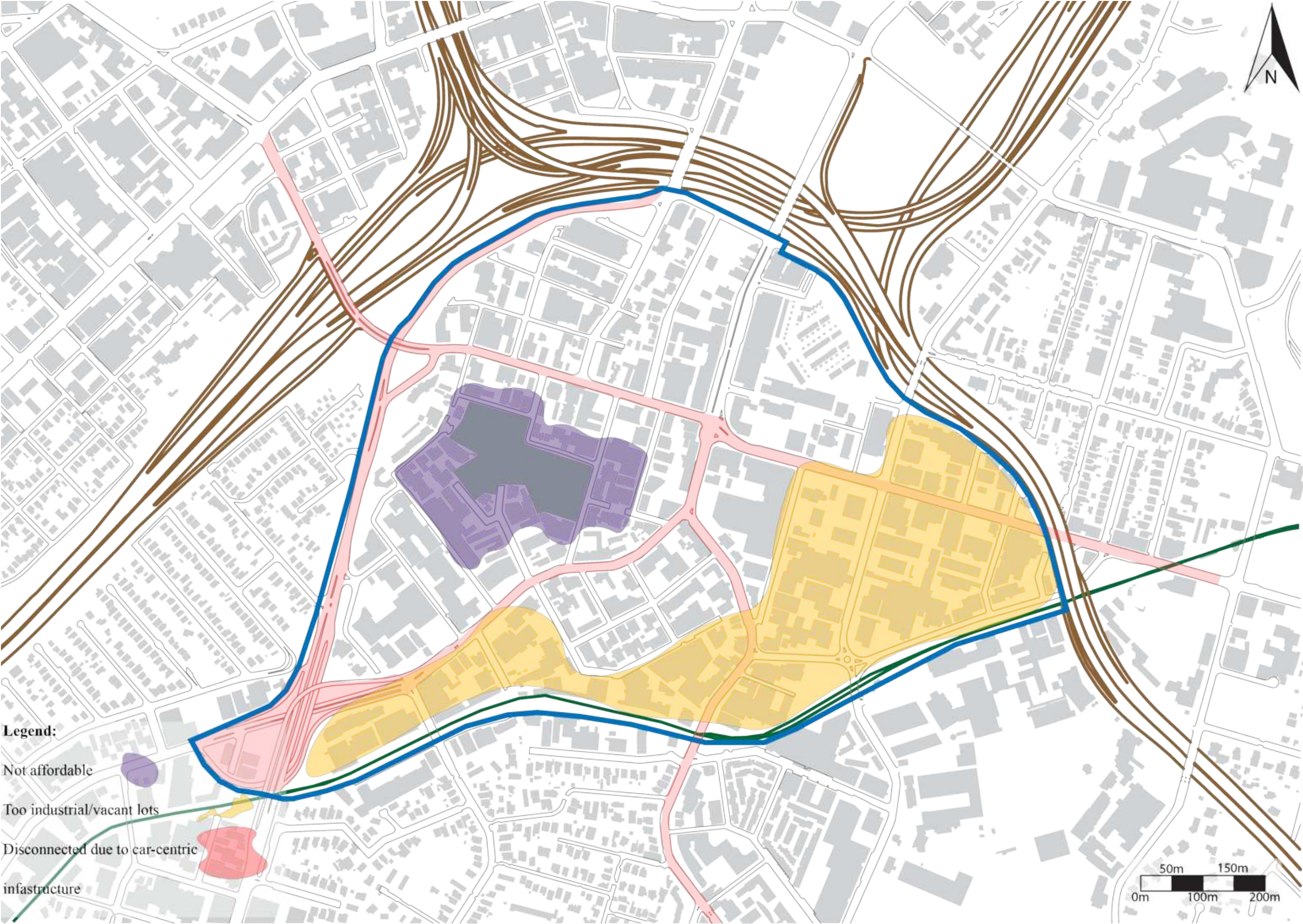


Figures 21: *Strengths Map*
Note: Authors Work



