



The Point Mission Bay

Fast Track Resource Consent – Urban Design & Landscape Assessment
Prepared for Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living
Limited

10 November 2025





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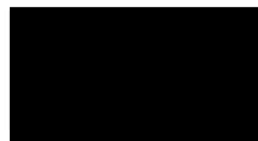
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1.0 Introduction

1.1 Report Purpose and Structure

This Urban Design, Landscape and Visual Effects Assessment report has been prepared by Boffa Miskell Urban Designers and Landscape Architects for Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group Limited ("Generus") in relation to the proposed 'The Point' Retirement Village (the Proposal) on the site of the former Eastcliffe Retirement Village, adjoining Takaparawhau / Michael Joseph Savage Memorial Park (the "Site").

Boffa Miskell provided a memo to support the referral process (The Point Mission Bay, Fast Track Referral – Urban Design & Landscape Assessment Summary Report, dated 26 February 2025) setting out our preliminary assessment of the urban design, landscape and visual effects of the Proposal. This report now provides a complete Urban Design, Landscape and Visual Effects Assessment, including visual simulations related to the substantive application.

The report is set out under the following headings:

- Introduction
- Methodology
- The Site and its Landscape Context
- Statutory Context
- Previous Consent
- The Proposal
- Visual Catchment and Viewing Audiences
- Assessment of Landscape and Visual Effects
- Urban Design Evaluation
- Conclusion.

This report should be read in conjunction with the Crime Prevention Through Environment Design ("CPTED") assessment, also undertaken by Boffa Miskell, which considers the safety aspects of the Proposal including the relocation of two existing public pedestrian accessways through the Site.

1.2 Qualifications and Experience

The authors of this report are Boffa Miskell consultants Rachel de Lambert and Matt Riley.

Rachel de Lambert is a Partner and Landscape Architect at Boffa Miskell, where she has worked for over 38 years. She has a Bachelor of Horticulture Science and a Diploma of Landscape Architecture (Distinction). She is a Fellow and registered member of the New Zealand Institute of Landscape Architects, a member and Co-Convenor of the Auckland Urban Design Panel and of the previous Eke Panuku (now Auckland Development Office) Technical Advisory Group. Rachel is a co-author of Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines. Rachel has worked across a broad spectrum of land

development projects, from conceptual design and masterplanning through to detailed design, providing landscape planning and broader built form and landscape advice.

Matt Riley is a Senior Principal Urban Designer. He has a Master of Architecture (Urban Design, 1st Class Hons), a Master of Planning Practice (1st Class Hons), and a Bachelor of Arts and Bachelor of Laws. He is an accredited independent commissioner, a member and chair of the Auckland Urban Design Panel and a member of the Auckland Development Office Technical Advisory Group. Matt has worked for 23 years as an urban designer and planner, the last 18 specialising in urban design. Matt's experience includes urban design input, to residential, mixed use and commercial development projects from initial masterplanning to resource consent.

1.3 Code of Conduct

We confirm that, in our capacity as authors of this report, we have read and abide by the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023.

2.0 Methodology

2.1 Landscape Assessment

Tuia Pito Ora / The New Zealand Institute of Landscape Architects published (July 2022) guidance for the assessment of landscape under the statutory context in Aotearoa / New Zealand.¹ This replaces earlier guidance and landscape architects' reliance on other international best practice / guidance. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* has been used to guide the methods adopted in this assessment.

In assessing the scale of landscape effects, a seven-point scale of effects has been applied, as recommended in *Te Tangi a te Manu*, comprising: very low, low, moderate low, moderate, moderate high, high, and very high. Effects have been assessed in terms of the values of the landscape having first understood the landscape's characteristics in terms of the physical, associative, and perceptual realms. Importantly, in undertaking such an assessment, a change in a landscape does not in and of itself generate adverse effects.

The Site and wider locality are familiar and well known to the writers as long term residents of Auckland. In addition, specifically in respect of this Proposal, a number of site visits have been undertaken in the process of undertaking this assessment including for the purpose of locating viewpoints for the preparation of visual simulations and to illustrate the Site and its landscape context.

To assist with assessing these effects, a range of photographs from proximate and more distant locations have been taken to illustrate representative public views of the Proposal at a range of distances as experienced by residents, as well as people visiting the locality, accessing streets and open space reserves. (Refer **Graphic Supplement Appendix 1** attached). In liaison with Council's Landscape and Urban Design peer reviewers, eleven viewpoint locations have been

¹ Tuia Pito Ora New Zealand Institute of Landscape Architects. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*. July 2022

selected for the preparation of visual simulations. These represent proximate viewpoints from Takaparawhau and the local street network as well as more distant viewpoints such as from Mission Bay and the ridgeline to the east. (Refer **Graphic Supplement** Appendix 1).

The chosen viewpoints are necessarily those in which the Proposal will be clearly evident in the view. In this respect the visual simulations focus on the visibility of the Proposal. There are many urban contexts where the Proposal will have limited visibility and / or be unseen and one visual simulation viewpoint on Tāmaki Drive (VS 11) has been chosen to intentionally illustrate this concept. The Proposal has a lesser visual catchment to the west than it does to the east given its location slightly over the ridge on the eastern side of Takaparawhau, for this reason there are no viewpoints included/assessed from the western ridgeline of Coates Avenue, Paritai Drive or from the approach on Tāmaki Drive from the west.

As part of our assessment, the Site has been observed from both proximate and more distant locations within the established urban fabric of the locality.

2.2 Urban Design Assessment

The Proposal, as currently presented, is assessed from a synthesis of:

- the built form and amenity outcomes enabled by the Site's zoning in the Auckland Unitary Plan ("AUP"), with a focus on relevant matters of discretion for Integrated Residential Development and an infringement to the height standard of the residential zones that apply to the Site, as informed by relevant objectives, policies and assessment criteria² and the outcomes sought for development in the Ōrākei 1 Precinct;
- the concepts of "well-functioning urban environments" and "development capacity" encouraged by the National Policy Statement on Urban Development 2020;
- urban design guideline documents, including: The New Zealand Urban Design Protocol and Auckland Council's The Auckland Design Manual;
- an understanding of the characteristics of the Site and the context of the wider area; and
- general good urban design practice.

3.0 The Site and its Landscape Context

The Site comprises the former Eastcliffe Retirement Village adjoining the southern boundary of the headland open space of Takaparawhau / Michael Joseph Savage Memorial Park. It has a long east-west axis, approximately 390m in length, extending from Kupe Street in the west to Aotea Street in the east. Proportionally, the Site is narrow being between approximately 80m and 100m wide. On its southern side the Site adjoins the cul-de-sac heads of Te Arawa, Rukutai and Aotea Streets, refer Figure 1 below.

² Relative to those aspects which require consent as an RDA



Figure 1: Site plan aerial (GeoMaps 2024/2025 photography).

The central portion of the Site is presently vacant with the former Eastcliffe Retirement Village buildings having been largely demolished due to substantial weathertightness issues. Two remaining independent living apartment buildings of the Eastcliffe Village remain in the east of the Site accessed from Aotea Street. The demolition of these buildings, which also have weathertightness issues, will be staged to accommodate the transfer of existing residents and the long term comprehensive redevelopment of the Site. In the west, the existing three storey care facility building of the Eastcliffe Village will be retained and integrated with the village.

The Site sits on the eastern side of the ridge and falls to the east. The existing three storey care facility building occupies the flatter part of the Site on the ridge top. The landform was previously modified to form a series of buildings and at grade parking platforms stepping down to the east with an approximately 26m fall from west to east across the Site (RL43 in the west and RL17 in the east). There is very limited vegetation on the Site, with the central open portion being devoid of vegetation other than low weed and adventitious vegetation, and the remaining buildings supporting a curtilage of amenity garden planting.

The boundary to Takaparawhau in the north is fenced with a visually permeable metal railing fence and some low planting with an open grass interface within the adjacent reserve. There is a shallow grassed swale within the reserve in front of much of the Site. Within the reserve there is an approximately 2.5m wide concrete pathway which runs roughly parallel with approximately half of the northern Site boundary. At its closest, the path is approximately 9m from the boundary. The path connects with Kupe Street, running east-west, and then diverts to the north (in line with Rukutai Street), continuing through to Hapimana Street and Michael Joseph Savage Memorial Park.

At the eastern end of the Site, the boundary interface is to a portion of Takaparawhau that has been revegetated as part of the extensive reforestation of Takaparawhau by Ngāti Whātua Ōrākei (NWŌ). This vegetation is in the early stages of establishment comprising mainly pioneer species. The land falls away more steeply to the east, with a row of residential lots

fronting onto Atkin Avenue at the base of the slope to the east adjoining Takaparawhau. Figure 2 below shows the Site in relation to topography of the Kupe Street ridgeline and Takaparawhau (1m contours).

