

Risland Albany

01

# INTRODUCING RISLAND ALBANY

A Risland  
Development

2 Munroe Lane  
Albany, Auckland  
New Zealand

[rislandalbany.co.nz](http://rislandalbany.co.nz)

2 Munroe Lane, Albany



Situated on a large site bordering Don McKinnon Drive, Risland Albany is the latest project by acclaimed international developer, Risland. Designed by Leuschke Group, this impressive development stands nine floors high and is comprised of 141 quality apartments across three buildings. With Resource Consent granted, construction scheduled for late 2020 and a well-funded developer with a proven track record, you can buy with confidence in Risland Albany.



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# ALBANY ON THE RISE

Albany is a major urban precinct that provides homes, jobs, retail amenities and social activities to the North Shore. It is well-connected to wider Auckland via the motorway, the Northern Busway and the new Northern Corridor infrastructure project. Intensive residential and commercial growth experienced over the past two decades is expected to accelerate in the coming years.



# Risland Albany

Albany Bus Station  
Park & Ride

SH1 Northern  
Motorway

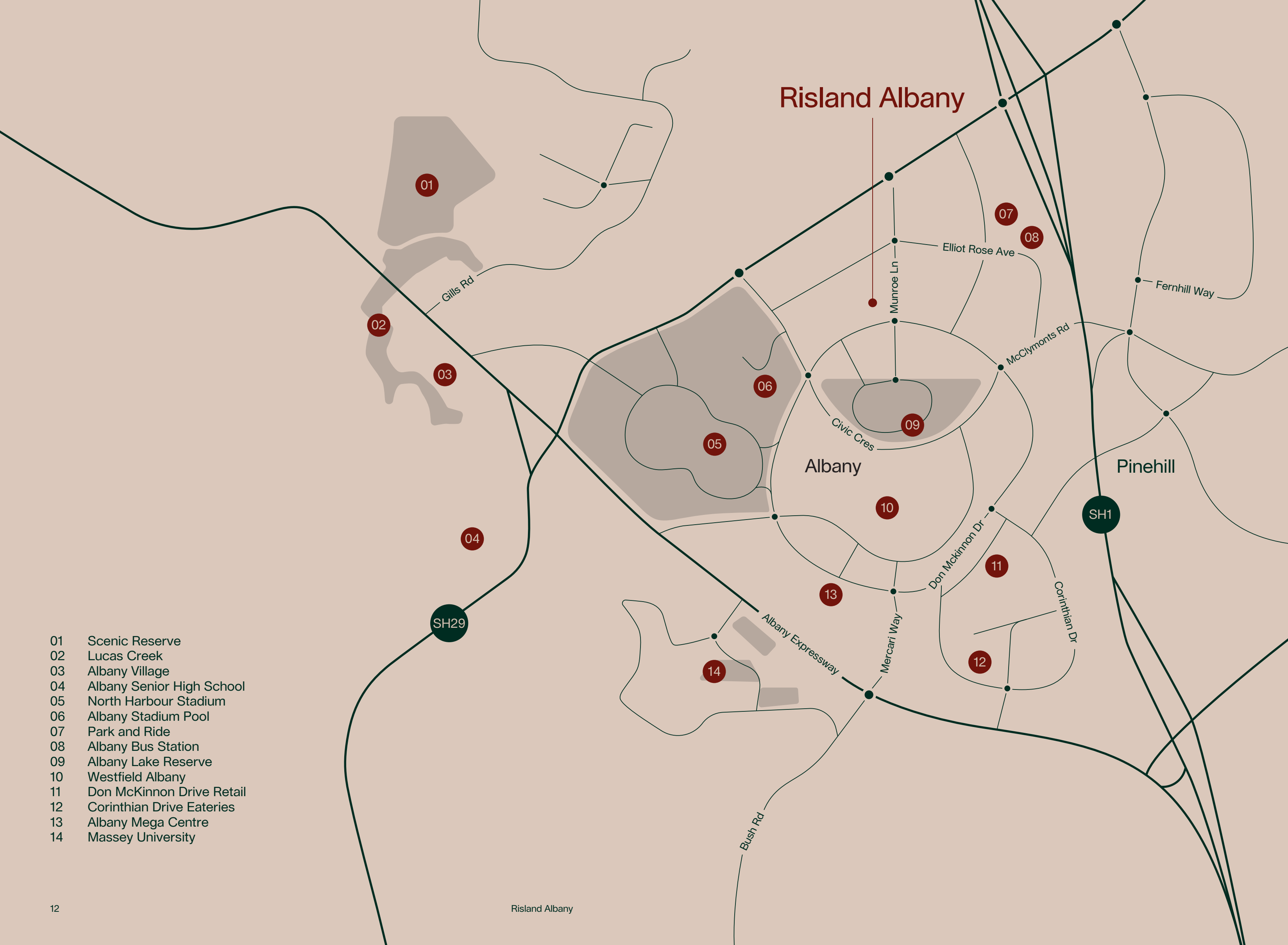
Albany Lake  
Reserve

Westfield  
Albany

Westfield  
Albany  
Extension

Albany  
Mega Centre





- 01 Scenic Reserve
- 02 Lucas Creek
- 03 Albany Village
- 04 Albany Senior High School
- 05 North Harbour Stadium
- 06 Albany Stadium Pool
- 07 Park and Ride
- 08 Albany Bus Station
- 09 Albany Lake Reserve
- 10 Westfield Albany
- 11 Don McKinnon Drive Retail
- 12 Corinthian Drive Eateries
- 13 Albany Mega Centre
- 14 Massey University

# AMENITIES

## Key Amenities Within Easy Reach

### Westfield Albany

Situated next to the Albany Lakes Civic Park, Westfield Albany features over 150 specialty stores including cinemas, food court, supermarket and large format retail.

### Albany Bus Station

Located off Oteha Valley Road, the Albany Bus Station is an important hub on the Northern Busway featuring extensive Park and Ride facilities.

