

David Mead

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Director

David is a Director with Hill Young Cooper Ltd, a resource management, environmental policy and planning consultancy with offices in Auckland and Wellington. David has over 25 years experience in resource management policy. In 2017, David received a Distinguished Service Award from the New Zealand Planning Institute.

David provides advice on a wide range of RMA-related projects to public and private sector clients. He has provided expert evidence to the Environment Court on urban growth issues and urban design. He regularly undertakes assignments considering future demands for housing, business, transport and social infrastructure and the interactions between these factors. This often involves participation in, and leading workshops, public engagement exercises and design workshops.

David has helped to prepare numerous plan changes relating to new urban developments, car parking, affordable housing, stormwater management, urban design and crime prevention through environmental design. This has involved preparation of strategies and action plans, development of RMA plan provisions, consideration of alternatives, submission analysis, Section 42a reporting and negotiation and mediation post council level hearings.

David acts as an Independent Hearing Commissioner and has considered plan changes, resource consents and notices of requirements.

David is a member of Auckland City's Urban Design Panel. He has facilitated many professional and community workshops on the New Zealand Urban Design Protocol, urban design frameworks for town centres and structure planning exercises. He co-authored for the Ministry of the Environment, the People + Places + Spaces guideline on urban design.

Prior to joining Hill Young Cooper, David was a member of the strategic projects team at Waitakere City. This team was responsible for developing and implementing a range of integrated sustainable development / Agenda 21 projects, including urban growth, transport and open space strategies, green network, sustainable building methods and community planning initiatives. David was a member of the core team that prepared the current Waitakere District Plan.



Specialist Capabilities

- Urban development strategies
- Urban design
- Land use / transport relationships
- Policy development

Professional Experience

- Director, Hill Young Cooper Ltd: 2001 - present
- Senior Consultant, Hill Young Cooper Ltd: 1998-2001
- Manager: Strategic Projects, Waitakere City Council: 1998
- Senior Policy Analyst, Waitakere City Council: 1993-1998
- Strategic Planner, North Shore City Council: 1991-1993
- Planner, Hawkes Bay County Council: 1986-1989

Hearing Commissioner

- Selwyn District Council: Faringdon South Special Housing Area, Stages 5 to 7
- Tauranga City Council: Farm Street mixed use development, Bayfair, 2017
- Auckland Council: Apartment development, Orewa, 2017
- Queenstown Lakes District Council, Sanderson Special Housing Area (Chair), 2017
- Auckland Council: Residential subdivision, Mason Heights, Warkworth, 2016
- Auckland Council: Use of school hall for after hours activities, 2016
- Auckland Council: Crestwood retirement village redevelopment, 2016
- Auckland Council Mixed use development and drive through restaurant, Te Atatu, 2016
- Auckland Council: Avondale medium density housing development, 2016
- Queenstown Lakes District Council: Private Plan Change 51 (Chair), 2016
- Auckland Council. Quay Street billboard sign bylaw dispensation, 2016
- Auckland Council Karaka Road, Beachlands Integrated housing development, 2016
- Queenstown Lakes District Council: Rural subdivision (Chair), 2016
- Selwyn District Council: Geddes Dryden Special Housing Area (Chair), 2016
- Auckland Council Catrina Avenue housing development , 2016
- Selwyn District Council. Farringdon Stage 2 Special Housing Area, 2016
- Auckland Council Mason Heights Warkworth, residential subdivision, 2016
- Queenstown Lakes District Council. Sanderson Special Housing Area (Chair). 2016
- Auckland Council: Childcare, Huapai. 2015
- Auckland Council: 19 unit residential development, Mission Bay, 2015
- Auckland Council: Infill development, Massey, 2015
- Auckland Council: Apartment building, Newton, 2015
- Tauranga City Council: Notice of Requirement, NZTA (Chair), 2015
- Auckland Council: Plan Modification 80: Britomart Transport Centre, amendment to designation by AT, 2015
- Auckland Council: Plan Modification 79: Queen Elizabeth Square rezoning (Private Plan Change), 2015
- Queenstown Lakes District Council: Bridesdale Farm development (Special Housing Area), 2015
- Tauranga City Council: Notable Tree removal (Chair), 2015
- Auckland Council: Fowlds Park Artificial Turf, 2015
- Auckland Council: Redevelopment of Community Hall, St Heliers, 2014
- Auckland Council: Summerset Mt Wellington Retirement Village, 2014

