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

Date: Thursday, 13 February 2020
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
Anna Atkinson
Uzra Casuri Balouch, JP
Nicholas Mayne
Brian Neeson, JP

(Quorum 3 members)

Cindy Lynch
Democracy Advisor

31 January 2020

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

The Chairperson opened the meeting and welcomed those present.

2 Apologies

At the close of the agenda, no apologies had 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, 5 September 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 Hobsonville Community Trust update

Te take mō te pūrongo
Purpose of the report
1. To provide members with an update on the Headquarters Building and Sunderland Lounge.

Whakarāpopototanga matua
Executive summary
2. Gavin Gunston, Venues Manager and Organisation Leader, and Christina Naurattel, Venues Coordinator, from the Hobsonville Community Trust, will be in attendance to update members on their management of the Headquarters Building and Sunderland Lounge.

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

a) receive the deputation from Gavin Gunston and Christina Naurattel from the Hobsonville Community Trust and thank them for their attendance and presentation.

8.2 Business North Harbour update

Te take mō te pūrongo
Purpose of the report
1. To provide members with an update and overview on the activities of Business North Harbour over the past 12 months.

Whakarāpopototanga matua
Executive summary
2. Kevin O’Leary, General Manager, and Peter Lamberton, Chairperson, of Business North Harbour, will be in attendance to discuss their recent work within the business improvement district and outline current and future key projects.

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

a) receive the deputation from Kevin O’Leary and Peter Lamberton from Business North Harbour and thank them for their attendance and presentation.

Attachments
A Business North Harbour presentation .............................................................. 13
8.3 Hibiscus Coast Zero Waste programmes

Te take mō te pūrongo
Purpose of the report
1. To discuss ongoing initiatives in Upper Harbour and seek further support through upcoming multi-board grants.

Whakarāpopototanga matua
Executive summary
2. Betsy Kettle, Trustee of Hibiscus Coast Zero Waste (HCZW), and Judith Rosamund, Kindy Facilitator from Zero Waste, will be in attendance to discuss their current initiatives, including:
   - transfer of the Whangaparaoa Community Recycling Centre site from Panuku control back to Waste Solutions
   - event organisers use of HCZW for Zero Waste Events
   - new directives that require Panuku to consider environmental and social purposes
   - the proposal to expand the kindy programme into Upper Harbour
   - the Zero Waste Zero Carbon Pilot in schools
   - raising awareness of and assisting with support for the City to Farm Organics Diversion Project
   - raising the National Waste Levy.

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

a) receive the deputation from Betsy Kettle and Judith Rosamund and thank them for their attendance and presentation.

Attachments
A Hibiscus Coast Zero Waste presentation .........................................................25

8.4 BEI Group proposal - 473 Albany Highway, Albany

Te take mō te pūrongo
Purpose of the report
1. To discuss the new proposed precinct plan for the development at 473 Albany Highway, Albany.

Whakarāpopototanga matua
Executive summary
2. Sean Park from BEI Group, Michael Campbell from Campbell Brown Planning, and Severin Sodor from Architectus, will be in attendance to present their private plan change request and proposed precinct plan.
3. The project team previously presented their plan to the board in July 2019 but have since identified opportunities to significantly enhance the development.

Ngā tūtohunga
Recommendation/s
That the Upper Harbour Local Board Community Forum:
a) receive the deputation from Sean Park, Michael Campbell and Severin Sodor and thank them for their attendance and presentation.

**Attachments**

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8.5 **Whenuapai Predator Free project**

**Te take mō te pūrongo**

**Purpose of the report**

1. To introduce board members to the project and discuss its proposed initiatives.

**Whakarāpopototanga matua**

**Executive summary**

2. Tim Johnson will be in attendance to provide a brief personal introduction and to discuss his initiatives for the project, including:
   - geography – North-West Wildlink / Upper Harbour Ecology Network land coverage / Whenuapai suburb and various land-use applications
   - work to date on flora and fauna
   - time to upscale
   - governance structure
   - best practice application
   - community engagement – public gathering / air force commitment and involvement / school programme
   - what needs to be activated.