There are three reserve legs that connect Takaparawhau to Atkin Avenue, as can be seen in Figure 2. These have informal (i.e. unformed other than by use) pedestrian paths providing a connection between Mission Bay and the headland open space. The larger, central Atkin Reserve also incorporates a Watercare wastewater pump station.



Figure 2: Topography showing the Kupe Street ridgeline and Takaparawhau headland with the Site located on the eastern side of the ridge (1m contour interval, source Geomaps).

To the south, the Site adjoins suburban residential housing with ten residential dwellings directly adjoining the Site. These properties are accessed at the three cul-de-sac heads on Te Arawa (numbers 48, 2/48 and 59), Rukutai (numbers 104, 119 A and 119B and a rear lot 113) and Aotea Streets (numbers 97, 3/99 and 86). Adjacent to Kupe Street to the south of the care facility there is a vacant block of land in the ownership of Ngāti Whātua Ōrākei.

The wider residential catchment to the south extends to the Kepa Road ridgeline, with Coates Avenue in the west and Patteson Avenue in the east broadly following ridgelines that define the wider suburban visual catchment, refer Figure 3, Wider Site context. As noted above the location of the Proposal on the eastern side of the Kupe Street ridge reduces its visibility from the west.

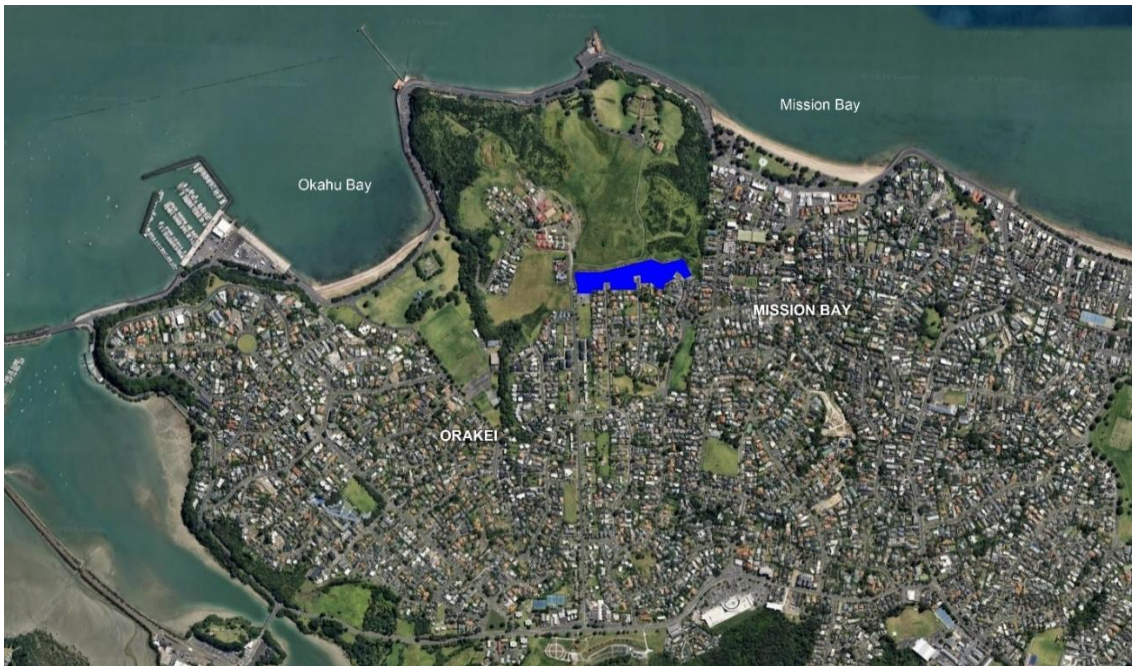


Figure 3: Wider Site context aerial (GeoMaps 2024/2025 photography).

Kupe, Te Arawa, Rukutai and Aotea Streets, which adjoin the Site, are all part of a loose grid pattern of roads that connect to the south to Kapa Road. This grid of streets deviates from a strict orthogonal pattern where it responds to the topography, with more linear streets along ridges and curvilinear streets along gully systems, the latter heading north to Okahu and Mission Bays.

As discussed, Te Arawa, Rukutai and Aotea Streets end in cul-de-sacs at the southern boundary of the Site. Kupe Street continues a short distance into Takaparawhau, but ends just south of the Ōrākei Marae, north of which there is a private road connecting to Kitemoana Street and onwards to Okahu Bay.

The wider neighbourhood around the Site, including the suburbs of Mission Bay and Ōrākei, comprises established residential areas of predominantly one to two storey detached and attached housing which are undergoing urban intensification. Adding to residential infill which has occurred over the last several decades, there is an increasing range of multi-unit and some apartment development occurring, with larger scaled re-development particularly located on elevated land along the ridgelines. Elevated properties within the residential area enjoy an outlook to the Waitematā Harbour and its offshore islands including Rangitoto. The area enjoys proximity to the eastern bays beaches, Okahu, Mission, Kohimarama, and further east St Heliers Bays and their urban, local/neighbourhood centre villages.

The Site is well served by amenities. Mission Bay town centre is an approximate 800m walk to the north-east via Aotea Street (and onto Nihill Crescent and Atkin Avenue). Eastridge shopping centre is approximately 1.6km to the south-east. Bus route 783 serves the immediate neighbourhood adjacent to the Site and provides access to both centres, with stops a short distance to the south of the Site on Te Arawa Street and Rukutai Street. Bus route 781 and the Tāmaki Link have bus stops approximately 520 m from the Site. The Ōrākei train station is located south-west of the Site, roughly 2.5 km away, with access to the train station provided via bus route 781. Bus route 781 is served by a bus stop pair on Ōrākei Road at the train station.

The headland open space of Takaparawhau and the Michael Joseph Savage Memorial provide significant open space and visual amenity to the Site. They are key recreational open spaces

and, in the case of the latter, tourist/visitor attractions. Takaparawhau is the ancestral land of NWŌ. It accommodates Ōrākei Marae and the Iwi's Whai Māia social arm, alongside kaumātua kāinga, Okahukura, and healthcare services, all directly to the north-west of the Site.

NWŌ have developed a masterplan for their Ōrākei whenua and are progressing the redevelopment of former state housing along Kupe Street with terrace housing and apartment typology developments designed by Stevens Lawson and Jasmax architects to optimise the finite land resource efficiently in order to house current and future generations of NWŌ people.

4.0 Statutory Context

4.1 Zoning overview

The Site is primarily zoned Residential - Terrace House and Apartment Buildings (THAB) in the operative AUP (the AUP). The Site includes Residential - Mixed Housing Suburban ("MHS") lots on its southern side, 95 Aotea Street and 106 Rukutai Street. A small portion of the main lot for the Site (217 Kupe Street) is also zoned MHS (to the south-west of 95 Aotea Street). Refer Figure 4 below, which shows the zoning of the Site, and the wider Ōrākei / Mission Bay area.

The public pedestrian pathway that runs through the Site from Rukutai Street is zoned Special Purpose – Māori Purpose. The public pedestrian pathway that runs through the Site from Aotea Street is zoned Open Space – Informal Recreation.

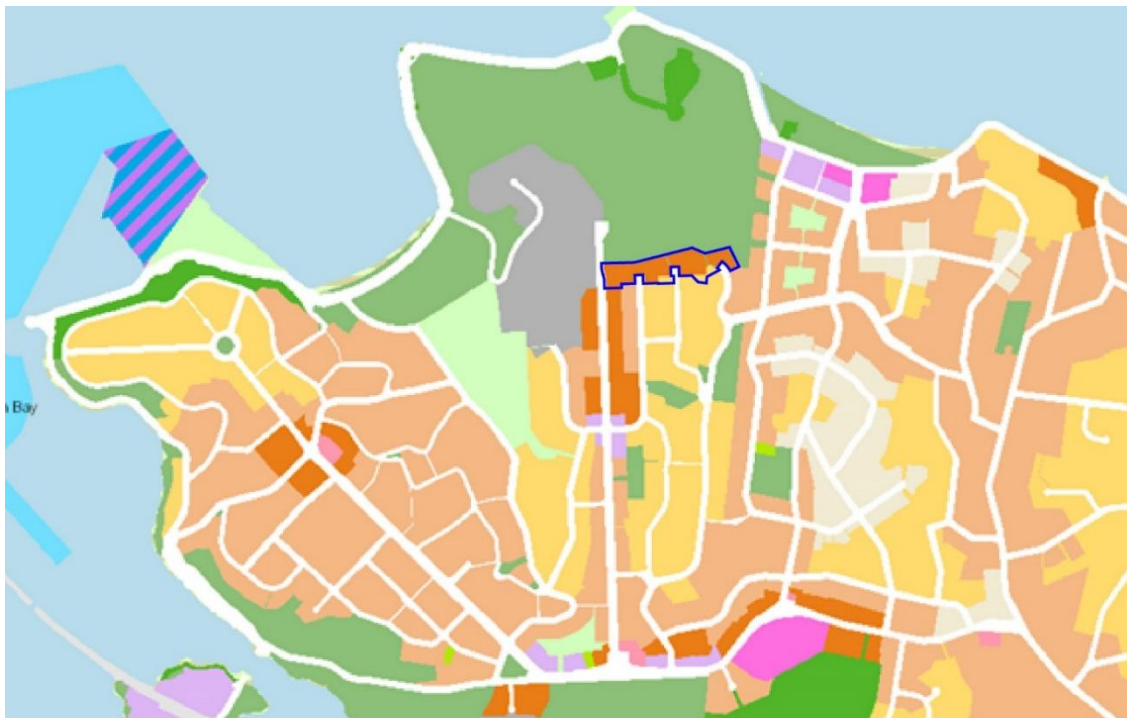


Figure 4: AUP zoning Site and wider urban context (source GeoMaps).