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- Auckland Council: Multi unit development, Binstead Road, New Lynn, 2014
- Auckland Council: Ryman Health Care Retirement Village, Birkenhead, 2014
- Auckland Council: BP Service Station, Ormiston, 2014
- Auckland Council: Redevelopment of existing house, Grey Lynn, 2014
- Auckland Council City Rail Link Notice of Requirement, 2013-2014
- Auckland Council Summerset (Karaka) Villages Ltd - retirement village, 2013
- Auckland Council Plan Modification 33 (Business Built Heritage overlay), 2013
- Auckland Council 71 Benson Road - 2 dwellings, 2013
- Auckland Council Plan Modification 323 (AMET1 stage1B - new link road), Panmure, 2012
- Auckland Council Plan Modification 123 and 15, Variation 5, Silverdale business zoning, 2012
- Auckland Council Visitor Accommodation development at 80 Beaumont St, Auckland, 2012
- Auckland Council Private Plan Modification 34 (Milford high rise apartment development), 2012
- Auckland Council Commercial /retail development, 3-5 Red Hills Road, Massey, 2012
- Auckland Council Notice of Requirement: Massey North pump station, 2012
- Auckland Council Multi-unit development at 55 Takanini School Road, 2011
- Nelson City Council Plan Change 14 (Residential subdivision, Land Development Manual and Comprehensive Housing), 2011
- Auckland Council Plan Change 20 (Flat Bush Stage 2), 2011
- Auckland Council 125 Gills Road housing development, 2011
- Auckland Council Notice of Requirement - AMET1, Phase 1A Panmure interchange, 2011
- Auckland Council Medium density housing development, 61 Grove Road, Papakura, 2011
- Nelson City Council Plan Change 21 (Parking), 2011
- Auckland Council Trig Road Objection, 2011
- Auckland Council Mixed retail/apartment development, 102 Pakuranga Road, 2011
- Auckland Council Hurstmere Green upgrade, 2010
- Auckland Council 252-254 Balmoral Road, Place of Assembly, 2010
- Auckland Council The Merge development, Takapuna (high rise apartment), 2010
- North Shore City Plan Change 30 (mixed use zone), 2009
- North Shore City Plan Change 15 (urban design code), 2009.

Strategic / Spatial Planning

- East-West Link. Review for Onehunga Enhancement Society and evidence to Board of Inquiry, 2017
- Urban Development Capacity - National Policy Statement, critical friends working party, Ministry for the

Environment, 2016

- External examiner - Urban Planning School, University of Auckland, 2013 - 2016
- Three Kings quarry concept plan preparation and consultation, Puketāpapa Local Board, 2013
- Quay Park Land Use Study, for Auckland Council Built Environment Unit, 2012
- Auckland Plan - development strategy, assisted with preparation of the strategy, 2011
- Urban form workstream: Auckland Plan, 2011
- Auckland Spatial Plan working party, 2011
- Flat Bush update: Review and update of development trends, Willis Bond and Co, 2010
- Future housing demands: Peer review of projections of future housing needs, Auckland Council, 2010
- Palmerston North City / Manawatu District planning review, 2009
- Albany business futures: Analysis and evaluation of future land use patterns, for input into NZTA study of long term transport demands, 2009
- New Lynn and Avondale Redevelopment opportunities, 2009
- Urban Development Working Session, Department of Internal Affairs, 2009
- Facilitated Te Atatu Town Centre workshop, Waitakere City Council, 2008
- Part of the council-organised team for Ranui structure plan, Waitakere City Council, 2008
- Northern Strategic Growth Area workshops, Waitakere City Council, 2008
- High Density Centres and Corridors review, Auckland Regional Council, 2007
- Facilitated the preparation of The Learning Quarter concept plan, Auckland City Council, 2007
- Urban growth strategy, Gisborne District Council, 2007
- Review of City Blueprint, North Shore City Council, 2007
- Five Mile Holdings – review of population and growth projections, 2007
- SH 20 Waterview extension – land use options, Auckland City Council, 2007
- Business land needs analysis for Queenstown Lakes District Council, 2007
- Draft Growth Management Strategy for Queenstown Lakes District Council, 2006
- Growth Options study for Queenstown Lakes, 2005
- START (Sustaining the Auckland Region Together) project – co-authored background report on urban form and infrastructure, 2004
- Representation Review – Communities of Interest – background report for Waitakere City Council, 2004
- Review of Urban Change Mechanisms paper, for Ministry for the Environment, 2006
- Housing preferences study, Auckland Regional Council, 2005.