3. Annette Mitchell from Living Whenuapai will also be in attendance to discuss local community development and concerns, their vision for the future, and their strategic plan for the area.

**Ngā tūtohunga**

**Recommendation/s**

That the Upper Harbour Local Board Community Forum:

a) receive the deputation from Tim Johnson and Annette Mitchell 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

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
   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
   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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BUSINESS NORTH HARBOUR
UHLB DEPUTATION

13TH FEBRUARY 2020
Deputation Outline

- Introductions
- Governance and Compliance
- Programme update – aligned with UHLB strategic outcomes
- BNH key priorities
- BNH key projects
- Questions and Answers
Governance and Compliance

Executive Committee 2019-2020

Peter Lamberton – Chair 4th year
Neil Tuffin – Deputy 4th year
Robert Elcombe 3rd year
Terry Ottow 3rd year
Ketien Chuor 2nd year
Ryan de Zwart 2nd year
Kate Chivers 6th year
Samantha Mills 2nd year
Greg Cramond 2nd year

• Auditors – William Buck Audit (NZ) Ltd
• Auckland Council Partnering Agreement – Valid until December 2020
• Proposed increase in Targeted Rate collection 2020-21 of $21,409 (3.1%)
The programmes and initiatives provided by Business North Harbour for our members align with our values of Connect, Communicate, Collaborate and wherever possible, with the UHLB strategic objectives of:

1. Empowered, engaged and connected communities
2. Effective and efficient transport links
3. Healthy and active communities
4. A thriving local economy
5. A valued, protected and enhanced environment
CONNECT: Events and Workshops

**24 events and workshops**

**1,772 total event registrations**

**85% speaker quality rating**

**97% of members said content was beneficial to their organisation**

**Stand out speakers**

**194 attendees** for Gilbert Enoka

**183 attendees** for Nigel Latta

**WOMEN IN BUSINESS**

**4 events with 345 attendees**

**65% increase in attendee numbers throughout the year**

**$8,000 in event sponsorship**

**Stand out speaker**

**124 attendees for** Paula Bennett
**Item 8.2**

**COMMUNICATE**

**HOW DID MEMBERS HEAR ABOUT OUR EVENTS?**
- **259** e-news
- **97** word of mouth
- **30** social media
- **26** FYI magazine
- **5** street signs

**FYI MAGAZINE**
- **4** copies
- **16,600** printed copies
- **981** online reads
- **4,157** online impressions

**businessnh.org.nz**
- **24%** returning visitors
- **79%** new visitors
- **21%** increase in users
- **7.2%** increase in session time
- **$3,956** online advertising income

**SOCIAL MEDIA**
- **LinkedIn**
  - **21%** growth
- **Facebook**
  - **36%** growth
- **Twitter**
  - **3%** growth

**E-NEWSLETTERS**
- **37** e-newsletters sent
- **22.6%** average open rate

**SURVEYS**
- **5** surveys sent
- **486** responses
COLLABORATE

764 Commuters reached through travel expo presentations (up 11 per cent from 2018).

326 Transport resource kits distributed to business owners (up 16 per cent from 2018).

Key Advocacy and submissions on:

425 Visits to North Harbour commercial premises, resulting in:
189 Information packs distributed
41 Physical assessments of premises to try and avoid future criminal activity

Armourguard

There are nightly security patrols, 365 days a year. Special attention is paid to “hot spots” – premises that have previously been targeted by criminals and/or at risk of trending crime.

