

## PRIVATE PLAN CHANGE REQUEST - PC92



**To:** Robert Scott, Consultant Planner (Scott Wilkinson Planning)  
For: Plans & Places Department

**From:** John Stenberg, Principal Urban Designer

**Date:** 18<sup>th</sup> July 2024

**Address:** State Highway 1 (Rodney Street) and Monowai Street, Wellsford

**Application:** Proposed (Private) Plan Change 92 - Wellsford North

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Dear Robert,

### **RE: Proposed (Private) Plan Change 92 - Wellsford North**

I have read Council's urban design report dated 23.2.2024 (UDR-MD) by Mustafa Demiralp's on the Proposed Private Plan Change-92 and can confirm that I can support the positions and recommendations in that report.

Key areas of support include.

- The reports position on connectivity, extending to the roading layout, future connections and support for integrated cycle and pedestrian links. The precinct plan's indicative local roads and riparian margins do not show how the four pods of development that take access from the collector Road will be joined.
- The reports assessment and analysis of the bulk and location controls, which in my view would recognise and support the existing town character, enabling this sense of place to be expressed consistently and effectively as experienced by those using streets, and public realm.
- I concur with the report's commentary relating to the desirability of incorporating the land and paper road to the north of the plan change area, and the potential for using the flatter land for higher density (4.2.7 MD-UDR), all be it there are advantages to having the centre located near/close to the junction of the indicative collector road and first encountered north-south local road.
- I concur with the report's concerns raised relating to the ownership and management of the cycleway/pedestrian and buffer setback provision associated with it.

I will undertake a site visit to Wellsford prior to the commencement of the hearing.

### **Qualifications and Experience**

I have worked as an urban designer for 32 years, including 5 years with Nottingham City Centre Team, 13 years with North Shore City Council Strategy and Planning Division as urban design planner and principal urban designer, before joining Auckland Council in 2010 as a principal urban designer. I currently hold the position of Principal Urban Designer within the Design Open of Auckland Council's Plans and Places Unit. I hold the qualifications of Bachelor Social Science Geography and Economics Waikato University, and Bachelor Planning obtained from University Auckland.

I currently hold the position of Principal Urban Designer within the Design Ope of Auckland Council's Plans and Places Unit. My experience relevant to the current application includes;

- (a) Member of Hobsonville Urban Design Panel (2017-present)
- (b) Urban design review of centre related resource consents in the northern area of Auckland Council (2010-present) including layout testing.
- (c) Urban design input and testing associated with NSCC Plan changes (residential) commentary and inputs into its suit of design guidelines for intensive housing (2006-2012), and more recently the Unitary Plan relating to Takapuna Precinct provisions, and testing development options for sites.
- (d) Centre plan development and centre programs for North Shore City Council, working with a range of retail and design professionals (2003-2010).
- (e) Development and Co-author of the Takapuna Strategic Framework 2010.
- (f) The development of design briefs for competitions and selection process, including Hurstmere Green (2010) and Devonport Library (2013).
- (g) Strategic planning and development of the City Blueprint and Action Plan NSCC 2001(NZPI Nancy Northcroft Planning Award in 2002).
- (h) Drawing up and designing of streets and squares in Nottingham City centre, that included Weekday Cross, St Peters Square, and street upgrades in the historic Lace Market District (1991-1996).
- (i) The creation of a range of Development Briefs for council owned sites in Nottingham City Centre, including the Canal Street Wilford Street (voted in Urban Design Group journal one of the top 50 urban settings created in the in the UK)
- (j) Development studies for inner city regeneration initiatives.

**John STENBERG | Principal Urban Designer**  
**Tāmaki Makaurau Design Ope**  
**Policy, Planning and Governance**

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