Social Infrastructure

- Auckland Unitary Plan – feedback from social/community team on draft plan, 2013
- Auckland Council Housing Strategy - Regulatory issues, 2013
- Housing Choice Study, Kapiti Coast District Council, 2011
- Social Infrastructure Needs for the Northern Growth Area, Waitakere City Council, 2010
- Affordable Housing Strategy for Queenstown Lakes District Council, 2008
- Social infrastructure planning framework, Waitakere City Council, 2007
- Draft Open Space Strategy, North Shore City Council, 2005
- Reserve acquisition strategy, Waitakere City Council, 2004
- CPTED Strategy and Action Plan, Manukau City Council, 2004
- Ministry of Justice: Crime Prevention Through Environmental Design workshops facilitation, 2004.

District Planning

- Okura RUB extension - Environment Court appeal, 2017
- Notice of Requirement, Lincoln Road, 2017
- Notice of Requirement, Glenvar Ridge Road, 2015
- Section 32 evaluation methods - Ministry for the Environment, 2014
- Affordable Housing provisions, Auckland Unitary Plan, 2013 to 16
- Development Bonus Guidelines, Kapiti Coast District Council, 2012
- Ruakaka Racecourse Plan preparation, Whangarei District Council, 2010-2013
- Highbury plan change: review of proposed private plan change, 2010
- Finalisation of Long Bay Structure Plan, 2010
- Anzac Street Phase II, Plan Change preparation to enable residential redevelopment, 2009
- Central Area Accommodation bonus provisions review, Auckland City Council, 2009
- Weiti Forest Park provisions, Rodney District Council, 2009
- NZ Planning Institute 2nd Generation plan workshops, 2008
- Preparation of Queenstown Lakes Plan Change 32 (Wanaka Industrial), 2008
- Frankton Flats Plan Change, Queenstown Lakes District Council, 2008
- Comprehensive Residential Development review, Queenstown Lakes District Council, 2007
- Visitor Accommodation - Issues and Options, Queenstown Lakes District Council, 2006
- Newmarket car parking plan change, Auckland City Council, 2006
- Community Housing plan change, Queenstown Lakes District Council, 2006
- New Lynn centre plan change, Waitakere City Council, 2005

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- Albany Centre Plan Change, North Shore City Council, 2005
- Long Bay Structure Plan, North Shore City Council, 2004