3,650 Reports received on security “hot spots”
**INORGANICS COLLECTIONS**

- **2** Inorganics collections (Sept 2018 and March 2019)
- **53** Number of businesses that participated
- **82%** Members who rated landfill reduction "important" or "very important" in Business North Harbour’s annual survey

**RECYCLING AND UPCYCLING**

- **1,296** Pallets recycled – reducing roadside waste and upcycling to companies that require additional pallets

**FOOD WASTE COLLECTIONS**

- **$45,500** Amount received from two grants from Auckland Council Waste Minimisation and Innovation Fund (in June 2018 and December 2018)
- **49.26** Tonnes of greenhouse gas emissions reduced from landfill
- **6** Number of FREE food waste collections offered to Business North Harbour members
- **19** Number of organisations having weekly collections, including cafés, catering companies, sports clubs, churches, and commercial businesses

- **18.519** Tonnes of food waste diverted from landfill each year
BNH Key Priorities

PRIORITIES: 2019-2020
- Review member engagement
- Review B2B engagement
- Provide world-class events
- Complete stages one and two of the “Bridge to the Future” project
- Raise awareness of business sustainability
- New Business North Harbour website goes live

PRIORITIES: 2020-2021
- Review member feedback, and implement any necessary changes
- Increase member engagement
- Increase B2B engagement
- Lead the change towards business sustainability
- Review and assess the “Bridge to the Future” project
- Provide world-class events
- Organisational development
- Develop a governance succession plan
- Financial review
- Initiate the development of a five-year strategic plan

PRIORITIES: 2021-2022
- Review member feedback, and implement any necessary changes
- Complete member consultation
- Review and implement five-year strategic plan
Key projects for BNH include:

1. Advocacy – continue to advocate on a wide variety of topics including:
   1. Auckland Council Annual Budget 2020/21
   2. UHLB Plan
   3. Rosedale Bus Station
   4. Auckland Climate Action Framework
   5. Transport issues as they arise, improving the local public transport networks

2. Bridge to the Future – Scoping the needs and opportunities for the co-ordinated development of the North Shore to:
   - Promote and co-ordinate business growth – for the benefit of the current community AND the rest of Auckland, and NZ Inc.
   - Set a RoadMap that has North Shore “collaborating” with the Council and Government to ensure that the forecast growth is well managed and enabled efficiently

3. Business Expo – economic growth and development
4. Mentoring Programme – business growth and development
5. Connecting Business and Sport – economic growth and development
6. Connecting With Asian Businesses – economic growth and development
7. Mitigating the effects of the Northern Corridor Improvement Project on business efficiency and access
Questions? - Business North Harbour Team

Kevin O’Leary  Advocacy, Strategy Development and Implementation
Dave Loader  Crime Prevention, Inorganic and Waste Minimisation
Peter Green  Marketing and Events
Sarah de Zwart  Transport and Member Relationships
Kate Thorpe  Office Manager

www.businessnh.org.nz
Office: 09 968 2222
Hibiscus Coast Zero Waste
Seeks to engage with the Upper Harbour Local Board

February 2020
Manage the Whangaparaoa CRC

Two Part Time Employees
Open 5 days a week
Accepting for Free:
- Paper and card
- Glass sorted by colour
- Aluminium and steel cans
- Car Batteries

Charging to cover collection and recycling fees for
- Cardboard
- Polystyrene and Plastic Foam
- Plastics sorted by recyclable in NZ and not recyclable in NZ
- E-waste, whiteware, appliances
- Household batteries
- Food scraps for the City to Farm Composting Project
Who is HCZW and What do we Do

1. Manage (and Expand) the Whangaparaoa Community Recycling Centre
2. Coordinate Zero Waste Events
3. Run the Zero Waste Education In Kindys Programme
4. Trial the Zero Waste Zero Carbon Programme in Schools
5. Develop the City to Farm Composting Project

HCZW is a registered, charitable, environmental education Trust since 2007
Expanding the Whangaparaoa CRC

1. Eco-Shop
2. Education Container
3. Polystyrene Container
4. City to Farm Curing
5. Black Soldier Fly Container
6. Access for staff only

