

BEFORE THE AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991 and the
Local Government (Auckland Transitional
Provisions) Act 2010

AND

IN THE MATTER of **TOPIC 081e** Rezoning and Precincts
(Geographical Areas)

AND

IN THE MATTER of the submissions and further submissions set
out in the Parties and Issues Report.

**STATEMENT OF EVIDENCE OF MORGAN DAY REEVE
ON BEHALF OF AUCKLAND COUNCIL**

URBAN DESIGN

THREE KINGS PRECINCT

26 JANUARY 2016

1. INTRODUCTION

- 1.1 My name is Morgan Day Reeve. I am a Principal Urban Designer in the Region-Wide Urban Design Policy team in the Auckland Design Office at the Auckland Council (**Council**). I have been in this position since July 2012. Prior to this I was a Senior Design Officer in the Queensland Government Department of Communities.
- 1.2 I hold a Bachelor of Architectural Studies, Bachelor of Architecture and a Masters of Planning Practice, all from the University of Auckland. I have approximately 15 years' experience as an urban designer. Full details of my qualifications and relevant past experience are set out in **Attachment A** to my evidence.
- 1.3 I have previously acted as Council's urban designer with respect to the development of Plan Change 372. I provided evidence at the hearing, reviewed the submissions, and reviewed the applicant's position post hearing.
- 1.4 I have also worked for Winstones Quarry in 2008 when I was a senior urban designer at Boffa Miskell Limited. I was part of a team which prepared master plan options to support the subsequent change in rezoning to allow for the quarry to be filled.

2. CODE OF CONDUCT

- 2.1 I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

3. SCOPE

- 3.1 My evidence will cover the following:
- (a) Level of Quarry Floor;
 - (b) Walkability and Access;
 - (c) Cascading Apartments; and
 - (d) Design Quality.

4. LEVEL OF QUARRY FLOOR

- 4.1 The final level of the plan change area inside the quarry land is set below the level of Mt Eden Road and the adjacent town centre. This has been the subject of much debate,

particularly against the possibility of filling the quarry up to the same level as the wider environment.

- 4.2 I support the proposed fill level which would result in a ground level of approximately 15-17 metres below the current level of Mount Eden Rd. While filling the quarry to a higher level would allow for a more direct connection with the wider environment, there are significant benefits to having the fill below the street. This includes allowing views over the development to the Maunga from the public realm and apartments, increased density through the use of cascading apartments with less impact on surrounding properties, and reduced time frames for filling and constructing the development.

5. WALKABILITY AND ACCESS

- 5.1 The precinct provides for a network of integrated road, pedestrian and cycle ways through the development that connects to the wider environment. There are two main road connections out of the development, one onto Mt Eden Road, and the other south into the town centre and Grahame Breed Drive.
- 5.2 The precinct successfully addresses the challenges of the level change between the town centre, Mount Eden Rd and the development. The main roads into the development will be at a grade of 6%, which allows access by wheelchair. There is proposed public plaza connecting the town centre to the sports fields, this will include a ramp and stair case, which will be integrated with the plaza at the top of the stair. The plaza space could also include a publically accessible lift. There is a further pedestrian stair proposed from the west.
- 5.3 Overall, access to the Maunga is also improved, with accessible routes to the toe of the mountain from both the town centre and Mt Eden Road, and I support these being shown on the precinct plan.

6. CASCADING APARTMENTS

- 6.1 The precinct provides for the use of 'cascading apartments' at the perimeter of the site against Mount Eden Rd and Grahame Breed Drive. I support the proposal to use this innovative housing typology which will be four stories above Mount Eden Rd and the town centre, but ten stories tall overall when viewed from inside the development. The parking will be against the quarry wall and hidden behind apartments which will look out over the quarry floor. There will be mixed use at ground level next to the town centre.

- 6.2 All of the proposed apartment building locations have the potential for views towards the Maunga, and good access to sun. All residents will have lift access from the town centre and Mt Eden Road.
- 6.3 This typology allows for a high density apartment building with reduced impact on the surrounding environment. This is an innovative concept for Auckland and only possible on a site with these unique characteristics. It is also not a typology that was anticipated by the Proposed Auckland Unitary Plan (**PAUP**) and I support the use of specific objectives, policies, rules and assessment criteria to enable this proposed typology.

7. DESIGN QUALITY

- 7.1 The plan change which preceded this precinct proposal in the PAUP has a comprehensive suite of objectives, policies, rules and assessment criteria which have been written specifically in response to the unique qualities of the site. These include: the relationship to the Maunga, the cascading apartments, the relationship to the town centre, Grahame Breed Drive and Mount Eden Rd, addressing the level change, and the inclusion of Te Aranga principles in development design.
- 7.2 This specific suite of controls is important to ensure good quality design that responds positively to the site. This includes the assessment criteria and the inclusion of the Three Kings Residential Design Guide. The Design Guide explains the intended design outcomes for the site, provides detail around the master plan and further explains the Te Aranga Principles.
- 7.3 The Te Aranga Principles have been used in consultation with Iwi to develop objectives, policies, controls and assessment criteria which are specific to this site and reflect the important aspects to Māori. This includes the relationship of the precinct to the Maunga, views to the Maunga from the wider environment, green storm water infrastructure, public art, stone walls, acknowledgement of the four Maunga that were quarried away and the use of cultural narratives and naming.
- 7.4 This is important to this site as it represents best practice urban design, is the result of meaningful consultation with Iwi, and will encourage a development that reflects the unique physical and cultural characteristics of the site.
- 7.5 In my opinion the comprehensive suite of objectives, policies and assessment criteria developed for this precinct will allow for a detailed assessment of any proposals at resource consent stage.

8. CONCLUSION

- 8.1 My opinion is that the proposed precinct controls will allow for an innovative, well designed and connected built form that will respond to the unique qualities of this site.

Morgan Reeve

26 January 2016

ATTACHMENT A

Morgan Day Reeve

Career Summary

2012 – Principal Specialist Urban Design, Auckland Council

2009 to 2011 – Senior Design Officer, Queensland Department of Communities, Australia

2008 to 2009 – Senior Urban Designer, Boffa Miskell Ltd

2002 to 2008 – Urban Designer/Senior Urban Designer, Housing New Zealand Corporation

2001 – Tutor, MPlanPrac urban design studio, University of Auckland

2002 to 2002 – Planner/Urban Designer, Common Ground

Qualifications

Masters of Planning Practice, University of Auckland, 2000

Bachelor of Architecture, University of Auckland, 2005

Bachelor of Architectural Studies, University of Auckland, 1998

Affiliations

Urban Design Forum, N.Z. 2008 to present