### Massey University

Massey University (Te Kunenga ki Pūrehuroa) is New Zealand's second largest university. Science and Business are the two largest faculties for the 7000 students that attend the Albany Campus.

Opposite:  
Westfield Albany is just  
a 6 minute walk across  
Albany Lake Reserve  
from Risland Albany



Motorway Access

The SH1 motorway on-ramp is just a few minutes from Risland Albany providing convenient access to the CBD and wider Auckland.

Don McKinnon Drive Retail

The Albany Mega Centre is a commercial precinct featuring large retailers such as The Warehouse, Noel Leeming, Briscoes and other chain stores. Just off Don McKinnon Drive there are a range of eateries in pockets along Mercari Way and Corinthian Drive.



Clockwise from left:  
North Harbour Stadium;  
Massey University;  
Black Rice Restaurant





Left:  
Lucas Creek Waterfall is a  
hidden gem located a short  
walk from Dairy Flat Highway

## North Harbour Stadium

The 25,000-seat North Harbour Stadium hosts rugby, league and soccer matches at national and international levels. The grounds include a large oval field, three sports fields and two artificial turfs for community use.

## Albany Village

Featuring a mix of boutique retail, character buildings and new residential development, Albany Village has a long history dating back to when Dairy Flat Highway was one of the main routes travelling north out of Auckland.

## Scenic Reserve & Lucas Creek

Albany is surrounded by the beautiful native bush of Gills Scenic Reserve and Lucas Heights which tracks along the picturesque Lucas Creek.

# PAST

## Albany — A Short History

The Māori name for Albany is Ōkahukura – place of the Kahukura, an atua (god) related to rainbows. Early settlers called the area ‘Lucas Creek’ named after Daniel Lucas, who set up a Flax Mill there in 1840. It was officially renamed Albany in 1890, in honour of Prince Frederick, Duke of York and Albany, second son of King George III.