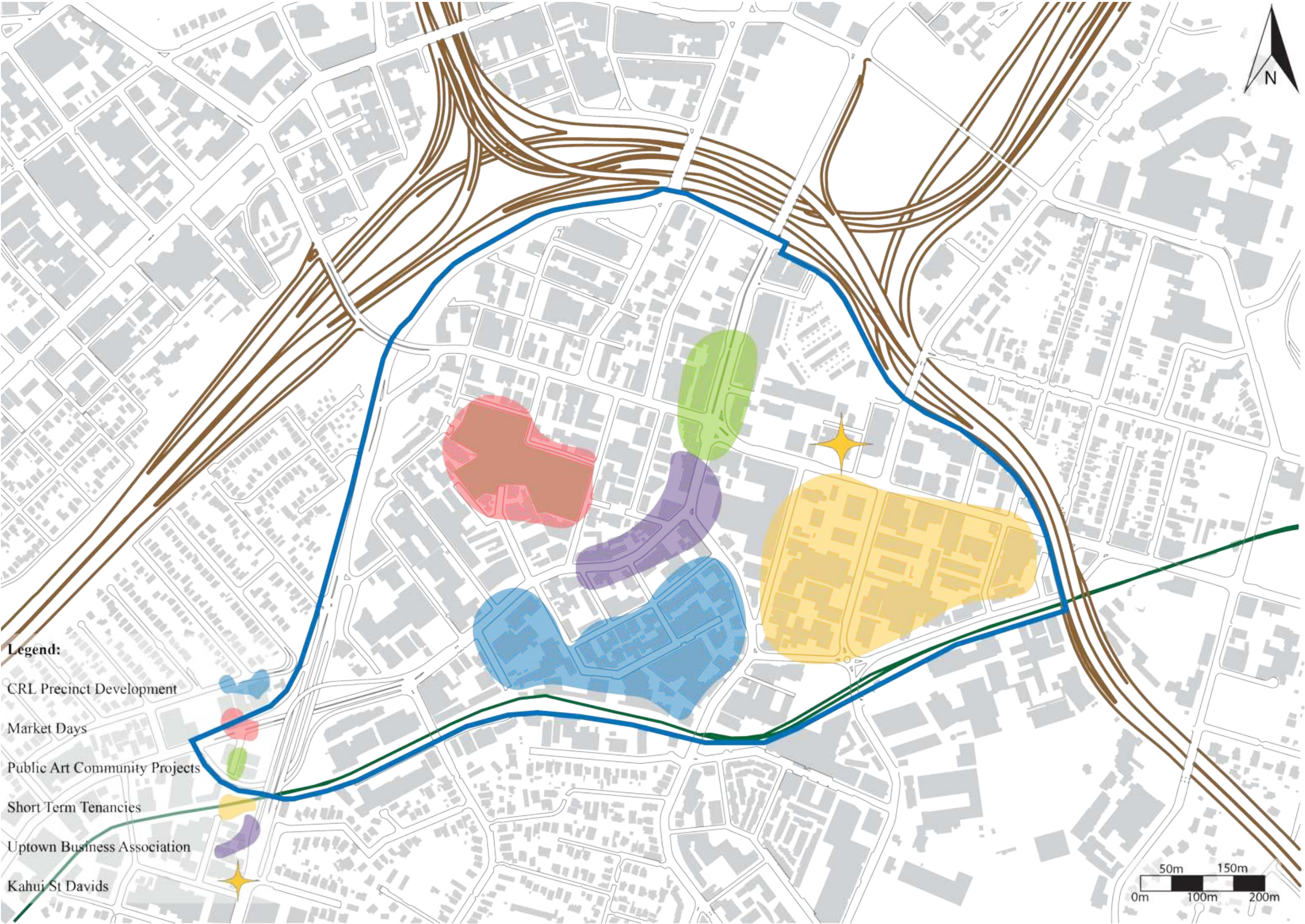
Figures 22: Weaknesses Map
Note: Authors Work