Currently the Site is not secure. Panuku has control over the site and there is the worry the entire site could be sold. It needs to be in Waste Solutions control.
Coordinate Zero Waste Events

Before the Event
Write grants
Help EOs with the Waste Management Plan
Find community groups to staff education stations
Vet food vendors

On the Day - Train Volunteers
Bag Into Rubbish, Recycling Composting
Sort recyclable bags after the event
Weigh and report
How Funding works for Zero Waste Events

- **The Event Organiser Always Pays for:**
  - Bin rental and delivery
  - Disposal costs to landfill, recycling or composting
  - Zero Waste Event Management Plan and final reporting

- **Grants pay for the Zero Waste Educational Side**
  - Managing the Education Station volunteers from Community groups (Orewa Surf Life Saving, Coast Youth Community, Sea Scouts, Orewa Baptist Church Youth group)
  - Koha for the Community groups that provide volunteers

*Past ZW Events include Boulevard Arts Festival 2018, 2019, 2020 and the Coast Xmas Festival 2018 and 2019.*
How the Funding Works for the WCRC

- HCZW has an OPEX Council Service Agreement to manage the WCRC
- OPEX funding includes: site worker wages, a part time community engager & administrator, disposal costs, portaloo, recycling transport, rubbish disposal, repairs and upkeep for buildings and equipment
- An additional CAPEX budget has paid for power installation, shipping containers, repairs and upkeep to the paving and fencing

Grants are written to cover:
- WCRC Expansion costs (Educational Shop)
- Zero Waste Educational Programs
  - Zero Waste Events
  - Zero Waste in Kindys Program
  - Zero Waste Zero Carbon Pilot in Intermediates
  - Tour Posters for the WCRC

- Grants are written for Projects that happen off site such as the City to Farm Organics Diversion Project
Zero Waste in Kindys

**Before**
- Waste Audit
- Discussion of possible actions
- Develop action Plan

**During**
- Set up Worm Farms
- Bokashi Systems
- Recycling Stations
- Gardens
- Paper towel brick makers
- Presentations to Staff and Parents
- Tours of WCRC
  * Love Food Hate Waste
  * Compost Collective
  * Waste Free Parenting

**After**
- Final Waste Audit
- Final Report
Zero Waste Kindy Project extension Proposed from the Works Budget

• Rebecca Harrington, Senior Community Advisor from Waste Solutions has proposed to HBLB and Upper Harbour LB jointly fund the continuation and expansion of the very successful ZW Kindy Project for the 2020-2021 Financial Year

• Up to June 2020, $7750 has been raised for the Kindy Project from Foundation North and the Lion Foundation. Hibiscus Bays Local Board has contributed about $11,000 to run the program between Nov 2018 and June 2020. The total running cost of $25,000 of $18,750 will see about 30 kindys involved with $6250 of donated time provided by HCZW.
Trial the Zero Waste Zero Carbon in Intermediate Schools

**Before**
- What is Zero Waste Zero Carbon
- What is the intersection of ZWZC
- Reducing Food Waste
- Reducing packaging
- Understanding the "embodied energy" and therefore carbon footprint in the life cycle of
  - food production from farm to table to disposal to soil management
  - packaging from extraction, to manufacturing, to use and disposal
- Measuring current carbon personal footprint

**During**
- Enabling students to reduce their and the school carbon footprint by:
  - Setting up classroom recycling boxes
  - Setting up a food scrap diversion program to the City to Farm system
  - Encouraging personal choices towards litterless lunches
  - Encouraging changes to Tuck Shop purchasing and packaging
  - Love Food Hate Waste sessions in Food Tech
  - Encouraging home and school composting and gardening

**After**
- Remeasuring personal carbon footprint, grant reporting
- On-going food scrap and recycling collection by HCZW
The Zero Waste Zero Carbon in Intermediate Schools is currently funded through:

- Foundation North Grants $11,000
- Glass Packaging Forum $1000
- Lion Foundation $5000

Total $16,000

HCZW donations of time $4500
The City to Farm (C2F) Organics Diversion Pilot

HCZW Sets up Kitchens to participate in Bokashi Composting

HCZW Collects treated Food Scraps regularly

HCZW delivers to the rural property for curing
The City to Farm (C2F) Carbon Sequestration Pilot

1. On the rural property swales are dug parallel to the contours

2. The swales are prepped with biochar and woody mulch

3. The cured food scraps are loaded into a Fast Feeder and spread in a layer in the swale

4. The food scraps are covered with a layer of woody mulch. The swales are monitored regularly for odours, vermin, temperature and decomposition rate
Benefits of City to Farm Organic Diversion

Deemed “net carbon positive” by Massey University’s carbon footprint analysis

Capable of taking between 200 -300 tonnes of food scraps each year

Sequesters carbon in the soil and builds topsoil to establish local, regenerative agriculture for greater local food resilience

Is collecting from Two Spoons, Fresh N Fresh, The Fish Bar, The Sushi Gallery, Evelyn Page Retirement Village, Vedic Academy Meditation Centre and is seeking more commercial customers
What we kindly request of the Local Board

1. **Support the transfer of CRC land from Panuku control back to Waste Solutions**

2. Encourage Event Organisers to use HCZW for Zero Waste Events

3. Push for new directives that require Panuku to consider environmental and social purposes, not just earning money for Council

4. Support Rebecca Harrington’s proposal for the Kindy Program expansion for the 20-21 FY

5. Letter of support for The Zero Waste Zero Carbon Pilot in Schools, and/or seed funding for finding co-funding

6. Raise awareness at the wider Council level of the potential for the City to Farm Organics Diversion Project to divert organics from landfill, reduce GHG emissions, and invigorate local food production by improving local soils

7. Letter of support for the City to Farm Project for our grant writing purposes

8. Support raising the national Waste Levy
Thank you!

Questions: Betsy Kettle 021 0826 8196
hibiscuscoastzerowaste@gmail.com
Introduction

Memorandum

Date: 24 January 2020
To: Upper Harbour Local Board
From: Michael Campbell
Director – Campbell Brown Planning Ltd
Re: 473 Albany Highway, Albany – Private Plan Change request and Proposed Precinct Plan

To whom it may concern,

We wish to update the local board on the progress of land development planning for the site, following on from the last presentation to the local board on 21 July 2019.

MGI Group Ltd has purchased the site from Massey University, with the intention to undertake a mixed-use, residential development and the establishment of a retirement village.

Applications currently before Auckland Council

At the July 2019 meeting, the local board was updated on the status of the lodged resource consent applications that our client, MGI Group, had before Auckland Council. Those projects consisted of:

- An integrated residential development consisting of 3 six- to seven-storey apartments to provide 257 residential units, 197 residential dwellings, phased subdivision, associated civil works and landscaping.
- A retirement village on the southern portion of the site.

At the time of writing this memo, all further information requests issued by the Council have been responded to. Our client has actively been engaging with stakeholders as part of these processes and it is anticipated that the respective applications will soon be approved.

Realising the full potential of the site

Through further investigation and upon reflection, it has been identified that the site is strategically located within the wider Albany settlement and supported by a number of transport, open space and pedestrian connections that make the site ideally suited to intensification. As the board will be aware, land supply within Auckland’s urban limits is increasingly becoming a scarce resource such that it is important to ensure that land is utilised as efficiently as possible.