As early as the 1960s, when the Harbour Bridge had just opened and the area was predominantly covered in orchards and dairy farms, Albany was identified as an important zone for the growth of the North Shore. The North Shore City Council purchased strategic land parcels which they later sold to private developers with a view to create a new centre for the North Shore.

The extension of the Northern Motorway in the 1990s significantly improved access to Albany and encouraged a wave of residential and commercial development during the 2000s that included the Albany Westfield, Albany Mega Centre, North Harbour Stadium, Albany Park and Ride and Bus Station.



PRESENT

Albany is a vibrant mixed-use suburb that is both a popular destination and a wonderful place to call home. While people come from all over the North Shore and beyond to enjoy the extensive retail precinct and plentiful amenities, Albany offers many benefits that appeal to the different demographics that live in the area.



Left:  
'Upon A Pond'  
Interactive installation  
by artist Seung Yul Oh,  
Albany Stadium Pool

Above:  
Long Bay Beach -  
one of a handful of  
picturesque North  
Shore Beaches

Professionals are attracted by the local employment opportunities in the surrounding retail and industrial precincts and the easy commute into the CBD.

Families can enjoy access to top private and public schools in the area and proximity to the beautiful East Coast Bays.

Investors see the growth in the area and the potential for capital gain and strong yields.





# FUTURE

## The Northern Hub

Auckland Council have released *The Auckland Plan 2050*, which sets out a plan for growth and change, specifically where and when investment in planning and infrastructure will be made, to ensure that the city can cope with it's growing population – estimated to reach 2.4 million by 2050.

Auckland will move towards a multi-nodal model where multiple economic hubs support growth in the different regions of Auckland. The CBD will continue to be the primary hub for business, tourism, educational, cultural and civic activities but it will be joined by the Albany, Westgate and Manukau precincts – interconnected by a range of transport links including motorways, bus and rail.

Risland Albany is going to be part of this evolution. Located in the heart of Albany, the greenfields site is ideally positioned to benefit from the amazing amenities; jobs; motorway access; public transport; and most importantly, the enormous economic growth of the area. It will ride a wave of residential intensification and population growth fuelled by infrastructure improvements and commercial development in the northern hub of Auckland City.

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# INVESTING IN RISLAND ALBANY

# 10 REASONS TO BUY

01

HIGH YIELD INVESTMENT

Apartments in Risland Albany are expected to generate a gross yield of 4-5% and with interest rates on term deposits at an all-time low, this is a smart way to get both a higher yield and potential for capital growth.

02

LOW THRESHOLD  
TO INVESTMENT

These freehold, high quality, low maintenance apartments are ideal for investors and owner-occupiers. As a new build, Risland Albany offers both lower restrictions on overseas investment and lower deposits than an existing property (10% for residents or 20% for non-residents).

03

ACCESS TO MOTORWAYS  
AND PUBLIC TRANSPORT

Risland Albany is just a 2 minute drive to the SH1 on-ramp providing easy access to Central Auckland. It is also a short walk from the Albany Bus Station, where residents can commute to the CBD in as little as 20 minutes via the Northern Busway.

04

ALBANY TOWN CENTRE

As one of Auckland Council's key strategic hubs, the Albany Town Centre is experiencing a surge in residential and commercial development. Scentre Group is spending \$500m to make Westfield Albany one of the largest shopping centres in New Zealand.

05

HIGH EMPLOYMENT

Albany and the surrounding suburbs are an employment hub with retail, commercial and industrial activities. By 2026 there will be an estimated 200,000-300,000 jobs within a 45min commute creating an increase in demand for housing in Albany.

06

CLOSE TO TOP EDUCATION

Risland Albany is walking distance to Massey University, and is in zone for Albany School, Junior School, Senior School and Pinehill College. The prestigious Pinehurst and Kristin Schools are also close by. This makes Risland Albany desirable to a range of students and parents for whom location is everything.