Figure 5 below shows a closer view of the Site and zoning.

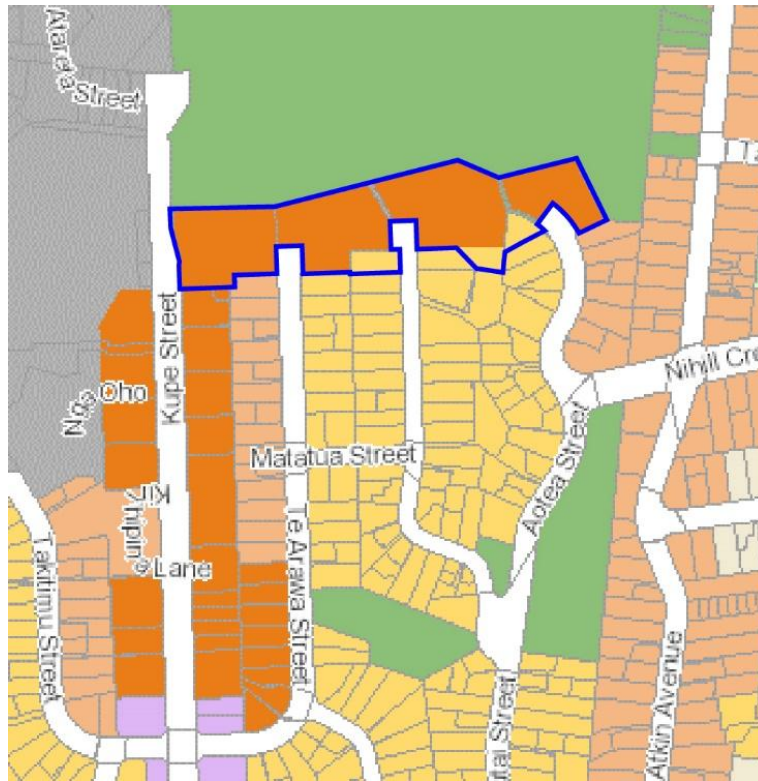


Figure 5: AUP zoning – detail (source GeoMaps).

The THAB zoned land that applies to the majority of the Site also extends down the Kupe Street ridgeline to the south of the Site through to the Te Arawa / Takitimu Street intersection where there is a small node of Business – Mixed Use (“B-MU”) zone, south of which the zone transitions to Residential - Mixed Housing Urban (“MHU”) along the ridge. Land to the immediate south of the Site is zoned MHU (on the western side of Te Arawa Street) and MHS through to the west side of Aotea Street, with the land in the Mission Bay basin including from the east side of Aotea Street zoned MHU. The commercial area of Mission Bay is zoned B-MU and Business Local Centre (“B-LC”).

4.2 THAB zone

The THAB zone is a high-intensity residential zone, enabling the greatest density, height and scale of development of the residential zones across Auckland, with the enabled height of development within the subject Site being the standard 16m of the zone.

THAB zone objectives and policies of particular relevance for the development proposal for the Site are listed below.

Objectives

H6.2(2): Development is in keeping with the area’s planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.

H6.2(3): Development provides quality on-site residential amenity for residents and the street.

Policies

H6.3(1): Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.

H6.3(2): Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.

H6.3(3): Encourage development to achieve attractive and safe streets and public open spaces including by:

- (a) Providing for passive surveillance
- (b) optimising front yard landscaping
- (c) minimising visual dominance of garage doors.

H6.3(5): Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.

H6.3(6): Require accommodation to be designed to meet the day to day needs of residents by:

- (a) providing privacy and outlook; and
- (b) providing access to daylight and sunlight; and providing the amenities necessary for those residents.

H6.3(7): Encourage accommodation to have useable and accessible outdoor living space.

H6.3(10): Recognise the functional and operational requirements of activities and development.

The Integrated Residential Development proposed requires resource consent as a Restricted Discretionary (RD) activity (in the THAB and MHS zones), with the standards to be complied with being:

- H6.6.5 - Building height;
- H6.6.6 - Height in relation to boundary;
- H6.6.7 - Alternative height in relation to boundary;
- H6.6.8 - Height in relation to boundary adjoining lower density zones; and
- H6.6.9 - Yards.

The Site is not subject to any volcanic viewshafts or overlays in respect of Outstanding Natural Features or Landscapes or areas of identified Outstanding or High Natural Character, Notable Trees or Significant Ecological Areas.

4.3 MHS zone

The MHS zone anticipates a suburban built character of two storey detached and attached houses. The maximum permitted building height in the zone is 8m (9m with qualifying roof form). MHS zone objectives and policies of particular relevance for the development proposal for the Site are listed below.

Objectives

H4.2(1): Housing capacity, intensity and choice in the zone is increased.

H4.2(2): Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).

H4.2(3): Development provides quality on-site residential amenity for residents and adjoining sites and the street.

Policies

H4.3(1): Enable a variety of housing types including integrated residential development such as retirement villages.

H4.3(2): Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:

- (a) limiting the height, bulk and form of development;
- (b) managing the design and appearance of multiple-unit residential development; and
- (c) requiring sufficient setbacks and landscaped areas.

H4.3(3): Encourage development to achieve attractive and safe streets and public open spaces including by:

- (a) providing for passive surveillance
- (b) optimising front yard landscaping
- (c) minimising visual dominance of garage doors.

H4.3(4): Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

H4.3(5): Require accommodation to be designed to meet the day to day needs of residents by:

- (a) providing privacy and outlook; and
- (b) providing access to daylight and sunlight and providing the amenities necessary for those residents.

H4.3(6): Encourage accommodation to have useable and accessible outdoor living space.

H4.3(8): Enable more efficient use of larger sites by providing for integrated residential development.

H4.3(10): Recognise the functional and operational requirements of activities and development.

4.4 Ōrākei 1 Precinct

The majority of the Site, with the exception of the three MHS zoned lots at its southern end, is within the Ōrākei 1 Precinct of the AUP. The purpose of the Ōrākei 1 Precinct is to:

- enable development and land management which reflect the principles of the Ngāti Whātua Ōrākei Iwi Management Plan 2012;
- provide for a range of activities that support and enhance development for papakāinga and other commercial and non-commercial activities; and

- provide additional rules and assessment criteria to manage the effects of development.

Precinct objectives and policies of particular relevance for the development proposal for the Site are:

I326.3(2): *Encourage design which promotes connection to significant Ngāti Whātua Ōrākei landmarks, cultural features and heritage connections.*

I326.3(3): *Manage the building footprint, profile and height of buildings, where four or more dwellings are located on a site, to establish an integrated built form across the land area while also:*

- creating a gateway entry to the community and a sense of awareness of entering a special residential environment;*
- reinforcing and referencing local historic reference points and the wider cultural landscape;*
- providing diversity in building forms and ownership models to accommodate a wide range of hapu and residents, including intergenerational whanau living opportunities and shared outdoor space;*
- avoiding monotonous built form when viewed from public open space and sites within the residential zones outside of the precinct by ensuring a variation in building height and variations in building footprints and form; and*
- complementing adjacent public open space by orientating buildings to enhance passive surveillance and locating parking and servicing areas remote from public open space boundaries.*

I326.3(4): *Recognise and promote development and design solutions that protect or enhance natural, cultural and heritage values of Ngāti Whātua Ōrākei ancestral land.*

I326.3(5): *Encourage, where four or more dwellings are located on a site, a form and layout of the development that enables the following sustainability initiatives:*

- native planting and restoration of natural waterways;*
- community gardens, including mahinga kai*
- low impact stormwater design, including the use of the Whenua Rangatira to achieve stormwater neutrality where practicable; and*
- using the existing contour where possible and minimising large areas of cut and fill.*

Retirement villages are identified as an RD activity in the Precinct, in that part which is zoned Special Purpose - Māori Purpose zone (the accessway from the northern end of Rukutai Street). Within the Open Space – Informal Recreation zone (the accessway from the northern end of Aotea Street), retirement villages are not “provided for” and therefore default to non-complying activity status.

