I hereby give notice that an ordinary meeting of the Upper Harbour Local Board Community Forum will be held on:

Date: Thursday, 4 July 2019
Time: 6.30pm
Meeting Room: Upper Harbour Local Board Office
Venue: 30 Kell Drive
Albany

Upper Harbour Local Board Community Forum
OPEN AGENDA

MEMBERSHIP

Chairperson
Margaret Miles, QSM, JP

Deputy Chairperson
Lisa Whyte

Members
Uzra Casuri Balouch, JP
Nicholas Mayne
John McLean
Brian Neeson, JP

(Quorum 3 members)

Cindy Lynch
Democracy Advisor

26 June 2019

Contact Telephone: (09) 486 8593
Email: Cindy.Lynch@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
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1 Welcome

2 Apologies

An apology from Member U Casuri Balouch has been received.

3 Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

The Auckland Council Code of Conduct for Elected Members (the code) requires elected members to fully acquaint themselves with, and strictly adhere to, the provisions of Auckland Council’s Conflicts of Interest Policy. The policy covers two classes of conflict of interest:

i. a financial conflict of interest, which is one where a decision or act of the local board could reasonably give rise to an expectation of financial gain or loss to an elected member

ii. a non-financial conflict interest, which does not have a direct personal financial component. It may arise, for example, from a personal relationship, or involvement with a non-profit organisation, or from conduct that indicates prejudice or predetermination.

The Office of the Auditor General has produced guidelines to help elected members understand the requirements of the Local Authority (Member's Interest) Act 1968. The guidelines discuss both types of conflicts in more detail, and provide elected members with practical examples and advice around when they may (or may not) have a conflict of interest.

Copies of both the Auckland Council Code of Conduct for Elected Members and the Office of the Auditor General guidelines are available for inspection by members upon request.

Any questions relating to the code or the guidelines may be directed to the Relationship Manager in the first instance.

4 Confirmation of Minutes

That the Upper Harbour Local Board Community Forum:

a) confirm the ordinary minutes of its meeting, held on Thursday, 6 June 2019, as true and correct.

5 Leave of Absence

At the close of the agenda no requests for leave of absence had been received.

6 Acknowledgements

At the close of the agenda no requests for acknowledgements had been received.

7 Petitions

At the close of the agenda no requests to present petitions had been received.
8 Deputations

Standing Order 7.7 provides for deputations. Those applying for deputations are required to give seven working days notice of subject matter and applications are approved by the Chairperson of the Upper Harbour Local Board Community Forum. This means that details relating to deputations can be included in the published agenda. Total speaking time per deputation is ten minutes or as resolved by the meeting.

8.1 Meadowood Community House update

Te take mō te pūrongo

Purpose of the report
1. To provide members with a six-monthly update on the centre's activities.

Whakarāpopototanga matua

Executive summary
2. Leona Page, House Manager, and Sara Visser, Accounts Administrator, from Meadowood Community House, will be in attendance to provide a six-monthly financial update and discuss with local board members the centre’s opportunities and challenges over this period.

Ngā tūtohunga

Recommendation/s
That the Upper Harbour Local Board Community Forum:

a) receive the deputation from Leona Page and Sara Visser from Meadowood Community House and thank them for their attendance and presentation.

Attachments
A Meadowood House presentation .............................................................. 11

8.2 Proposed residential development at 473 Albany Highway

Te take mō te pūrongo

Purpose of the report
1. To brief local board members on their plans for a residential development at 473 Albany Highway, Albany.

Whakarāpopototanga matua

Executive summary
2. Phil Heffernan, Planning Manager from Woods, Sean Park, Commercial Manager from BEI Group, and Wayne Bredemeijer, Urban Design Manager from Urbanism, will be in attendance to outline plans for a residential development at the Ōtehā Rohe precinct site of Massey University on Albany Highway.

3. BEI Group proposes:
   - an integrated residential development, currently consisting of six 3-storey apartments (257 units), 197 residential dwellings, staged subdivision, associated civil works and landscaping, including street trees and rain gardens
   - a retirement village on the southern portion of the site.
Ngā tūtohunga
Recommendation/s
That the Upper Harbour Local Board Community Forum:
a) receive the deputation from Phil Heffernan, Sean Park and Wayne Bredemeijer, and thank them for their attendance and presentation.

Attachments
A  Albany Estate - consultation letter.................................................................25
B  Albany Estate - consultation plan presentation..............................................29

8.3  Gecko Trust update

Te take mō te pūrongo
Purpose of the report
1. To provide local board members with an update on their current activities and programmes.