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07

LIFESTYLE

Albany is an ideal base for those who want to enjoy everything the North Shore has to offer: amazing beaches along the East Coast Bays, retail at the Albany Town Centre, sporting activities at North Harbour Stadium, AUT Millennium Centre and Snow Planet to name a few.

08

HIGH QUALITY APARTMENTS

The apartments at Risland Albany have many quality features that make them stand out from other developments: winter gardens, high ceilings, heat pumps, timber flooring through the open plan living and engineered stone benchtops in the kitchens.

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ARCHITECTURALLY DESIGNED

Risland Albany is designed by Leuschke Group, one of New Zealand's top architecture firms. They specialise in apartment buildings and have designed many developments around Auckland including Neo, Risland's first development in New Zealand - currently under construction in Grafton in the Auckland city-fringe.

10

STRONG CAPITAL BASE

Risland Albany is being developed by a well-funded international development company headquartered in Hong Kong. Unlike many locally-funded developments, Risland Albany can begin construction without waiting for specified pre-sales to be secured to qualify for funding and building to commence.



# INVESTOR'S REPORT

# Market Insights



House prices in Auckland are trending upwards spurred on by record low mortgage rates and high demand. In the three months leading up to November 2019, according to the Westpac Quarterly Economic Overview, house prices have risen by 3.2% (having risen just 1.5% in the year before that). The record low mortgage rates are expected to hold in 2020 which will likely fuel new price increases in the property market. Westpac are forecasting house prices to rise by around 7% in both 2020 and 2021.

The Colliers International Property Market Outlook Survey from June 2019 supports this prediction with 84% of respondents stating that prices would be influenced upwards by the rejection of the Capital Gains Tax.

New Zealand's workforce has seen significant growth in the 25-34 age group. Many of them will be looking to enter the housing market, so will find themselves in competition with each other for a limited pool of affordable housing.

The suburban market for apartments, especially low-priced apartments, is now the largest market with the greatest volume of sales and will continue to be the most active throughout 2019 and 2020. With low interest rates, the rejection of capital gains tax recommendations, healthy employment levels, and wage and population growth, investors should see many positive factors affecting their investment in Risland Albany.

## Dwelling Make Up

The following table provides an overview of apartments available in the development:

Unit type	Int. sqm	Ext. sqm	Gross Yield
1 Bed + MPR	57 - 59	6	4.2% - 5.0%
2 Bed & 1 Bath	58	6	4.6% - 4.8%
2 Bed & 2 Bath	69 - 75	6	4.2% - 4.8%
3 Bed & 2 Bath	83 - 115	12 - 67	-

# Key Dates

Resource Consent Granted  
Sept 2019

Build Consent Lodged  
Early 2020

Expected Start of Construction  
Late 2020

Expected Completion  
Late 2022

Sunset Clause  
Dec 2023

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Note: Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Colliers International and Sunny Developments (and their associated entities, employees and representatives) do not provide financial advice. Information provided is indicative only, subject to change and no representation is made as to the accuracy or completeness of it.

04

# ARCHITECTURE & INTERIORS





Located on a gently-sloping, rectangular site beside the roundabout where Munroe Lane meets Don McKinnon Drive, Risland Albany has a natural north-south orientation which allows for all apartments to face east or west for sun and views. Leuschke Group Architects have delivered a considered design that divides this large development into three smaller buildings of varying scales to create a vertical village around a central landscaped courtyard.

Opposite:  
The central courtyard at Risland Albany provides an attractive circulation zone to move through the site.

