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 MINUTE ITEM ATTACHMENTS**

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
HEADQUARTERS
SUDBERLAND LOUNGE

HCT DEPUTATION – FEBRUARY 2020
FOCUSES TO DATE

- Repairs & Building Challenges
- New Venue Coordinator
- Online Skedda Booking System (also trained two other community venues in system)
- New Systems, Health & Safety
- Equipment changes & improvements
- Promotion of venues
- New regular & one-off hirers
- Blessing of Sunderland Lounge
- Participating in and Contributing to Community Places’ networks
- Review of facilities and process with Community Facilities, Community Places
REGULAR USERS

Physical Health & Mental Wellbeing
- Eight Wire
- Kelly Mini Sport
- Zumba
- Shanti Yoga
- Sean Cox Seniors Exercise Classes.

Business
- Parallax
- Auckland Council
- Ryman Health Care

Early childhood / Youth
- DancePointe - Rebecca Reid
- Monarch Dance studios
- Get Messy
- Wriggles and Rhyme
- TS Bellona Navy Cadets

Religious / Spiritual
- C3 Belong Church
- Harbour Bible Study Group
- Joen Presbyterian church (Korean)

Community groups / Hobbies Groups
- Hobby Games
- Hobsonville Probus Club
- Inner Wheel
- Hobsonville Mums and Bubs Markets

Prenatal
- NEST Pregnancy & Parenting
EVENTS TO DATE

- Blessing of Sunderland Lounge
- Adventure Film Evening
- Community Barn Dance
- Diwali x 2
- Christmas Market
- Meet political candidate
- Preloved Markets
- Business Leadership Days
- Heritage Planners Forum
- Business Training Events
- Various Auckland Council trainings & meetings
- Resident Group meetings
- Various private parties
- Clothes Swap Event
- School Holiday Programme (3 weeks)
CURRENT CHALLENGES

• Headquarters:
  • Curtains / Blinds in HQ – sun glare & heat
  • Tiny office – too small and overheated for long term, lack of meeting space for visitors/enquirers as venue fills up. **Potential solution:** Hot desks with sound curtain option in Baffin Lounge
  • No progress on Headquarters Park (between two venues)

• Sunderland Lounge
  • Echo / Acoustic problem
  • Lack of cooling
FUTURE OUTLOOK

- Continue building steady growth in regular users
- Identify & become proactive around finding new providers to fill key gap areas from 1 July
- Community expo in second half of year
- Headquarters Park completion by end 2020 ??
Item 8.4

473 Albany Highway, Albany
Private Plan Change Request
Strategic Context

The document ‘Auckland Plan 2050’ outlines a development strategy for Auckland to move over the next 30 years towards a multi-modal model within the existing urban footprint.

The central city centre will continue to be the focus of Auckland’s business, tourism, educational, cultural and civic activities. Albany, Westgate and Manukau, including their catchments, have been identified as the three key nodes outside of the city centre and critical to growth across the region.

Albany has a significant strategic role as the node for the north and has been identified for significant growth and intensification over the next 30 years. Motorway access and the northern busway provide good transport connections to and from the area. Albany will provide a diverse range of employment, housing, education facilities, community and civic services, as well as retail and commercial opportunities.

As the northern node it will help to support the future urban areas of Waikur, Silverdale and Dairy Flat as they develop. Albany has significant opportunities for additional business and residential growth. It is a focal point for future employment, business activity, social facilities and services all of which will support a growing population.

(issued from Auckland Council - The Auckland Plan 2050)
Strategic Context
Strategic Context - Auckland 2050

In the future, Albany is likely to experience higher-density residential and mixed-use developments, with good transport connections, including high-frequency public transport. Albany will continue to develop, building on its strengths, to be an attractive place to live, work and visit, with vibrant commercial, entertainment and retail areas. Further development of Albany, including the surrounding business areas, will result in a well-connected northern node that provides a range of employment options, commercial and retail opportunities, community and civic activities, and new housing options.

Within the next 30 years, the "Auckland Plan 2050" anticipates a population growth of 16,080 and enabled housing capacity of 6,880 within the Albany node.