SWOT



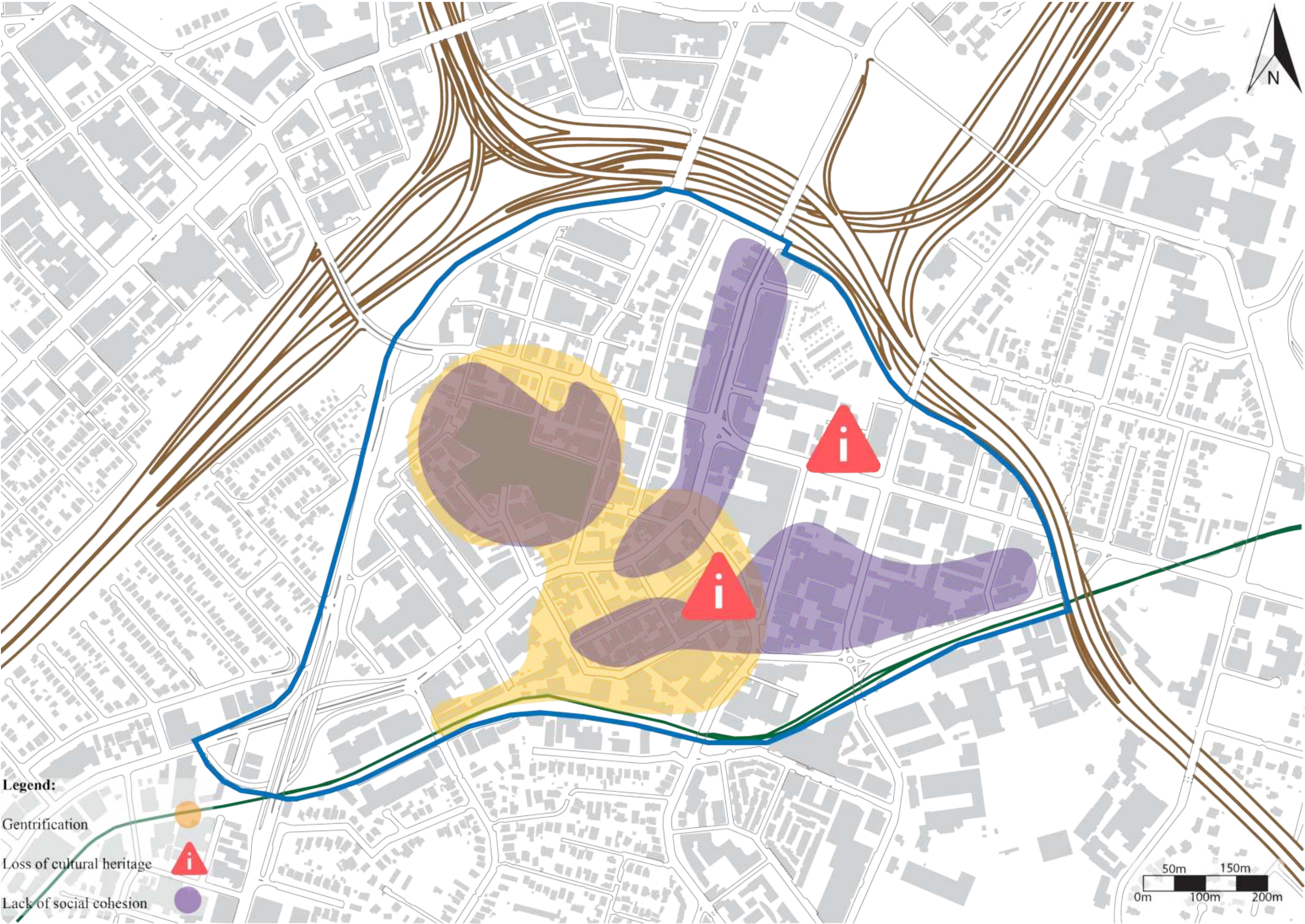
Figures 23: Opportunities Map
Note: Authors Work