Transport / Land Use

- Transport for Future Growth Areas - Challenge group, Auckland Transport, 2015
- Funding options for Wellington Public Transport spine, Greater Wellington Regional Council, 2013
- Assessment of Vaughans Road extension, Auckland Transport, 2012
- Burns / Auburn corridor study, Auckland Council, 2010-2011
- Wairau Valley Stage 2 Analysis and Evaluation, North Shore City Council, 2009
- North Shore City Corridors Stage 2 Strategy, 2009
- Review of Kamo Bypass (Stage II), for New Zealand Transport Agency, 2009
- Whangarei Bypass Study, New Zealand Transport Agency, 2008
- North Shore City Walking Strategy - Stage 2, 2008
- Auckland Road Pricing Evaluation Study: land use and environmental analysis, Ministry of Transport, 2008
- Central Area Rapid Transit study: advice on future land use trends/needs, Auckland Regional Council, 2008
- Inception report for North Shore City Pedestrian Strategy, 2007
- North Shore City Corridors Study - Phase I, 2007
- Auckland City Liveable Arterials workshops, 2006
- Wairau Valley Land Use / Transport Study, 2006
- Devonport Peninsula land use and transport study, for North Shore City Council, 2005
- Assisted with the preparation of a proposed parking strategy for Albany Sub Regional Centre, for North Shore City Council, 2005
- Benefits of New Lynn rail trench, for Waitakere City Council, 2004
- Manukau City Spur rail line, funding application to Infrastructure Auckland, 2004.

Green Infrastructure

- Flood hazard management provision, for Auckland Unitary Plan 2013-16
- Preparation of green infrastructure zone, for inclusion in proposed Auckland Unitary Plan, 2013
- Stormwater provisions stock take, Auckland Council, 2011
- Beacon Pathways Ltd, Territorial Local Authority water conservation case studies, 2007
- Integrated Stormwater Planning Project, North Shore City Council, 2004
- Report on District Plan related sustainable building barriers, for Beacon Pathways, 2004.

Urban Design

- Urban design review - Metlifecare retirement complex- Whangaparoa, Auckland Council, 2017
- Urban design evidence and mediation - Beach Road office development, Auckland Council, 2015
- Auckland Council Built Environment Unit input into draft Unitary Plan, 2013
- Urban design evidence - Seafarers Plan Change, Auckland Council 2011
- Lincoln Junction - review of private plan change and possible land use futures, Auckland Council, 2010
- Mediation of the Knox Trust Appeal, Auckland Council, 2009
- Anzac Street redevelopment – Development of a concept plan for the redevelopment of a residential precinct bordering Takapuna, 2008
- Long Bay Stage One Subdivision Consent review, 2010
- Highbury Plan Change - shading analysis, Auckland Council, 2010
- Auckland Council Built Environment Unit working party - Auckland Plan preparation, 2010
- Appointed to Auckland City Urban Design Panel, 2007
- New Zealand Planning Institute: Presenter, urban design training courses, 2006
- Review of Beacon Pathways sustainable neighbourhoods framework, 2006
- Urban design-based review of Westfield Albany development, for North Shore City Council, 2005
- Member: Mayoral Taskforce on Urban Design, Auckland City Council, 2005
- Crime Prevention Through Environmental Design Plan Change to Isthmus Plan, Auckland City Council, 2004.
- Facilitated Urban Design Protocol workshops, for the Ministry for the Environment, 2003
- Co-author of People+Places+Spaces: An Urban Design Guide for Urban New Zealand, for the Ministry of the Environment, 2001.
- Stonefields design charette , Auckland City Council, 1997
- Midland (Perth) design charette (core design team), 1995
- New Lynn design charette (core design team member), Waitakere City Council 1994
- Sturges Road concept plan, Waitakere City Council, 1993

Expert Witness

- Auckland Unitary Plan, Okura RUB appeal, 2017
- Auckland Unitary Plan, Special Character Overlay Declaration, 2017
- Land use, planning and urban design evidence, Plan Change 19 (Frankton Flats), Queenstown Lakes District Council, 2011-2013

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- Affidavit to High Court - Auckland Region Tree Protection rules - declaratory proceedings, 2012
- Urban design evidence, Private Plan Change 41 - Seafarers site, Britomart, 2011
- Gulf Harbour Rent Review, expert opinion on plan provisions, 2010
- Omaha Park Special Zone Environment, evidence preparation for Omaha Residents Society, 2008
- Growth management evidence, Bayswater Marina Appeal, 2008
- Planning evidence, Long Bay Structure Plan, 2007
- Land Valuation Tribunal - planning evidence - Hobsonville marine industry, 2006.