Whakarāpopototanga matua
Executive summary
2. Tim Corbett, General Manager, Stephen Gee, Chairperson, and Jenny Hanwell, Trust Facilitator, from the Gecko Trust, will be in attendance to update the local board on their latest project with local youth, as well as their other community activities and programmes.

Ngā tūtohunga
Recommendation/s
That the Upper Harbour Local Board Community Forum:
a) receive the deputation from Tim Corbett, Stephen Gee and Jenny Hanwell from the Gecko Trust and thank them for their attendance and presentation.

9  Public Forum

A period of time (approximately 30 minutes) is set aside for members of the public to address the meeting on matters within its delegated authority. A maximum of 3 minutes per item is allowed, following which there may be questions from members.

At the close of the agenda no requests for public forum had been received.

10 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-
(a) The local authority by resolution so decides; and
(b) The presiding member explains at the meeting, at a time when it is open to the public,-
   (i) The reason why the item is not on the agenda; and
   (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as
amended) states:

"Where an item is not on the agenda for a meeting,-

(a) That item may be discussed at that meeting if-

   (i) That item is a minor matter relating to the general business of the local authority; and

   (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but

(b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion."
## ATTACHMENTS

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Meadowood Community House

2019

Attachment A Item 8.1
Meadowood Community House

- 20108/2019 has been another good year at Meadowood Community House
- We are connecting with our community and working on creating a bigger presence.
- We keep in touch and people up to date with newsletter drops as well as online awareness
- We have increase the number of events we have.
Meadowood Community House

- A wide range of groups make up our regular users.
- One off users are usually under 5 birthday parties and other celebrations. We have become more strict on alcohol use.

Hours booked:
May 2018 = 541
May 2019 = 611
Average of 2500 Users per month
Meadowood Community House Catchment Area

- Meadowood
- The Palms
- Unsworth Heights
- Greenhithe
- Browns Bay
- Mairangi Bay
- Albany
- Also Milford, Northcote and as wide as South Auckland
- I would like a large map of Auckland to let users pin where they are from to be able to get a better snapshot
What is new.

• We dismantled our sandpit at the beginning of the year, we could not have done this without the help of the Northern Corridor Improvements Team. They did such an amazing job and made it look so easy!!

• We were very sad to see all the trees go along the Reserve we knew it was coming but still... we are getting used to the new look.

• Free to Read helped us with a bookshelf and books for our community to read.
Community Support

On Sunday 24 March we planted an Olive tree with our Muslim group, after the events of 15 March in Christchurch. The love shared on that afternoon was incredible. We are so glad that we could do this with them to bring us all together.
Highlight:
Find the Upper Harbour Fairies 2018

- What a load of fun this was!!!
- 45 Fairies door decorated by the Retirement Village in Hobsonville were placed in 15 parks around the Upper Harbour area.
- Great feedback from the communities
- Wonderful collaboration between Meadowood, Albany Hub and Hobsonville point
- Massive Thank you to NCI for providing the prizes for the competition we ran over the Summer.

Northern Corridor Improvements
Highlights: Christmas event 2018

- We had a beautiful afternoon in the sun on 7 December!! Carol singers, arts and craft, face painting, take your own photos with a Summer Christmas backdrop, ever popular smoothie bike, the most amazing slow roast meat and the Harcourts Cooper and Co Coffee and cone truck. And a lollie scramble of course by the Christmas Fairy.

- This day would not be possible without the support of the Upper Harbour Local Board grant – Thank you VERY much!!
Highlight: International Mother Language event

- 21 February is International Mother language day. This year we celebrated with our community and users on Saturday 23 Feb.
- It was an eye opener and lovely afternoon.
- Alphabets form the Kiwi English, Maori, South African Afrikaans, Armenian and Arabic was shared.
- Armenian and Russian dancers showed off their cultural dance.
- No event is complete with out food!!
Repair Cafe

• 13 April was our second Repair Café
• We had 44 items brought in 33 Repaired and saved our Community $621.
• Also on the day there was a composting class
• We helped people make their own Bees wax wraps – SO much fun!
Support our Community with zone change proposed

- Our Community was shocked by the news that Albany Primary proposed changes to their school zone by MOE to exclude Unsworth Heights.
- We offered our rooms to parents/caregivers and residents for meetings.
- We collected signatures for the petition. Then presented them to the Principal at one of their meetings at the school.
Regional Hui

- Together with the other Community Houses/ Hubs/ Centres on the North Shore we hosted the Hui on 7 June.
- It was a great day were we all introduced ourselves shared what we do, how we operate and work together.
- Followed by great discussion around Funding & Sponsorship, Marketing & Communication, Partnerships and Time management.
Our Partnership
Thank you to Upper Harbour and year ahead.