SWOT



Figures 24: Threats Map
Note: Authors Work

SWOT



Action Plan

Vision

The vision of this community regeneration plan is to *rejuvenate the Newton area by embracing and enabling the historical creative class within the neighbourhood, ensuring that the neighbourhood stays attractive and accessible to lower socio-economic, queer, and marginalised communities, allowing them to continue to enhance Newton’s unique character through their music and art.*

Key Moves

1		Enable Community Engagement
2		Enable Community Advocacy
3		Enable Artists
4		Keep Newton Affordable
5		Keep Newton a Creative Hotspot

Figures 25: *Basque Park*
Note: Authors Work



Figures 26: *City Rail Link Training Office*
Note: Authors Work



Interventions

Enable Uptown Business Association as an advocacy group.

The Uptown Business Association's strategic plan strongly aligns with the vision of this plan.¹ Uptown Business Association can be a strategic partner and will be enabled through further funding by the Waitemata Local Board to ensure ongoing community engagement and advocacy.

Establish the Artists Association as an advocacy group.

Establishing a local Artists Association will be done by canvassing local artists at Kahui St Davids, the Powerstation, and engaging with the Newton Social Club. Interested parties will be connected to the Uptown Business Association to help with the organisational structure of the association and capacity building.

Establish an online presence to promote local artists.

An online presence will be established to promote local artists and the neighbourhood's identity. The Artists Association will manage the online forums. The Artists Association will be connected with the Uptown Business Association and the local group, the Newton Social Club, to help establish an online presence.

Influence the development of Eke Panuku public spaces.

The CRL precinct has planned developments for various new public spaces. Community engagement in creating these public spaces will be encouraged to ensure the new spaces meet the community's needs. A similar process to that used in New Addington, where various 1:1 scale options are implemented temporarily, can be utilised.² This will be promoted by enabling the Uptown Business Association and Artists Association as advocacy groups. This will facilitate a future public space for further community engagement and social capital building.

1 (Uptown, n.d.)

2 (Assemble, 2013)

Figures 27: *Newton Social Club*

Note: (Newton Social Club, n.d.)



Figures 28: *New Addington*

Note: (Assemble, 2013)



Interventions

Influence the development of Kainga Ora units.

The CRL precinct has plans for Kainga Ora developments. This poses an opportunity to increase the supply of affordable housing within the neighbourhood. Affordable dwellings must be provided to meet the desires of the existing community. The Uptown Business Association and Artists Association will be utilised as advocacy groups, making desires for specific housing typologies known and petitioning for allowing prioritised placement in affordable units for existing residents of the neighbourhood.

Promote affordable housing policies and the establishment of a community housing provider.

Kahiu St Davids as a community trust can be utilised to promote the creation of a community housing provider, developing and providing affordable homes for the community within the neighbourhood. A similar model to that proposed in Queenstown is where new residential developments are charged an inclusionary zoning fee, and the funds are donated to the community housing provider¹.

Promote the utilisation of Kahui St Davids.

The utilisation of Kahui St Davids will be promoted through advertising and promotion, setting up posters, and utilising social media channels.

Provide creative skills workshops at Kahui St Davids.

Workshops for creative skills will be provided at Kahui St Davids, ensuring that local artists can be further resources and Newton will remain a creative hotspot. Funding will be derived from the Waitemata Local Board, Artists Association, and fundraising efforts. A similar model to Commotion, providing lyric writing, song making and bank workshops to refine skills.²

Enable fundraising and capacity building for Kahui St Davids.

Fundraising efforts will be coordinated utilising the Artists Association. Stalls at the community market, street concert, and social media channels will be utilised to promote community contributions to Kahui St Davids. Funds will be utilised for workshop programmes and the potential establishment of a community housing provider.

¹ (Queenstown Lakes District Council, n.d.)

² (Commotion, n.d.)