4.5 Natural character of the coastal environment

The Site is located well back on the Takaparawhau / Michael Joseph Savage Memorial Park headland within an established urban and open space context. It sits in the urban backdrop to the coastal environment of the Waitematā Harbour. As such, consideration of AUP Chapter E18 Natural character of the coastal environment and the New Zealand Coastal Policy Statement

("NZCPS") is contextually relevant. Objectives and policies of those documents of particular relevance to the Proposal are:

AUP – Chapter 18 Objectives

E18.2(1): *The natural characteristics and qualities that contribute to the natural character of the coastal environment are maintained while providing for subdivision, use and development.*

E18.2(2): *Where practical the natural character values of the coastal environment are restored or rehabilitated.*

AUP – Chapter 18 Policies

E18.3(3): *Manage the effects of subdivision, use and development in the coastal environment to avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects, on the characteristics and qualities that contribute to natural character values, taking into account:*

- (a) the location, scale and design of the proposed subdivision, use or development;*
- (b) the extent of anthropogenic changes to landform, vegetation, coastal processes and water movement;*
- (c) the presence or absence of structures, buildings or infrastructure;*
- (d) the temporary or permanent nature of any adverse effects;*
- (e) the physical and visual integrity of the area, and the natural processes of the*
- (f) location;*
- (g) the intactness of any areas of significant vegetation, and vegetative patterns;*
- (h) the physical, visual and experiential values that contribute significantly to the*
- (i) wilderness and scenic values of the area;*
- (j) the integrity of landforms, geological features and associated natural processes, including sensitive landforms such as ridgelines, headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs, streams, rivers and surf breaks;*
- (k) the natural characteristics and qualities that exist or operate across mean high water spring and land in the coastal environment, including processes of sediment transport, patterns of erosion and deposition, substrate composition*
- (l) and movement of biota, including between marine and freshwater*
- (m) environments; and*
- (n) the functional or operational need for infrastructure to be located in a particular area.*

NZCPS- Policy 15 Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

- (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and*
- (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;*

including by:

- (c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:*
 - (i) natural science factors, including geological, topographical, ecological and dynamic components;*
 - (ii) the presence of water including in seas, lakes, rivers and streams;*
 - (iii) legibility or expressiveness—how obviously the feature or landscape demonstrates its formative processes;*
 - (iv) aesthetic values including memorability and naturalness;*
 - (v) vegetation (native and exotic);*
 - (vi) transient values, including presence of wildlife or other values at certain times of the day or year;*
 - (vii) whether the values are shared and recognised;*
 - (viii) cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features;*
 - (ix) historical and heritage associations; and*
 - (x) wild or scenic values.*

4.6 Plan Change 120

Proposed Plan Change 120 to the AUP (“PC120”) was notified on 3 November 2025. The changes respond to a government requirement to enable more opportunities for housing and development. PC120 aims to achieve this by rezoning land in many parts of the city to allow for significant increases in building heights. The proposed changes are focused in locations close to the city centre and other commercial centres, train and busway stations, and along a number of main bus routes.

In respect of the Site, the extent of the AUP THAB zone (and the Open Space and Maori Purpose zones applying to the existing accessways) remains unchanged, as does the extent of the Precinct. PC120 includes an amendment to the permitted height for the THAB zone from 16m to 22m. PC120 proposes to change the MHS zoning of part of the Site to MHU, and also proposes to change the zoning of the neighbouring MHS land to the south of the site to MHU. This has the effect (among other matters) of increasing the permitted height from 8m to 11m.

PC120 proposes a number of changes to MHU zone objectives and policies. Of particular relevance for the development proposal for the Site is the proposed introduction of a new policy H5.3(3A), which is repeated below:

H5.3(3A): Require development to achieve a built form that contributes to quality built environment outcomes by:

- (a) maintaining privacy, outlook, daylight and sunlight access and reducing over-heating to provide for the health and safety of residents on-site;*
- (b) providing for residents' safety and privacy while enabling passive surveillance on the street, private vehicle access and pedestrian access;*
- (c) minimising visual dominance effects to adjoining sites;*
- (d) maintaining a good level of privacy, and sunlight and daylight access for adjoining sites;*
- (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;*
- (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;*
- (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing a deep soil area that enable the growth of canopy trees;*
- (h) requiring adequate landscaped areas that comprise natural grass, plants or trees to provide for quality living environments and create vegetated urban streetscape character;*
- (i) requiring outdoor living spaces that are functional in size, have access to sunlight, and are directly and conveniently accessible.*
- (j) designing practical and sufficient space for residential waste management;*
- (k) designing practical, functional and sufficient space for internal storage and living areas;*
- (l) designing attractive buildings when viewed from public open spaces and the street.*

The 22m height which PPC120 proposes for the THAB zone is shown on relevant visual simulations in the Graphic Supplement in Appendix 1. While PC120's proposed zone and zone standard (height) changes are not relied on for the purpose of this assessment, it is noted that (if adopted) they will enable an increase in the built form intensity and scale in the locality, with the potential for a high degree of visual change in the amenity and character of the area over

time. The broad range of on-site and off-site amenity outcomes proposed to be introduced by PC120 policy H5.3(3A), are already addressed under the subject headings for assessment in the Urban Design Evaluation at section 8.0 of this report.

5.0 The Proposal

The Proposal is for the redevelopment of the Site with a comprehensive, integrated retirement village as illustrated in the Warren & Mahoney Architects (WAM) Architectural Design Report and Boffa Miskell Landscape Concept drawings appended to the application and described in the Assessment of Environmental Effects (AEE) prepared by Bentley & Co.

The Proposal includes relocation of the existing Rukutai Street and Aotea Street public pedestrian pathways through the Site, which currently break the Site into three land areas. The purpose of the relocation is to continue to provide public pedestrian access between the residential area to the south and Takapararauhau whilst enabling comprehensive and efficient redevelopment of the Site as a well-connected, contemporary, retirement village. The revocation of the pathways has been confirmed by resolution of Council, who have sought approval from the Minister to revoke their status. Two new pathway locations are proposed, one at the end of Te Arawa Road, and the other in a new position at the end of Aotea Street. A daytime publicly accessible path through the south part of the Site between Rukutai Street and Te Arawa Street is also proposed.

NWŌ and Generus will implement the changes to the alignment of the public pathways, including the upgrading of connections to the existing formed path on Takapararauhau (western connection from Te Arawa Street) and the upgrading of the trail connecting to Atkin Avenue (eastern connection from Aotea Street). NWŌ and Generus will also undertake the planting and ongoing maintenance of the public pedestrian accessways.

Figure 6 below shows the existing and proposed public pedestrian pathway alignments.



Figure 6: Existing (orange) and proposed (yellow) public pedestrian pathway alignments.

The redeveloped village extends east from the proposed Te Arawa Street public pedestrian access to Takaparawhau and the care facility building, with its associated amenities. It comprises five broadly north-south aligned buildings of between five and six storeys in height located atop a varied height podium base. In total, the main buildings are between six and eight storeys in height with a series of smaller footprint single storey pavilion buildings on the podium between. The podium base ameliorates the change of level across the Site and enables the establishment of an accessible, near flat, podium connecting Buildings 2 through 5, where residents will have ease of pedestrian access to outdoor spaces, pavilion buildings, the series of connected residential buildings and their retirement village amenities. The podium accommodates car parking and, in some locations, a sleeve of apartment units. Surface parking is limited to eight visitor car parks at the eastern end of the site and five residents' car parks located between Buildings 4 and 5.

As part of the development agreement between NWŌ (as landowner) and Generus, there are a range of Māori Design Principles that are to be integrated through the design of the development and the operation of the activity. WAM and Boffa Miskell have worked to respond to these Principles with guidance provided to the project team by Joe Pihema (Cultural Advisor, Te Kawau Ltd). Craig Moller, of Moller Architects, has assisted NWŌ in design review and guidance in respect of meeting NWŌ's requirements.

Through the process of preliminary design development Joe Pihema gifted the project the narrative illustrated below, Figure 7.



Figure 7: Project conceptual narrative gifted by NWŌ which has informed the project's architectural and landscape design response (refer Sheet 7 of the WAM Architectural Design Statement).

