
23 FEBRUARY 2023

MANSION REAR LTD
C/- BERRY SIMONS LTD
ATTN.: SIMON BERRY
BY E-MAIL

Dear Mansion Rear Ltd

CONCEPT SUMMARY, 8 STEVENSONS CRESCENT ALBANY

1. Thank you for requesting that I provide a brief summary of the architectural / urban design concept that has been developed for the above property in collaboration with the other project consultants and OZAC Architects Ltd. You are seeking to apply for consideration as a Fast Track resource consent and my summary statement would form a part of that material.
2. Two key urban design matters arise in relation to the proposal:
 - a. The status of the Site within the Future Urban zone and the consequential need to demonstrate integrated planning (i.e., a structure plan); and
 - b. The sufficiency of the design concept itself.

Structure Plan

3. As it happens, I was the urban designer advising a group of landowners at the time the Proposed Auckland Unitary Plan was promulgated. The self-named "Albany North Landowners Group" submitted that the land (which corresponds to the entirety of the Future Urban Zoned land adjacent to Stevensons Crescent) should receive an urban zone (in the PAUP, the Council proposed a mix of Countryside Living zone and Large Lot Residential zone).
4. As part of my work, I undertook an urban design analysis of the area including the landform, its capability for development and its capacity for development. I include as **Figure 1** some of my analysis from that time (which I confirm

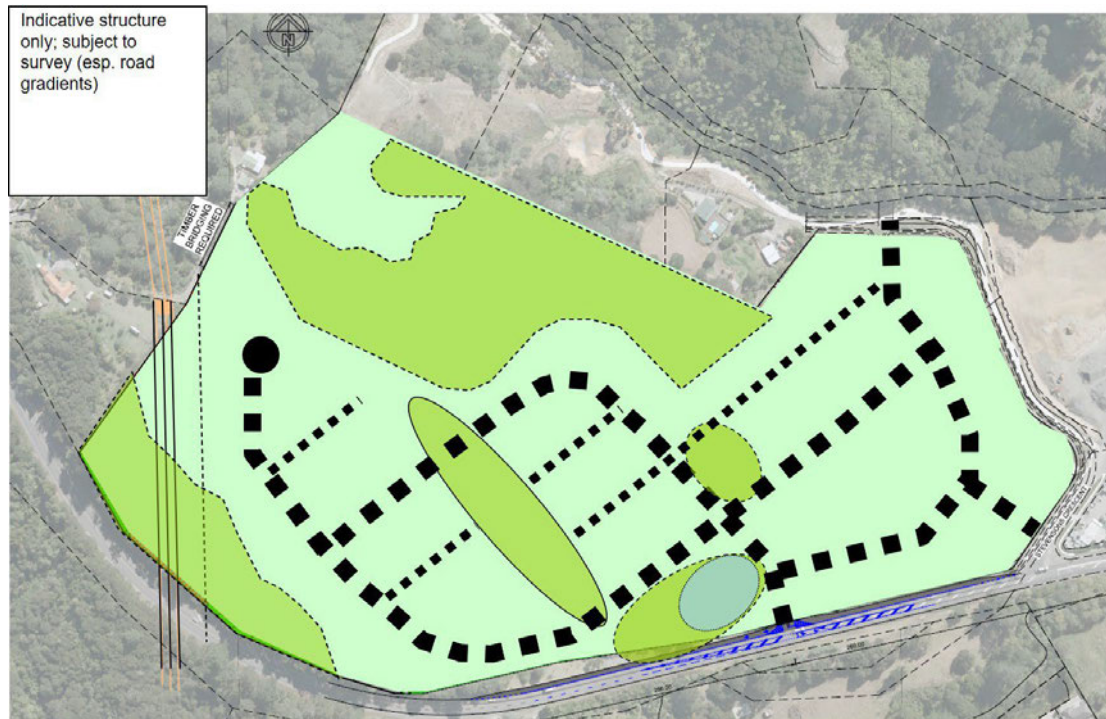
remains valid today). A key characteristic of the area is that it is sloped and contains a number of steep 'steps' between flatter 'terraces', as well as a significant area of native bush and stream areas.

Figure 1 – Munro site analysis, 2013, of what became the current FUZ area adjacent to Stevensons Crescent, with developable areas or 'tiers' in white between steep topography (yellow) and vegetated areas (green). No scale.