Figures 29: *Toru Queenstown Community Housing Trust*
Note: (Queenstown Lakes Community Housing Trust, n.d.)



Figures 30: *Commotion Lyric Writing Workshop*
Note: (Commotion, n.d.)



Interventions

Establish a communitiy management office at Kahui St Davids.

A community management office will be set up at Kahui St Davids and act as a hub where residents can make their concerns known to local faces, which will raise issues with council staff adapting this plan.

Provide busking licences along the town centre.

A stall will be set up at the community market, providing registration services for busking licences for local artists. Busking will ensure that Newton remains an active, creative hub and increase potential revenues for local artists.

Partner with the Powerstation for local music nights

A partnership with Powerstation will help to set up reoccurring local music nights to promote community engagement, build social capital, and kick-start the careers of local artists.

Facilitate the creation of murals on prominent walls.

The wall of the City Rail Link training offices, Upper Symonds Street carpark and Khyber Pass Reservoir will be painted by local artists. Permission will be sought from relevant stakeholders and local artists commissioned through funding by the Waitemata Local Board. The Artists Association will be utilised to find local artists interested and promote new murals using social media, helping to promote the neighbourhood, its unique identity, and local artists.

Facilitate the creation of a public art installation.

Creating a public art installation at the Upper Symonds Street carpark will help turn an underutilised space close to the town centre into an active hub. Auckland Transport will be petitioned to forgo the Upper Symonds Street Carpark, and funding will be withdrawn from the Waitemata Local Board. The Artists Association's social channels will be utilised to find and commission local artists, helping to promote the neighbourhood, its unique identity, and local artists.

Figures 31: *City Rail Link Mural*

Note: Authors Work



Figures 32: *Long Modified Bench Waitematā Green*

Note: (Hein, n.d.)



Interventions

Facilitate the creation of market days.

In addition to a public art installation Upper Symonds Street carpark will be utilised to establish a local community market, helping to increase community engagement, building social capital, ensuring buy-in for the regeneration programme and providing a zero-cost space for businesses and artists to sell their goods as tents will be provided free of charge. The Artists Association and Uptown Business Association will be utilised to find businesses and artists for stalls. Funding will be allocated from the Waitemata Local Board.

Facilitate the creation of cinema nights.

Basque Park will be utilised to set up weekly cinema nights, helping to bring the community together, building social capital and promoting the regeneration programme. Waitemata Local Board will allocate funding, and Fresh Concept, the group responsible for the design of the Silo Park cinema nights¹, will be commissioned for the design.

Facilitate short-term tenancies of vacant lots.

Facilitate short-term tenancies at vacant lots throughout the site. A partnership with local landowners and Auckland Council will create an app that allows the booking of short-term tenancies and facilitates pop-up shops. The Artists Association and Uptown Business Associations' social media channels will be utilised to promote the new pop-ups, leading to better utilisation of the site, driving community engagement, and providing cheap tenancies to enable artists.

Hold a street Concert.

A street concert held in Upper Symonds Street along the town centre will help energise the community, ensure buy-in for the regeneration programme, and allow a venue for fundraising for Kahui St Davids and promote local artists through performances.

Figures 33: *Long Modified Bench Waitematā Green*
Note: (Chant, n.d.)



Figures 34: *Long Modified Bench Waitematā Green*
Note: (Fresh Concept, n.d.)



1 (Fresh Concept, n.d.)

Integration With Existing Plans

Newton and Eden Terrace Plan

The Newton and Eden Terrace Plan is a 30-year plan for the area that envisions the neighbourhood as an attractive, people-friendly area that utilises the area’s heritage, character, and commercial base. The plan will serve as a guideline for delivering public space, pedestrian and cyclist, and amenity improvements in the area. The vision of this plan aligns well with that of this plan; however, the investment into making the neighbourhood more attractive, especially post-CRL, furthers the risk of gentrification and must be mitigated by actions set out in this community regeneration plan.¹

Uptown Business Association Strategic Plan

The Uptown Business Association’s four-year strategic plan envisions the area as a thriving, accessible neighbourhood that embraces its heritage, diversity, and creativity. The aim is to achieve this through collaboration to provide a broad range of housing options and retail opportunities and enhance the Uptown vibe. The Uptown Business Association’s vision strongly aligns with and supports this plan, including actions such as support for a residents association.² The association can act as a strategic partner, stakeholder, and funding source for the actions set out in this plan.