Conceptually, the Proposal responds to this narrative with the grounded base of the building podium holding to the solid headland and providing the unified 'ground' plane focus for gathering and human interaction within the village, with the upper levels reflecting clouds settling on the land. The building façades have been developed in response to this conceptual narrative with the base having a solid, carved, natural materiality, grounded with landscape, and the upper levels having depth, shadow, and a fine layering of elements to evoke the concept of clouds settling over the land.

A key aspect of the architectural design approach to building modulation is the establishment of the varied height, one to three storey, podium base stepping relative to the natural topography.

This establishes a lower interface of the development to both Takaparawhau and the Site's residential neighbours to the south, where the base incorporates two and three storey elements. Above this base the taller building elements, along with parts of the supporting podium, are oriented broadly north-south, with generous separation between creating light and vistas through the Site, refer Figure 8 below.

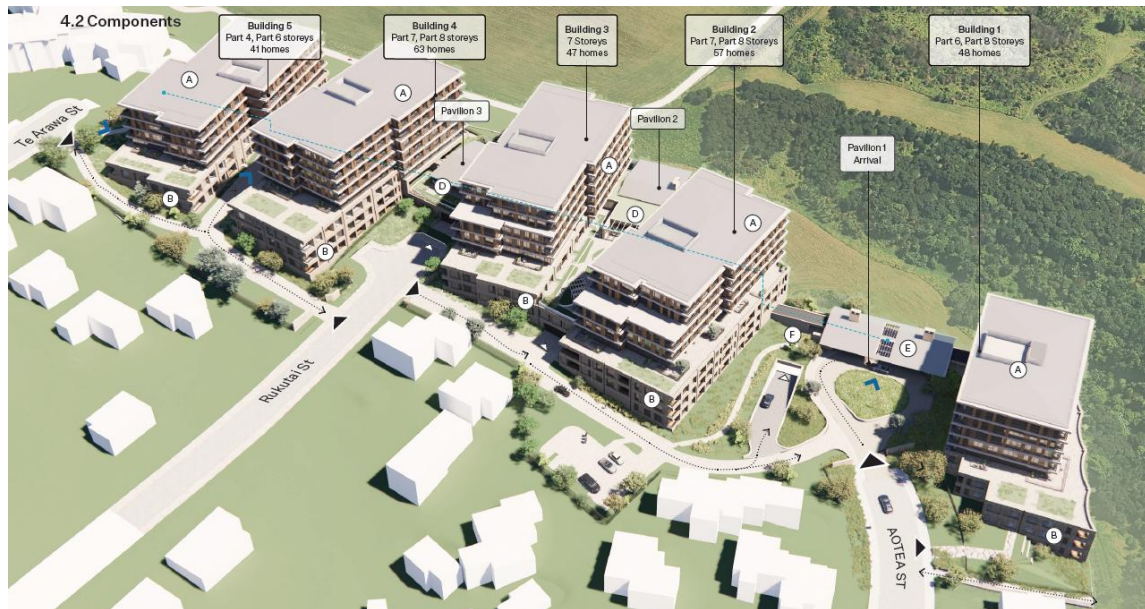


Figure 8: Architect's aerial perspective showing the overall Proposal viewed from the south (refer Sheet 11 of the WAM Architectural Design Statement).

Buildings 2, 3 and 4, which are central to the Site, and Building 5 at the western end, have an angled relationship with each other creating narrower and wider separation distances. The narrowest pinch points between Buildings 4 and 5 and then between Buildings 2 and 3 are 11.822m and 11.461m respectively, at the podium level, with corresponding separation for their upper building forms at their wider points of 19.737m and 23.488m. Building 1, the easternmost building located at the top of Aotea Street, is some 45.668m minimum and 54.090m maximum to the east of Building 2. Building 5 is 6.6m at its closest point to the eastern tip of the care facility (its pool house), separated by the proposed relocated Te Arawa Street public walkway. Figure 9 below illustrates in an east / west section the separation between the series of five elevated building forms. This separation and varied orientation provides for solar access, sky vistas, and a level of openness as experienced from both the north and south. The broken form of the proposed development moves away from the long east-west singular orientation of development that previously existed on the Site.

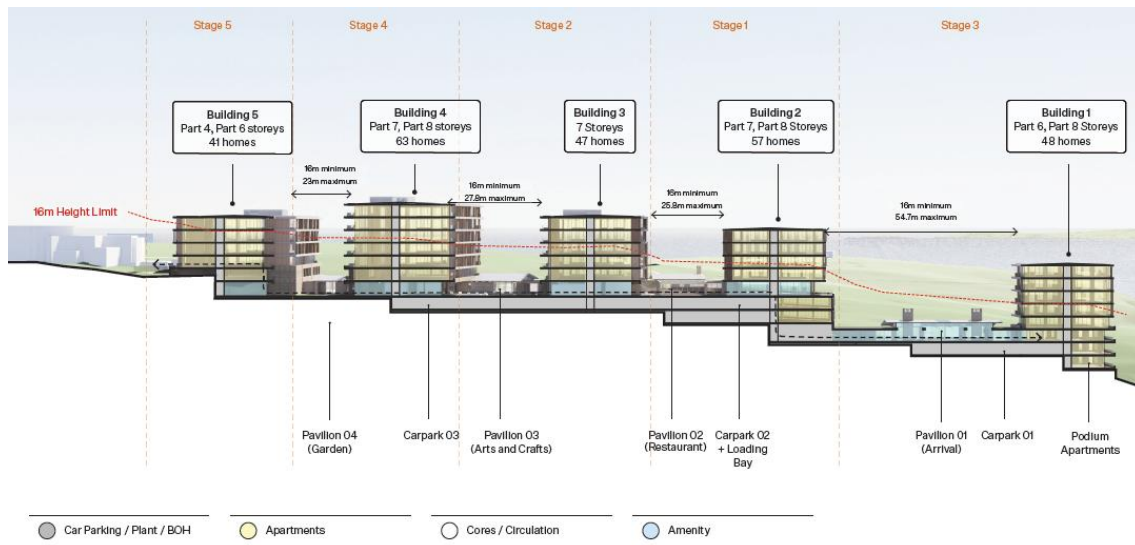


Figure 9: Masterplan Section on the long east / west axis showing the Site topography, the podium base and series of separated upper building forms with their north / south orientation (refer Sheet 30 of the WAM Architectural Design Statement).

The layout of the Proposal has been carefully considered relative to its relationship to its southern residential neighbours and how it will be experienced from the open space of Takaparawhau, both in respect of proximate and distant viewing opportunities. The modulation of buildings and their placement (including separation) relative to the southern boundary has also been cognisant of the AUP HiRB standards with full compliance achieved.

The residential properties to the south interface with the short, 20m, southern elevation of the series of elevated buildings with the stepped podium base ameliorating some of the apparent height of the elevated form above. Building setbacks to the podium along the southern boundary range from 7.83m (the closest point) to 11.58m for Building 5, with a general setback of more than 10m. Upper floors for each of the five buildings are set further back from the southern boundary on top of the podium base, with variation and interest added by a single or more than one step up to the top floor – refer to Figure 10, below. In all cases, the Proposal is fully compliant with the HiRB control that applies along the southern boundary, as also illustrated in Figure 10.

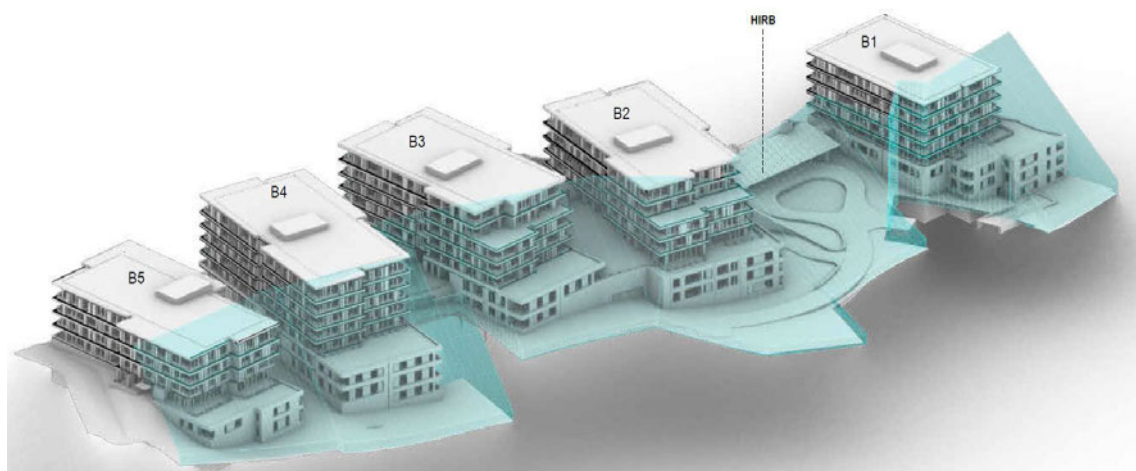


Figure 10: Looking towards the Proposal from the south, showing compliance with the HiRB standard that applies along the southern boundary with neighbouring residentially zoned properties, the setback of buildings and the stepping of upper floors from that boundary (refer Sheet 34 of the WAM Architectural Design Statement).