- Thanks to your support we have a lovely Community House on the Meadowood Reserve for the community to use. It is lovely to see how well the Reserve is being used and appreciated by the community!
- We are building our relationship with the wider community – together with Albany Hub we are working on creating an UH network with quarterly meetings.
Albany Estates - Mixed Use Residential Development

473 Albany Highway, Albany

To whom it may concern,

We wish to update the Upper Harbour Local Board of the development occurring within the local board area. BEI Group Ltd is developing the Albany Estates project, located at 473 Albany Highway, Albany.

BEI Group proposes

- An integrated Residential Development currently consisting of six 3-storey apartments (257 units), 197 residential dwellings, staged subdivision, associated civil works and landscaping including street trees and rain gardens; and
- A Retirement Village on the southern portion of the site;

Two resource consent applications have been lodged to Auckland Council for the Integrated Resource Consent and the Retirement Village.

We are in the process of engaging with the relevant mana whenua groups and request to have ongoing discussions with the local board regarding the project as it develops.

Vision

BEI Group aspires to provide a quality urban residential environment by providing greater connectivity to existing open space, such as the Fernhill Escarpment and Days Bridge Esplanade Reserve, through providing cycleways and low-speed road networks that support the concept of a walkable neighbourhood. The development is looking to connect with the existing walking linkages in the Fernhill Escarpment, providing improved access and permeability for walking and recreation for the development and the wider area. Refer to Appendix 1. The proposal will result in quality streetscape planting, rain gardens, new stream enhancement reserve and a playground proposed within the development. The mix of residential dwelling typologies includes low rise apartments and retirement village; these buildings will result in a quality built form that will contribute to the existing residential amenity.

Overall, the project serves to provide a quality urban environment with a high degree of residential amenity, while providing for the long-term needs of the community and will contribute to an increase in housing supply within Albany and the greater Auckland area.

Integrated Residential Development

The following are the key aspects of the proposed development.

- The site is 13.56 ha and is currently the Massey University Oteha Campus in Albany;
- Massey University will vacate the site in two stages, with first Stage 1 at the end of 2019;
- The construction of six three-storey apartment buildings, with a total combined yield of 257 dwelling units.
• The construction of 197 residential dwellings;
• Staged subdivision creating 197 free-hold lots and six super lots; vacant sites subdivision creating 17 vacant free-hold lots and six balance lots;
• Balance lots to potentially accommodate future commercial activities, apartment buildings, a day-care centre, retirement village, children’s playground and neighbourhood shopping centre;
• Civil works to accommodate suitable infrastructure services, and other utilities;
• An internal road network, including public roads, private accessways, cycle paths, footpaths and pedestrian accessways to the Days Bridge Esplanade Reserve;
• A drainage reserve and stream enhancement area accommodating an existing intermittent stream;
• A recreational area and walkway provided adjacent to the drainage reserve; and
• Landscaping, including street trees, bems and raingardens.

Resource consent for the Integrated Residential Development, with related earthworks and civil works has been lodged and accepted by Auckland Council.

Retirement Village

The following are the key aspects of the proposed Retirement Village:
• The construction of six buildings that range between 1-4 storeys consisting of the following
• Civil works to accommodate infrastructure services, access and basement parking;
• New internal streets will result from the re-alignment of Oakland Road;
• Comprehensive landscaping within the retirement village; and
• Communal recreation facilities will provide for communal dining, swimming pool, film studio, indoor bowls and gym facilities.

Resource consent for the Retirement Village has been submitted and is being processed by Auckland Council.

Programme

We are currently undertaking consultation and section 92 (further queries) for both applications with the Auckland Council statutory team, with potential approvals in the second half of 2019.

Yours faithfully,

Phil Heffernan
Planning Manager
Appendix 1 - Plans
ALBANY ESTATE LAND-USE AND SUBDIVISION CONSENT
Item 8.2

Attachment B

1. Site Location
2. Planning Map
   Scale 1:2223
3. Aerial
   Scale 1:7500

SITE
130,711m²
Item 8.2

Figure 87: Typical local road with margaerites on one side.
Figure 71: Local road showing apartment block on reserve side and terrace housing on the other side.