	Newton and Eden Terrace Plan	Uptown Business Association Strategic Plan
Synergies	Providing gathering spaces. Establish Newton as a prominent town centre. Provide a range of housing options. Support community groups. Support residents engagement. Investigate online website for community events. Implement public art. Investigate a town-centre market.	Influence the future CRL precinct development. Promote Newton through social media. Identify key stakeholders. Promote the improvement of public spaces. Support the establishment of a resident’s group.
Conflicts	Place-making can further gentrification.	N/A

Figures 35: Galbraiths Ale House

Note: Authors Work



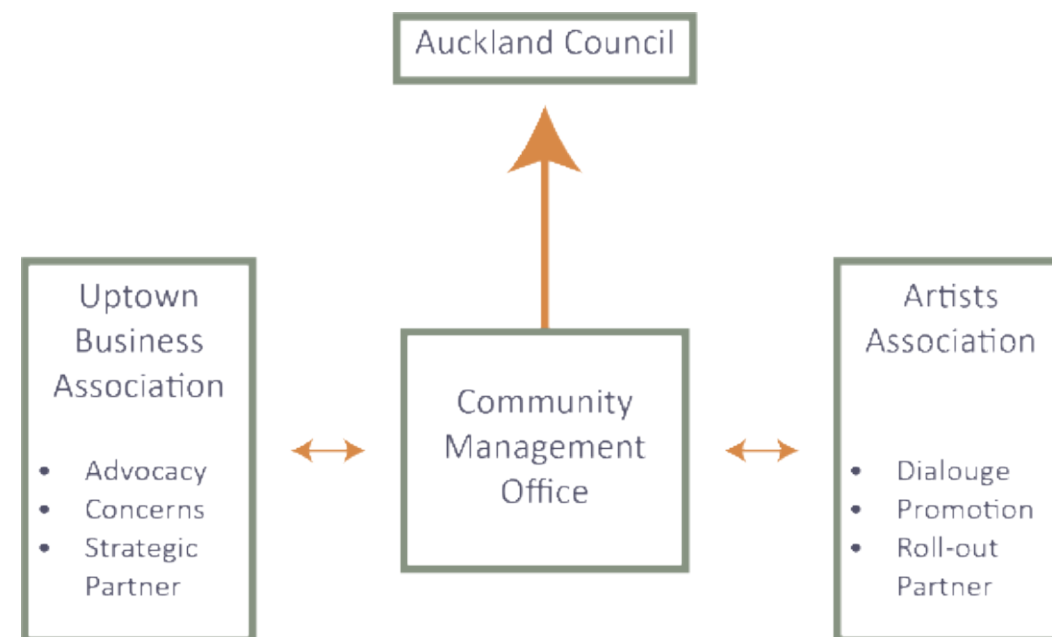
1 (Auckland Council et al., 2016)

2 (Uptown, n.d.)

Community Engagement

Extensive community engagement was carried out to formulate this plan. A community management office and the Artists Association were established and engaged in ongoing dialogue alongside the Uptown Business Association and the wider community. The use of associations and the community management office allowed for mediation between staff at Auckland Council formulating this plan and the residents through local, friendly faces. Multiple interventions were implemented early on to promote the regeneration program and encourage the community to participate in the process.