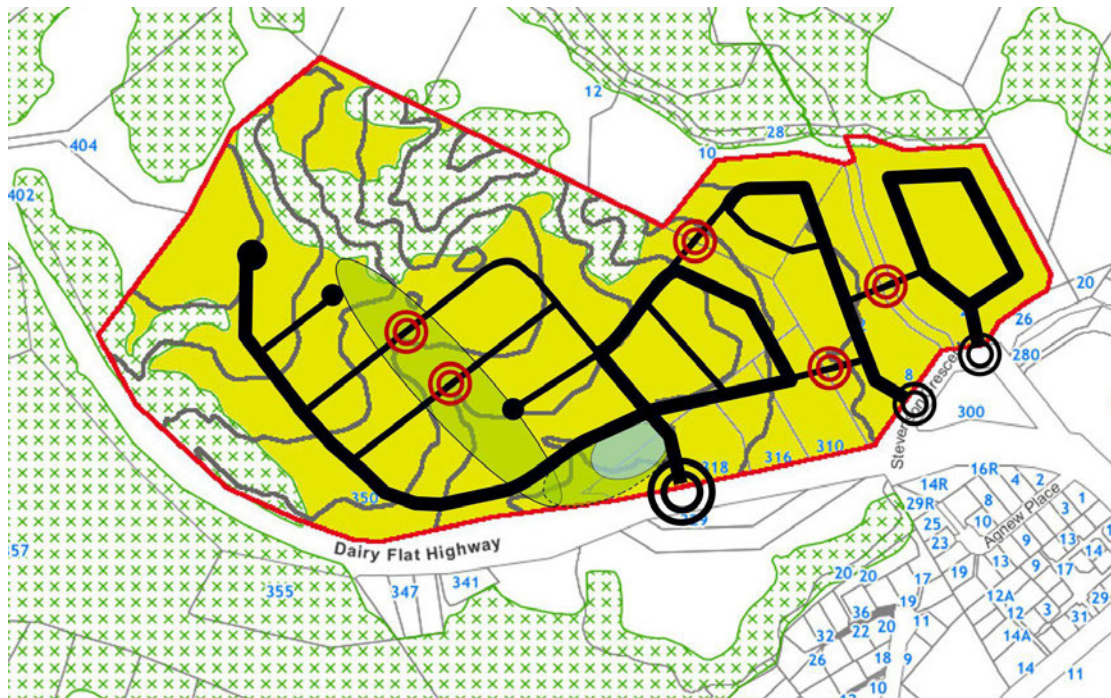
5. The Site falls within part of what I identified as "Tier A". This is the lowest part of the area and adjoins Stevensons Crescent. A key challenge identified even in 2013 was how to develop the land in a manner that could connect to Stevensons Crescent and Dairy Flat Highway, and was also cognisant of the 'steps' in site contour that occurred along its east-west width.
6. I include as **Figure 2** the indicative development concept I prepared (which in terms of the instruments that were eventually determined as part of the PAUP could be seen as a Precinct Plan as well as a structure plan given how small the subject area is). In my opinion, this satisfied (and still satisfies) all of the spatial and urban planning components to comply with the structure plan guidelines in Appendix 1 of the AUP. Its content was indicative but provided an obvious steer for how development within the area might proceed.

Figure 2 – Munro structure plan concept, 2015, within what became the current FUZ area adjacent to Stevensons Crescent. No scale.



7. At the time of the PAUP, Council officers indicated that they were generally comfortable with the analysis that I had undertaken and the conclusions I had reached, but recommended to the Panel that the land remain Future Urban zone. The Council officers' rationale for this was that although it did not object to development along the lines I had identified, it was not able to satisfy itself at that time that sufficient infrastructure capability existed or had been demonstrated to exist, and it had not yet organised its thinking across Auckland as a whole such as it now has done in its Future Urban Land Supply Strategy ("FULSS").
6. The IHP preferred that advice and the land was zoned FUZ. Perhaps because of its very small size (and the costs of a plan change), neither the Council or the landowners have advanced the land's zoning of the land since then.
7. However, and as it relates to Appendix 1 of the AUP, most of the work that would be required of a structure plan has been completed, noting just how small the area of FUZ in question is, and I have refreshed that work as part of this project.
8. I have included as **Figure 3** a refreshed version of my 2015 Structure Plan concept to account for additional information now available relating to the gradient and developability of the Site's 'steps', and wetlands and streams around the Site generally. But based on the context and location of the land, and the wider planning context resulting from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, the most appropriate zone for the land would be the Mixed Housing Urban zone.