# THE SITE

## Orientation and Layout

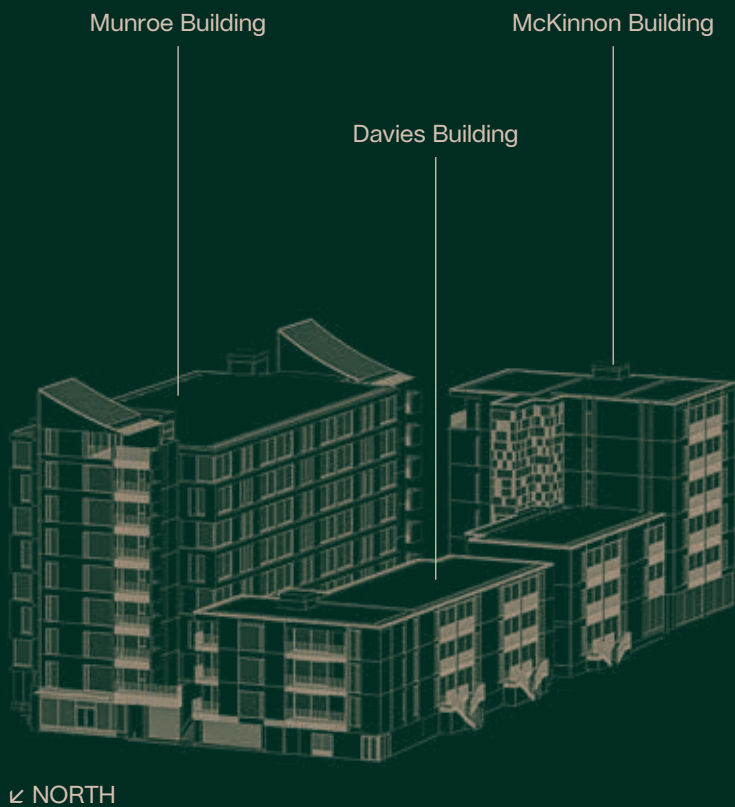
The eastern building which faces onto Munroe Lane – the Munroe Building – is the largest of the three buildings and is book-ended by two dynamic towers with feature sloping rooflines. It has nine levels composed mainly of one bed plus study and two bedroom apartments and features one double-storey residence with three bedrooms and large terrace below the feature sloping roofline.

The apartments on the Munroe Lane side have unobstructed views to the east. The bottom three levels on the western side look into the central courtyard. Above this, the apartments look over the McKinnon and Davies Buildings to striking views from the North Harbour Stadium past Coatesville to the green hillside of Albany Heights.

The southern end of the Munroe Building and the eastern façade of the McKinnon Building – which fronts onto Don McKinnon Drive – create the sides of an entry plaza that opens

into the central courtyard. The six level building steps down to three levels where it runs along the western side of the courtyard to allow light into the shared space and provide for views from the taller Munroe Building.

The McKinnon Building contains two bedroom apartments on all floors and a single large east-facing three bedroom apartment at the top of the southern tower. Containing predominantly two bedroom units but with a three bedroom layout on the corner, the four level Davies Building completes the ring of buildings around the central courtyard. It is bounded by two sets of open stairs that provide entry and egress from this space. Ground floor apartments in the McKinnon and Davies Buildings have private courts that sit behind raised planters. They also have private access from the service lane that runs down the western boundary.



#### MUNROE BUILDING

09 Levels  
96 Apartments  
02 Commercial

Accessed from  
Munroe Lane and  
Davies Lane

#### DAVIES BUILDING

04 Levels  
18 Apartments

Accessed from  
Davies Lane

#### McKINNON BUILDING

06 Levels  
27 Apartments  
02 Commercial

Accessed from  
Don McKinnon Drive



Below:  
The Munroe Lane  
lobby features rich  
timber detailing across  
the walls and ceilings



Above:  
The ground floor  
Type E units enjoy  
large private  
courtyards

There are two floors of split-level basement parking buried into the site and accessed from Davies Drive, a road that runs west from Munroe Lane. Residents can access their units through four lobbies at different corners of the development. Three commercial tenancies are located on the ground floor facing Don McKinnon Drive.