The spatial separation and the stepping of the buildings from the southern (common residential) boundary provides a buffer to the building elements, which incorporates planting with a residential character and amenity, vehicular maneuvering, a limited amount of surface parking (eight car parks comprising one three space and one five space location), a loading bay (accessed from Aotea Street) and pedestrian access. During daylight hours, people on Rukutai Street will be able to use the southern pedestrian accessways within the Site to walk west to Te Arawa Street to access the wider public pedestrian accessways. Specimen trees have been positioned along the residential boundary interface responsive to and cognisant of the use of adjacent residential spaces by their occupants. This includes positioning to avoid undue shading of existing outdoor living spaces, whilst also providing vegetative scale and a foil between neighbours and the adjacent scale of the proposed buildings. Figure 11 below illustrates the overall Landscape Concept.



Figure 11: Landscape Concept Plan (refer Boffa Miskell Landscape Concept for RC).

In respect of the interface with Takaparawhau, the naturally falling contour of the Site means the relationship of the Proposal will vary in relation to the adjacent ground. In the west, closer to the Kupe Street ridgeline, the podium level and western building elements will sit closer to, and in one location below, the adjacent ground, whereas from an approximate mid-point of the northern boundary the podium base which will comprise one, two, three and four storey stepped elements (with the greatest height at the eastern end adjacent to the revegetated slopes of Takaparawhau), elevated above adjacent ground. Figure 12 below, an architectural render, illustrates the view looking south west towards the Proposal viewed from Takaparawhau with Building 2 in the foreground, the podium connection to Building 1 to the left and Buildings 3 to 5 behind Building 2 to the right.



Figure 12: Architectural render looking southwest from Takaparawhau (refer Sheet 67 of the WAM Architectural Design Statement).

The base to the development, reflecting the narrative of the 'ground domain' at its varied, stepped height along the northern and eastern boundaries is designed to comprise an eroded, albeit solid, materiality. Architecturally there are two expressions to the façade of the base, a 'Park Side' scalloped expression and a more orthogonal 'Urban' expression (refer WAM Design Statement page 53). The base to the Proposal will be clad in brick. Residential units in the podium base will activate the frontage to Takaparawhau and provide passive surveillance to the open space including the public pathway. Units in the south-facing podium are primarily oriented east and west, rather than south, with only two single bedroom units in Building 2 (at Levels 1 and 2) having a south orientation.

At upper levels, the five, broadly north-south oriented building components contrast with the east-west alignment of the building base and establish openness with a sky aspect between buildings. Conscious design considerations, including the varied, generous separation and irregular orientation of the upper building elements, as well as their stepped building footprint, façade depth and layering, contribute to the visual interest of the Proposal, and result in a change to each façade across the day, with a varied play of light and shadow. These aspects further respond to the cloud narrative as observed across the open space of Takaparawhau and in the round of the Proposal from all viewpoints.

6.0 Visual Catchment and Viewing Audiences

The Site is located on the eastern side of the Takaparawhau / Michael Joseph Savage Memorial Park ridgeline, set to the south of and adjoining Takaparawhau. It lies to the east of Kupe Street which follows the ridgeline, with the proposed development sitting to the east of the three storey care facility building which will be retained and integrated as part of the overall

village development. The Site subject to this application therefore has a wide visual catchment to the east across the Mission Bay valley to the Pipimea Point headland and ridgeline that separates Mission Bay from Kohimarama further to the east. Patteson Avenue and Kohimarama Road run down ridgelines approximately 1km to the east which define the extent of this visual catchment. To the south, the Kepa Road ridgeline, also approximately 1km distant, defines the visual catchment with the land to the south of the ridge falling to the Ōrākei Basin and Purewa Creek. To the west, Coates Avenue follows the western ridgeline defining Okahu Bay with Paritai Drive curving around its headland escarpment. The Proposal has less presence from this western catchment due to the screening effect of the Kupe Street ridgeline, the presence of the existing three storey care facility building on the flat top of the ridge, and the sloping, east facing, topography of the Site.

The undulating topography and urban nature of existing development means that the extent to which the Proposal will be visible within the existing urban catchment varies. Elevated west and north oriented streets, open spaces and properties will have the potential to view the Proposal noting that ongoing infill and/or redevelopment of intervening land will, over time, continue to alter and interrupt these outlooks.

The primary viewing audiences of the Proposal will therefore comprise:

- People using the recreational open space of Takaparawhau including its formed pathway, informal walking tracks, grassland open space, forest trails, and accessing the Joe Hawke memorial / urupa.
- People accessing the Michael Joseph Savage Memorial and associated carpark to the north on Takaparawhau / Michael Joseph Savage Memorial Park.
- People accessing the Ōrākei Marae and tribal facilities on Kupe Street to the northwest of the Site.
- People in properties proximate to the Proposal on the northern portions of Kupe, Te Arawa, Rukutai and Aotea Streets.
- People using the public street network to the south of the Site on parts of Kupe, Te Arawa, Rukutai and Aotea Streets, and to the east of the Site on part of Atkin Avenue/Tagalad Road.
- People in Mission Bay on the beachfront reserve and on parts of Tāmaki Drive looking inland to the south-west towards the enclosing ridgeline of Takaparawhau. People located in the more distant suburban residential catchment to the east up to approximately 1km away through to the Patteson Avenue and Kohimarama Road ridgelines.

The Proposal will also be distantly visible from the Waitematā Harbour, from ferries and boats on the harbour as well as from the elevated vantage point of Maungauika / North Head some 3km distant where it will form part of the urban patina of built development in the context of Ōrākei and Mission Bay.

7.0 Assessment of Landscape Effects

Landscape effects are generated when the values associated with the nature and attributes of the landscape are affected, either beneficially – positive effects, or detrimentally – adverse

effects. Changes to the landscape that have the potential to affect the values of the landscape, generating landscape effects, are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape.

The process of change itself, i.e. the construction process and/or activities associated with the development, also carries with it specific visual impacts as distinct from those generated by a completed development.

The landscape effects generated by any particular proposal can, therefore, be perceived as:

- Positive (beneficial), contributing to the visual character and quality of the environment.
- Negative (adverse), detracting from existing character and quality of environment; or
- Neutral (benign), with essentially no effect on existing character or quality of environment.

Effects on landscape are associated with a change to the physical, perceptual, and associative values of the landscape.

The degree to which landscape effects are generated by any given development depends on a number of factors, these include:

- The degree to which a proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of a proposal that is visible.
- The distance and foreground context within which a proposal is experienced.
- The area or extent of visual catchment from which a proposal is able to be experienced.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which a proposal is experienced.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or consequential visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. Landscape effects are generated when the change affects the values of the landscape. In managing landscape change it is important that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change, and amenity levels are maintained and potentially enhanced.

In urban areas, and in particular those areas identified for more dense or intensive future forms of urban residential and mixed use living, change including the introduction of taller and larger scaled buildings with bigger footprints can be reasonably expected. The appropriateness of such development will depend on their context and the management/mitigation of the effects of such built forms and their amenity effects particularly on direct neighbours.

Landscape character effects:

The Site is an urban brownfield site including two existing three storey independent living residential unit buildings, accessed from Aotea Street. As part of the Site's staged comprehensive redevelopment, these existing buildings will be demolished with residents offered relocation into the first stages of the redevelopment. The majority of the Site comprises vacant stepped platforms, part grassed and part hardstand, the landscape has been highly modified due to its prior urban development and generally has a low level of existing amenity, detracting from the character and quality of the immediate local area. There are no existing features of landscape significance or quality within the Site.

The current fenced pedestrian access between Rukutai Street and Takaparawhau splits the vacant part of the Site approximately in half, with the second access located between the vacant part of the Site and the western edge of the Aotea Street retirement living buildings. At the western end of the Site, the existing three storey care facility building, with its pool and associated recreational amenities, will form part of the amenities of the overall retirement living village.

The redevelopment of the brownfield site, which has for some years had a history related to substantial weathertight construction issues, will provide a beneficial enhancement to the locality, both in respect of its neighbouring residential properties and the open space of Takaparawhau. The comprehensive redevelopment of the Site and the quality built, and landscape amenity of the retirement village will upgrade the amenity of the landscape and contribute to the enhancement of the character of the local urban environment.