While the current zoning of Mixed Housing Suburban (“MHS”) will deliver a greater level of intensity through the integrated residential development currently before Council, the project team has identified that significant enhancements to the site can be achieved through higher-density development. Of particular relevance is the prominence of the Fareham Escarpment and the existing streams within the site that feed into the Lucas Creek catchment. Both of these features are significant to many whānau and the landscape and ecological values present within Albany. The project team (which includes industry leading consultants such as Architecture: Patrick Clifford, Sewin Teodori, Melanie O’connor and Highsam) has identified through initial master planning work (refer to the presentation) that there are significant opportunities to provide a higher level of protection to visual connections from Albany Highway through to the escarpment, and to incorporate streams within an overall ‘green network’ within the site which can connect the existing parkland reserve and recreation reserve along the eastern boundary, through the site to Albany Highway itself.

Precinct plan development

As such, our client is currently consulting with mana whenua representatives on a proposed private plan change request that will rezone the site from its current Mixed Housing Suburban zoning (“MHS”), to Terraced Housing and Apartment Zone (“THA”). In order to achieve the necessary development potential to support the above enhancements, additional building heights (above the THA zone’s ten standard height limit) will be sought through the central cores of the site, with reduced heights at the peripheries with the public road network and adjoining lower-intensity residential zones to the south.

As part of this process, MGI Group realise the need to ensure that higher intensity development and building heights are sufficiently controlled to ensure that future development is of a high quality, adheres urban design principles and promotes sustainable communities. The plan change request will be supported by a Precinct Plan that will ensure redevelopments of the site is integrated and achieves the quality outcomes sought.

The team are currently developing the precinct plan and associated provisions. We would appreciate the local board’s feedback on the direction presented, and invites ongoing discussions with the local board on the precinct plan developments.

Michael Campbell
Director / BEng (Hons) / MNZPI
Campbell Brown Planning Limited
Planning Context

Legend

- Residential
- Mixed House Suburban Zone
- Mixed Housing Urban Zone
- Terrace Housing & Apartment Zone (THAZ)
- Open Space - Conservation Zone
- Open Space - Informal Recreational
- Business - Town Centre Zone
- Business - Metropolitan Centre
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Special Purpose Zone
Context

473 Albany Highway is located in the North Auckland suburb of Albany. The site is approximately 13.7 hectares and is bound by the Albany Highway to the north and west, the Oteha Stream reserve to the east and suburban housing to the south.

The previous landowner of the site was Massey University who established their Oteha Rohe campus on the site in 1993. The site is currently comprised of low-scale tertiary buildings arranged around a 1970s radial road network of no exit streets. The site has significant planting on it that follows the street layout. There are several large asphalt carparks on the site for the use of students and staff of Massey University. A large proportion of the site is currently grass.

The site is located close to many community, educational, recreational and retail activities. Community facilities proximate to the site include:

- Albany Senior High School
- Albany Community Preschool
- Albany Primary School and Kindergarten
- Albany Village Hall
- Albany Village Library
- QEII Stadium and Pool
- Albany Presbyterian Church
Connections

The site is well connected to its surrounds and presents ample opportunity to further strengthen those connections. The Albany Highway provides vehicular access to and from the site via the signalised intersections. The Albany Highway offers safe pedestrian and cycling provisions with frequent signalised crossings and 2 bus stops (one each side of the Highway) for use of public transport.

The site is well located to utilise North Auckland’s major transport links. The site has good pedestrian access to the Albany Village and Town Centre and the surrounding green network.
Masterplan Design Principles

1. Leverage single ownership of large site
2. Recognise and build on sense of place
3. Relate appropriately to the existing context
4. Establish a legible network of streets, lanes and open spaces
5. Plan for good solar access to public open space and dwellings
6. Create a sustainable neighbourhood
7. Provide a variety of choices
8. Design for flexibility
9. Improve visual and physical connections between the highway and esplanade reserve + escarpment
Existing Site
Access to Site

Legend

- Pedestrian Access
- Vehicle Access
Open Space + Visual Connections

Legend
- Green: Connections/Networks
- Blue: Visual Connections
- Orange: Central Open Space Connection
Street Network

Legend

Street Network
Neighbourhoods