Figure 3 – Refreshed Munro structure plan concept, 2023, within the current FUZ area adjacent to Stevensons Crescent. No scale.



9. For the purposes of this summary, I have not provided specific analysis of the structure plan concept and include it merely as evidence that the technical work and thinking has been properly undertaken. The Site forms part of a logical 'Stage 1' of the area in part because it is contiguous with existing urban development immediately to its east, and also because it has direct access to Stevensons Crescent to connect traffic and infrastructure.
10. **I recommend that if the proposal was accepted for consideration as a Fast Track application, the structure plan work and findings be fully documented and explained as a key part of that. This would provide the analytical assessment that the proposal future-proofs and does not otherwise undermine development on adjoining sites.**
11. I confirm that I completed the above work and satisfied myself of the Site's proper spatial planning context before engaging on any of the detail of the actual proposal for the Site.

Design Concept

12. The key urban design characteristics of the concept are:
 - a. Identification and protection of key stream and wetland areas.
 - b. Provision for connectivity both east and west (broadly in line with my higher-level structure plan thinking). The layout proposed will be consistent with the urban design principle of 'fronts and backs', noting that in the north-eastern corner terraced houses are proposed to front on to a publicly accessible footpath that adjoins a wetland and riparian area. This

is a relatively unusual (but common enough) solution where development fronts onto an environmental amenity without the full width or resource requirements of a public street.

- c. 138 dwellings (112 terraced houses and 26 apartments), all within 3-storey buildings. All terraced houses have been serviced by way of rear lane Joint Owned Access Lots, so as to allow the streets to be as visually high-quality and pedestrian / cycle dominant as possible.
 - d. The dwellings have each been designed to comply with the amenity standards of the Auckland Unitary Plan Mixed Housing Urban zone, which I consider to be a compatible fit with the Site's characteristics so close to the Albany Village and Albany Metropolitan Centre.
 - e. Outdoor living spaces have been positioned so as to be sunny and relate well to internal living rooms.
 - f. A 16m-wide spine road (noting that it will be largely clear of vehicle crossings) and 12m-to-14m wide east-west stub-roads are proposed. These are sufficient to accommodate footpaths, berms and street trees / landscaping for visual amenity purposes. In my view the proposal will result in very well-overlooked and safe-feeling streets.
 - g. Approximately 550m² GFA of retail and commercial floor space is provided for at Stevensons Crescent, capable of providing for daily-need convenience services in a logical location. This is not of itself common within 'standard' Mixed Housing Urban zoned developments, but in this instance something I consider to be compatible with the existing context and likely to have overall positive effects for locals.
13. A number of iterations have been undertaken to fine-tune the Plan and ensure all of the above design considerations are integrated. In my opinion, the concept has been rigorously tested by the consultant team and I, and reflects best- practice. It will result in a good-amenity, good-quality new neighbourhood.
14. I note that the plans prepared by OZAC Architects Ltd are at this time indicative only; however, I am sufficiently familiar with developments of a comparable scale and complexity that I can say with a high degree of confidence that any potential urban design effects of concern could be designed-out in the process of finalising the design. This would include the appearance and variation of building forms (terraced houses) proposed, and the design and landscaping of the streets and wetland / stream areas.
15. I have also considered the proposal in terms of the outcomes sought for the Mixed Housing Urban zone. In my opinion, the proposal will achieve an urban character, that will be predominantly 3-storeys in height, and will have appropriate setbacks, landscaped areas, and design quality.
- 16. I recommend that if the proposal was accepted for consideration as a Fast Track application, a full urban design assessment be required of the final application plan set.**
17. Overall and although it is unusual for development to occur within the FUZ ahead of a formal plan change, in this instance the area of land is sufficiently discrete that it can be properly understood without the need for such a plan

change. Having been involved in the preparation of numerous private structure plans under the AUP: OP, and also several private plan changes, I confirm that I see no urban design benefits to requiring such a process ahead of considering the proposal as a land use consent.

Please feel welcome to contact me should you wish to discuss any aspect of the above further.

Yours sincerely,



IAN MUNRO

urban planner and urban designer

B.Plan (Hons); M.Plan (Hons); M.Arch [Urban Design] (Hons); M.EnvLS (Hons); M.EngSt [Transport] (Hons); MNZPI.

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