The relocated pedestrian accessways will maintain public pedestrian accessibility between Takaparawhau and the residential catchment to the south with improved connectivity to Mission Bay via Atkin Reserve. The width of the pathways will be increased and their associated planting maintained by Genurus to a high standard of amenity enhancing the overall public pedestrian experience and quality of the environment. Positive landscape effects will result from the relocation, enhancement and ongoing maintenance of the pedestrian accessways.

The scale of the Proposal means that it will have a level of prominence in the landscape. The full scale of the Proposal will be most readily experienced from the open, headland environment of Takaparawhau with the Proposal adjoining much of the southern boundary of the open space east of Kupe Street. The large scale of Takaparawhau with its combination of grassland open space and indigenous forest restoration is readily able to accommodate the scale of the Proposal with the building's solid base defining the length of its boundary and the series of five upper level buildings turned 180 degrees, lightening the overall bulk of the development and punctuating the skyline with shifting viewshafts between. Reflecting the cultural narrative gifted by NWŌ, the building's solid base and series of lighter, layered upper level forms relate conceptually to the headland location, anchored to the landscape and filtering to the sky, and responds positively to the landscape context.

In respect of the intervening headland environment of Takaparawhau, the Proposal is well set back from the coastline, which is itself urban in character delineated by Tamaki Drive, with the Michael Joseph Savage Memorial located prominently on the headland. The open space of Takaparawhau also separates the retirement village site from Ōrākei Marae. The scale of the Proposal backdrops the open space of Takaparawhau but its distance from the coastline, open space and urban context avoid it generating dominance effects in respect of the coastal environment. The vision of NWŌ in respect of the whenua captured in Ko Te Pūkākī 2024 Tirotiro Whānui – Regeneration Plan Overview³ is for the continued regeneration of the

³ Ngāti Whātua Ōrākei Ko Te Pūkākī 2024 Tirotiro Whānui – Regeneration Plan Overview December 2024.

indigenous habitats across the Whenua Rangatira which in time will lead to reforestation as one component of the landscape establishing a further counterbalance to urban forms of intensification in the locality including the Proposal.

Visual effects:

The Proposal will be experienced in the urban environment in both proximate views, in respect of people living in the immediate residential neighbourhood to the south and east and people using Takaparawhau, and more distant middle ground views from parts of the street network and residential properties particularly those located along ridgelines and/or with open views over the Mission Bay valley towards the Proposal.

The wider visual catchment for the Proposal is strongly skewed toward the east and south-east. The physical location of the Site on the eastern side of the ridge, with the three storied care facility building located on the flat top of the ridge and the Site falling away some 26m (RL43 west / RL17 east) to the east means the Proposal sits at or below the established (and 16m permitted) profile of built development along the Kupe Street ridgeline and is not prominent in views from the west, including along the Coates Avenue / Paritai Drive ridgeline or in the valley along Reihana Street where Okahu Domain enables open views up to the ridgeline. The Proposal is also not in view when rounding the headland into Okahu Bay on Tāmaki Drive. It is also the case that views from this western catchment will look across to an increasingly built Kepa Road ridgeline skyline as development enabled under the THAB zoned ridgeline corridor establishes over time.

In order to illustrate the way in which the Proposal will be visible within its visual catchment, eleven visual simulations have been prepared from a range of public proximate and middle ground viewpoints. The extent of the visual catchment and the visual simulation viewpoints were confirmed with Auckland Council landscape and urban design peer reviewers at the pre-application meeting on 18 July 2025. The way in which the Proposal will be seen and the nature of visual effects in respect of each of the eleven viewpoints is described below. To assist with this assessment, visual simulations from closer viewpoints incorporate an outline of a compliant building mass at 16m and relative to all development standards such as yards and HiRB. These views also show a line at 22m being the enabled THAB height under PC120.

VS 1: Ōrākei Marae Entrance:

This viewpoint represents a middle ground view looking south from the cul-de-sac head adjacent to the entrance of Ōrākei Marae, a location where people frequently gather before being welcomed onto the Marae. In this view, the subtly rising ground of Takaparawhau and vegetation within the reserve reduce the extent to which the Proposal will be visible. The top one and two storeys of Buildings 2, 3, 4 and 5 will be visible, but sitting at the height of established vegetation within the reserve such that they will have limited prominence.

The buildings' colour and materiality ties the development into the landscape and the presence of adjacent buildings in closer proximity including along the western side of Kupe Street makes the Proposal an inconsequential addition to the landscape.

Adverse visual effects will be **very low** / negligible, given the small extent to which the Proposal will be visible and the way in which it will sit in the context of other buildings and vegetation.

The Proposal will not be visible from the area of the Marae.

VS 2: Takaparawhau:

This viewpoint represents a proximate view from the open grassland area of Takaparawhau, in a location close to the Joe Hawke Memorial, looking south to the long boundary of the Site and

Proposal. The architectural strategy in response to the NWŌ gifted cultural narrative is evident in these views with the solid 'headland escarpment' base differentiated from the upper level 'cloud' forms of the series of five elevated buildings stepping down the slope. The occupied plane of the podium with its outdoor rooms, landscapes and social amenities supporting village life can also be observed.

The large scale of the village is apparent in these Takaparawhau views with the scale of the development commensurate with, and able to be accommodated by, the scale of Takaparawhau's open space and its emerging forest canopy. In forming their brief for the Site's redevelopment, NWŌ identified a scale of development envisaged by the iwi for the prominent Site, restoring the mana of the Site and its relationship with Takaparawhau, within which the Proposal has been developed.

The quality of the Proposal will be apparent in these proximate views, with the carefully detailed architecture and quality materials contributing positively to the urban landscape. In the moving views experienced by people walking in Takaparawhau, the spaces between the series of five vertical buildings, which have their short northern elevation to the reserve, will create a sequence of open and closed vistas with some views encompassing longer sky views between buildings and others where the buildings will sit against each other, as seen in VP2.

The different separation distances between the buildings and their angled orientation to each other avoids the appearance of a regimented line up of elevated forms and creates a level of informality. The staggered footprint of the upper building forms introduces further interest and deeper shadow-lines that break up the mass of the buildings on their long and short elevations. The introduction of a scalloped façade to parts of the solid brick, 'escarpment' base of the village also introduces variety and interest, enriching the experience of the building from different parts of Takaparawhau.

A planted buffer of Ti Kōuka (*Cordyline* / cabbage trees), Horoeka (*Pseudopanax* / lancewood) and Harakeke (*Phormium* / flax) between the podium base and the boundary with Takaparawhau will assist in softening and ameliorating the scale of the development in closely proximate views and tie the Proposal into the landscape, enhancing the experience of this part of the reserve.

Whilst an existing open view to the distant southern Kepa Road ridgeline will be obscured, from this perspective, this can be expected given the Site's THAB zoning. The Proposal will form a strong built edge to Takaparawhau providing passive surveillance and 24/7 presence to the reserve.

Whilst introducing a significant change to the currently largely vacant site, the Proposal will strongly backdrop Takaparawhau with an urban village that overlooks and contributes a quality, unified built backdrop commensurate with the scale of the open space reserve. The Proposal will capitalise on the significant open space amenity of Takaparawhau and support its character as a large urban parkland occupying a prominent headland of the Isthmus' eastern bays.

Adverse visual effects will be **low** having regard to the location at the urban edge of Takaparawhau; the Site's zoning and an associated expectation for a higher density form of residential development, the architectural modulation and quality materiality of the Proposal; its associated landscape; and the scale and orientation of the open space of Takaparawhau.

VS 3: Kupe Street:

This viewpoint represents a close distance view from Kupe Street looking north-east from a location to the south of the existing three storey care facility building. There is a three storey house on a rear lot on the west side of Te Arawa Street (number 48 Te Arawa Street) immediately adjacent to the south of the care facility building which appears in the view

alongside other adjacent two storey houses. The closer proximity of these buildings largely screens the closest part of the Proposal, the five storey (on its western side) Building 5. This visual simulation demonstrates how, even in relatively close proximity, closer two and three storey buildings in the urban residential area can largely screen the taller, more distant development, particularly where this is also located on falling ground, further down the eastern side of the ridge.

The vacant land in the foreground of this visual simulation viewpoint is zoned THAB with a 16m height standard. NWŌ propose to develop this vacant site for kaumatua housing, which will in time further define the urban street edge and prevent views to development beyond.

The two houses on the front and rear lots at 48 Te Arawa Street have an established interface with the care facility building which will remain unaffected by the Proposal.