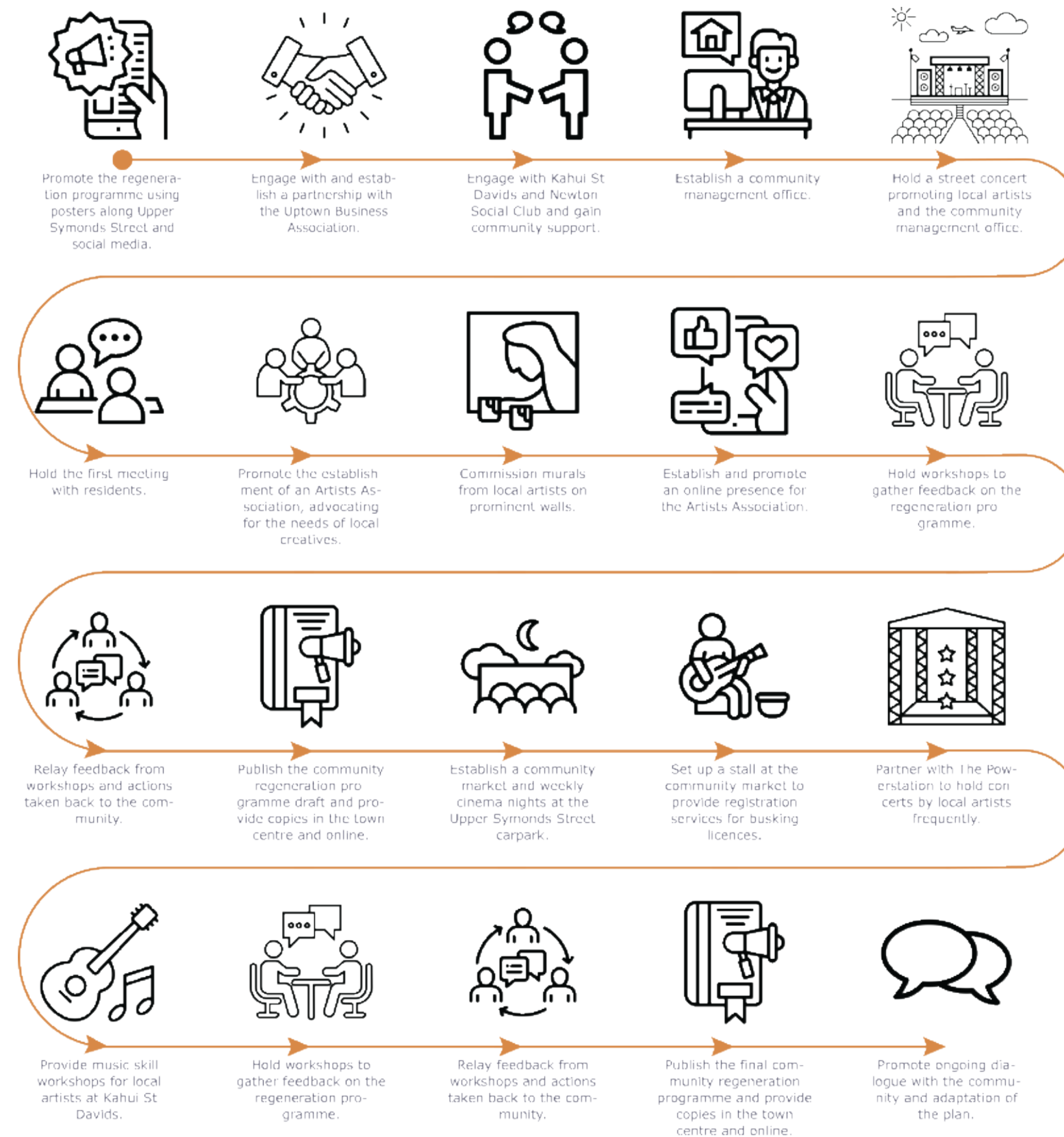
Community Engagement Strategy



Figures 36: *Community Engagement Strategy*

Note: Authors Work

Community Engagement Staging



Figures 37: *Community Engagement Staging*

Note: Authors Work

Incentives

Incentives are an essential way to ensure buy-in from the community for the regeneration plan. The Uptown Business Association will be incentivised to establish a strategic partnership with the programme in return for funding. Similarly, Kahui St Davids' cooperation will be incentivised through funding and plans to fundraise further. Local artists will be incentivised to engage with the programme by commissioning murals, local arts projects and musical performances.