The Albany Estates site is located within the defined Albany node site area and being a large site in single ownership presents an opportunity to create an intensive, well-connected, high-quality residential development that is in alignment with the objectives of the Albany node and the Auckland Plan 2050 development strategy.

(source from Auckland Council - The Auckland Plan 2050)
Planning Context
Context

Albany Estates has a significant network of existing amenity adjacent to its site. The site is located 10km from the Auckland CBD, 2.9km from the Albany Park n Ride and 1.9km from Albany Westfield. Albany Primary School is 240m from the site, located across the adjacent Albany Highway. The site is 300m north of the Albany Family medical centre and retail centre which includes a daycare centre, retail stores and fast food outlets.

The site is located to the west of the Albany Highway which leads to Albany Village to the north. On the eastern boundary is the 15 hectare reserve for Owhina Stream. The Fairill Escarpment Reserve is located on the far side of the stream.

Albany Estates is located Albany Estates is located close to many key community facilities including schools, shops, churches and tertiary facilities. 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
- Kristin School
- Parkland School
- Albany Presbyterian Church
- Massey University Campus
- North Harbour Stadium

Legend:
- Residential
- Education
- Community Centre
- Parks
- Retail
Connections

The arterial route of Albany Highway provides vehicular access to and from the western edge of the site via two signalised intersections. The existing radial street network that extends from these two access points features many no-street streets. These were typically introduced after suburban residential developments to limit through traffic. As such, there are limited opportunities for through routes through the site. This has resulted in visual connections to key land features such as the Farrhill Escarpment being obscured by planting and buildings.

There is an existing bus route along the Albany Highway and two existing bus stops (one on each side of the Highway) in close proximity to the intersection of the Albany Highway and Summerfield Lane.

Albany Highway offers safe pedestrian and cycling facilities, but is a very vehicle-dominated condition (with two lanes in each direction) and is currently not the most pleasant environment to enjoy these modes of transport.

The site has good pedestrian access to the Albany Village and Town Centre and the surrounding green network. There are opportunities to walk or cycle to these locations utilising the existing pedestrian and cycle walkways of the green network while avoiding the larger roads such as Albany Highway. With enhanced connections, the site is well placed to utilise North Auckland’s major transport links.

Legend
- Site
- Bus Route
- Arterial
- Motorway Network
- Northern Busway Extension
- Bus Stop
- 400m Easy Walk to Bus Stop
- Controlled Intersection

Beil Group Albany Estates | Master Plan | Architect + Staffe Miskell
Albany Highway

Legend:
- Mixed House Suburban Zone
- Mixed Housing Urban Zone
- Terraces Housing & Apartment Zone (THAZ)
- Business - Metropolitan Centres
- Business - Light Industry Zones
- Mixed Use Zone
- Special Purpose Zone

1. North Harbour Stadium
2. Library Lane Stage 1
3. Massey University Campus
4. Albany Town Centre
5. Albany Senior High School
6. Albany Village
7. Albany Mall
8. Light Industry Zone
9. Mixed Use Zone
10. North Harbour Shoreline
11. Albany Highway
12. Access to Northern Motorway
13. Albany Park & Ride
14. Upper Harbour Motorway
15. Albany Corridor to Upper Harbour Motorway
16. Albany
17. Cumberland Rd
Masterplan Design Principles

1. Provide a framework for a diverse, inclusive and healthy community

2. Create a sustainable neighbourhood by reducing the developments’ ecological footprints

3. Recognise and build on sense of place

4. Relate appropriately to the existing context

5. Leverage the single ownership of a large site

6. Establish a legible network of streets, lanes and open spaces

7. Plan for good solar access to public open space and dwellings

8. Improve visual and physical connections between the highway, esplanade reserve and escarpment

9. Design for flexibility
Existing Site
Access to Site

Legend

- Pedestrian Access
- Vehicle Access
Open Space + Visual Connections

Legend:
- Green Connections: Network
- Blue Connections: Major Visual Connections
- Central Open Space Connection

Source: Group Albany Estates | Master Plan | Architectus + Boffa Miskell
Street Network

Legend

- Street Network

[Image of street network diagram with Legends and the text: "Street Network"]
Neighbourhoods