Risland Albany features a sophisticated palette of exterior materials that pairs the texture of painted brick, rough concrete and grooved panelling with the warm hues of timber and dark bronze. The Munroe Lane façade has a rhythmic composition of horizontal bands with layered reflection from the glass in the winter garden joinery and bi-folding doors.

# INTERIORS

## A Home for All Seasons

Most of the apartments that open to the east and west (Types C, E and F variants) follow a similar plan with a long open plan living space running down one side of the apartment with the kitchen to the rear and an enclosable balcony beyond the living room.

Leuschke Group have created a dynamic interior that allows residents to enjoy their balcony in all conditions. With bi-folding full-height internal joinery and a level transition, these 'winter gardens' can be used as both a protected outdoor space or an extension to the open plan living.

Right:  
The open plan living in the Type E unit opens onto an enclosable balcony



This efficient layout allows for a full-sized kitchen with island, and well-proportioned bathrooms positioned between the master bedroom and a study.

The two bedroom apartments feature a bathroom and ensuite while the one bedroom plus study has just the single bathroom. The laundry is located in the bathroom.



Opposite and above:  
The dark vanity and black fittings contrast with the white walls and pale tile in an attractive bathroom design



Above and overleaf:  
The master bedroom in the  
Type B apartment opens onto  
a large terrace with sweeping  
views of Albany and beyond

## A Vibrant Backdrop

The north-facing apartments have different configurations depending on their location in the various buildings. All the apartments have been designed to provide good natural light through high ceilings and floor-to-ceiling joinery.

These large windows frame eclectic views that include natural bush, grassy fields, vibrant retail and an iconic stadium. In time, as Albany is developed with more medium and high-density residential projects, the urban view will mature into an ever-changing canvas of human activity.





Opposite and above:  
The Type D three  
bedroom apartment  
features a large  
luxurious kitchen

Inside, the apartments have simple,  
modern interior design underpinned by a  
neutral palette of monochromatic tones  
against a timber floor.

The sleek kitchens come in two colour-  
ways - light and dark – and feature a  
dual-tone cabinetry design where the  
benchtop, overhead cupboards and the  
ends to the island are finished in either a  
light grey or black to contrast with the  
main white cabinetry.

Subtle detailing such as the recessed  
handles, stepped overhead cabinetry and  
the negative detail beneath the engineered  
stone bench give these kitchens an  
understated sophistication.



05

# TRACK RECORD

# Risland Group

Risland is an international real estate development company headquartered in Hong Kong. Their operations cover a diverse range of business activities such as residential development, commercial real estate, community management, and urban support. They have developed high-quality, innovative projects around the world including the United States, United Kingdom, Australia, Thailand, India, Vietnam, the Philippines and New Zealand.

Risland is an energetic and passionate brand dedicated to providing dynamic, human-centric living solutions. They pride themselves in understanding the needs of a city and its people, and enhancing the built environment with their developments.

Their first New Zealand development, Neo, is currently under construction in the Auckland city-fringe. This Grammar Zone development features 99 freehold apartments designed by Leuschke Group.

Right:  
Neo is located on a north-facing site on the Grafton ridgeline. The building form wraps around a central landscaped courtyard





# Leuschke Group

Over the last 30 years Leuschke Group has created many of New Zealand’s most distinctive buildings.

During that time they have earned the trust and respect of their clients to become one of the country’s leading architectural practices.

With over 2000 completed projects, their work is remarkably diverse with particular expertise in luxury residences, apartment developments and boutique commercial projects.

“We approach each project with an open mind. Our value lies in the ability to understand and exploit a specific site’s constraints and opportunities. We are proud of our record of achieving more for our clients than they had anticipated and our ability to generate both enhanced value and design quality.”

—Colin Leuschke

Left:  
Leuschke Group are specialists  
in large multi-unit residential  
buildings including Victoria  
Residences and many others

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