Funding

Most funding for early interventions will be derived from the Waitemata Local Board. Funding will be derived from the Auckland Council as an allocation in the long-term plan. Various funding sources will be pursued, including fundraising efforts, membership fees, Lotto, sponsorships from The Warehouse Group, One New Zealand, and various other corporations in return for advertising at events organised.

Figures 39: *The Spreading Tree*

Note: Authors Work



Figures 38: *Cityside Baptists Church*

Note: Authors Work



Figures 40: *45 Mount Eden Road*

Note: Authors Work



Implementation Strategy

Key Moves							Stakeholders	Funding	Cost	Timeframe
1	2	3	4	5						
					1	Enable Uptown Business Association as an advocacy group.	Uptown Business Association, Waitemata Local Board	Funded	\$	Immediate
					2	Establish the Artists Association as an advocacy group.	Uptown Business Association, Waitemata Local Board, Kahui St Davids	Funded	\$	Immediate
					3	Establish an online presence to promote local artists.	Artists Association, Waitemata Local Board	Funded	\$	Medium
					4	Influence the development of Eke Panuku public spaces.	Uptown Business Association, Artists Association, Waitemata Local Board, Auckland Council, Eke Panuku	Unfunded	\$\$\$	Long
					5	Influence the development of Kainga Ora units.	Uptown Business Association, Artists Association, Waitemata Local Board, Auckland Council, Kainga Ora	Unfunded	\$\$\$	Long
					6	Promote affordable housing policies	Uptown Business Association, Artists Association, Waitemata Local Board, The Coalition for More Homes	Unfunded	\$	Medium
					7	Promote the establishment of a community housing provider	Uptown Business Association, Artists Association, Waitemata Local Board, Auckland Council, Kahui St Davids	Unfunded	\$	Long
					8	Promote the utilisation of Kahui St Davids.	Artists Association, Waitemata Local Board, Kahui St Davids	Funded	\$	Short
					9	Provide creative skills workshops at Kahui St Davids.	Artists Association, Waitemata Local Board, Kahui St Davids	Unfunded	\$\$	Medium
					10	Enable fundraising and capacity building for Kahui St Davids.	Artists Association, Waitemata Local Board, Kahui St Davids	Funded	\$	Short
					11	Establish a communitiy management office at Kahui St Davids	Uptown Business Association, Artists Association, Waitemata Local Board, Auckland Council, Kahui St Davids	Funded	\$\$	Immediate
					12	Provide busking licenses along the town centre.	Artists Association, Waitemata Local Board, Auckland Council	Funded	\$	Short
					13	Partner with the Powerstation for local music nights	Artists Association, Waitemata Local Board, Auckland Council, The Powerstation	Unfunded	\$	Medium
					14	Facilitate the creation of murals on prominent walls.	Uptown Business Association, Artists Association, Waitemata Local Board, Auckland Transport	Funded	\$	Short
					15	Facilitate the creation of a public art installation.	Uptown Business Association, Artists Association, Waitemata Local Board, Auckland Council, Auckland Transport	Unfunded	\$\$	Medium
					16	Facilitate the creation of market days.	Uptown Business Association, Artists Association, Waitemata Local Board, Auckland Council, Auckland Transport	Funded	\$	Short
					17	Facilitate the creation of cinema nights.	Artists Association, Waitemata Local Board, Auckland Council	Funded	\$\$	Short
					18	Facilitate short-term tenancies of vacant lots.	Uptown Business Association, Artists Association, Waitemata Local Board, Auckland Council	Unfunded	\$\$	Long
					19	Hold a street Concert	Uptown Business Association, Artists Association, Waitemata Local Board, Auckland Council,	Funded	\$\$	Immediate

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