Adverse visual effects will be **very low** / negligible given the very limited extent to which the Proposal will be seen and its coalescence with established built development in the adjacent area.

The visual simulation VS 3B illustrates the enabled 16m THAB massing which shows the proposed height to be consistent with the zone height.

VS 4: Te Arawa Street:

This viewpoint represents a close distance view looking north along Te Arawa Street, adjacent to number 42 Te Arawa Street. An entry to the care facility building is located at the end of the cul-de-sac with the Proposal located to the east, in the right of the view. Parts of the three storey care facility building terminate the view at the end of the street with the single storey pool / recreational amenities part of this building largely unseen. Buildings 5 and 4 of the Proposal are visible to the right, but they are largely screened from view behind the foreground elements in the residential street including fences, houses, garden trees and other vegetation. The parts of the Proposal that can be seen are not prominent in the view.

In public views from the end of Te Arawa Street adverse visual effects are assessed to be **very low** / negligible, given the nature of the adjacent urban residential environment and the way in which the falling topography of the Site sets the taller scale of the Proposal down into the landscape. Components of the Proposal will be visible above established development, but will not be prominent or substantially out of context.

The visual simulation VS 4B illustrates the enabled 16m THAB massing which shows the proposed height at the Site's western end, adjacent to the Te Arawa Street cul-de-sac head, to be consistent with the zone height. The height of Building 4 to the east sits comfortably into the streetscape as noted above.

VS 5: Rukutai Street:

This viewpoint represents a close distance view looking along the axis of Rukutai Street toward the south elevation of the Proposal. The central location of Rukutai Street to the Site and the lesser, predominately single storey, scale of houses in this part of the street means that the Proposal will have a greater extent of visibility with Buildings 5, 4 and 3 all clearly within the view, and part of Building 2 visible above vegetation. The buildings step in height and read as a series of separated apartment buildings. The podium base of Building 4 can be seen at the left of the street with only parts of Buildings 5 and 3 visible above existing foreground vegetation and houses, and Building 2 largely screened from view by tree canopy. The architectural strategy of turning the buildings on a north-south axis enables the space between the buildings to create an openness to the sky and an urban grain related to the north-south axial grain of the residential neighbourhood to the south.

The existing view in the photograph is to the vacant Site with no development present. The Site's THAB zone 16m height control anticipates an apartment typology of at least five storeys. In this view, relative to the 16m height control, the south elevation of:

- Building 5 is approximately one storey over the permitted height standard;
- Building 4 is approximately three storeys over the permitted height standard;
- Building 3 is approximately two storeys over the permitted height standard;
- The one storey of Building 2 which is visible above the tree canopy is over the permitted height standard.

The visual simulation VS 5B illustrates the enabled 16m THAB massing which shows the proposed height of the more proximate podium base elements to be below the zone height and Buildings 5 (in the west) through to Building 2, in the far left (largely screened behind vegetation) extending above the height plane with the separation between the upper building elements creating viewshafts including at the top of Rukutai Street.

Adverse visual effects are assessed to be **low-moderate** given the relatively prominent scale of the series of buildings and their adjacency to a lesser scaled suburban residential catchment. At the same time, this effect is ameliorated by the spacing between the upper building forms, the pattern of height variation with sky views between taller elements. This is effective in avoiding a solid wall of buildings at the enabled 16m height and compliant massing of the THAB zone, while contributing to an urban built character of larger scale buildings, as is anticipated by the zone (H6.2(2)).

VS 6: Aotea Street:

This viewpoint represents a close distance view looking north from close to the northern end of the Aotea Street cul-de-sac. Building 1, the eastern-most proposed building, is to the right and Building 2 to the left. This view shows the wide separation between these buildings with the single storey arrival pavilion located between, maintaining a strongly open view at the end of the street. Building 1 is more prominent with Building 2 set behind adjacent three storey houses on the western side of the street. The existing view incorporates the two, three storey existing independent living apartment buildings. These buildings will be demolished as part of the staged redevelopment of the Site and replaced with the proposed Building 1.

In this view, the southern elevation of Building 1 is up to two storeys over the permitted height standard, and the eastern elevation of Building 2 is similarly two storeys over the permitted height standard. The visual simulation VS 6B illustrates the enabled 16m THAB massing which shows the substantial openness of the Proposal's building form at the top of Aotea Street with the separation between Buildings 1 and 2.

The positioning and orientation of the buildings, with their long axis on a loose north-south alignment provides a high degree of openness and generous separation. Together with their proportions and stepping, the Proposal is assessed as generating **low-moderate** adverse visual effects. The development will compare favourably with a compliant mass in this location that could block the open vista, and sky views the end of the street. The carefully detailed architecture and stepped form of the development, along with its entry landscape design, set a high quality context to the termination of the street and arrival into the village as its main public entry point enhancing the amenity of the neighbourhood.

VS 7: Atkin Avenue:

This viewpoint represents a middle ground view from the T intersection of Tagalad Road and Atkin Avenue looking across Atkin Avenue Reserve at the western edge of the Mission Bay

basin. The eastern elevation of Building 1 is the focus of the view, with the series of proposed buildings behind screened from view. From this view, the eastern elevation of Building 1 is three to four storeys over height. The lighter upper form of the building can be seen above the more solid podium base, the latter largely screened from view by a house in the foreground. Whilst prominent as a building on the skyline of the ridge, the nature of views in the locality also includes built and vegetative elements that have a similar scale, as apparent with the vegetation on the northern side of Atkin Avenue Reserve.

Adverse visual effects are assessed to be **low** given the middle ground nature of the view, the base and top architectural strategy which contributes a quality, interesting and distinctive urban scaled addition to the view, and the extent to which there are foreground elements that have a similar effects of breaking the skyline. The Proposal will locate Takaparawhau in the landscape and contribute positively to the urban context of Mission Bay.

VS 8: Patterson Reserve:

This viewpoint represents a longer distance view from the north-west facing slopes of the ridgeline to the east of the Kupe Street ridge of the Site looking across the valley. The series of larger scaled buildings are evident, viewed across the open space of the grassed ridgetop expanse of Patterson Reserve. The current view to the grassed ridgeline of Takaparawhau is obscured by the Proposal, as can be anticipated due to the Site's THAB zoning. The continuation of THAB zoning south along the Kupe Street ridgeline means that over time other buildings of similar scale and height can be expected, defining the skyline of the westerly view with a similar RL to the Proposal relative to the Kupe Street ridgeline contour. The Proposal will 'landmark' Takaparawhau and NWŌ's presence in the landscape.

Adverse visual effects are assessed to be **very low** / negligible given the long distance nature of the view, the generally urban context of the development, the Site's THAB zoning, and the landmark nature of the development.

VS 9: Nihill Crescent:

This viewpoint represents a longer distance view from an elevated location on the ridge to the east, looking north-west along the axis of Nihill Street towards Takaparawhau and the Site. There is a stretch of Nihill Road, between Comins Crescent and Patterson Avenue, dropping down into the Mission Bay basin that has an alignment toward Takaparawhau including the Site. The view has a variable adjacent foreground context moving down the street. The Proposal will sit within this view and, similar to the Patterson Reserve view (VS 8), screen a component of the open grassland area of Takaparawhau, as can be anticipated with the Site's THAB zoning.

The long linear dimension of the Site steps the Proposal down the eastern side of the ridge, with the forest clad slopes and open headland remaining to the north. Building 1 at the eastern end is visually separated from Building 2 with Buildings 2, 3 and 4 massing together from this oblique viewing angle. The distinction between the base and upper levels of the Proposal remains apparent.

Such a view is not dissimilar to views of larger scaled, ridgetop retirement living developments in the East Coast Bays catchment including Oceania's 'The Helier', Summerset's 'St John's' and Ryman's Grace Joel villages. The scale of the development is also in keeping with more recent ridgetop residential apartment development such as along Kepa Road.

Adverse visual effects in respect of this part of Nihill Crescent are assessed to be **low** given the long distance nature of the view, the generally urban context of the development, the Site's THAB zoning, and the landmark nature of the development.

VS 10: Tāmaki Drive, Mission Bay Pipimea Head:

This viewpoint represents a longer distance view coming around Pipimea Head, entering into Mission Bay from the east on Tāmaki Drive. Takaparawhau defines the western headland to the Bay with the harbour to the right and the village of Mission Bay in the middle ground. The urbanised part of the Kupe Street ridgeline, including the Site, sits above the village. This view toward the Site and Proposal is available over an approximate 150m distance travelling west on Tāmaki Drive, and from the very far eastern end of the Mission Bay beach with views closer into Mission Bay having this ridgeline skyline backdrop obscured by buildings in the village, as illustrated in VS11.

The Proposal will be apparent as a taller and more intensive form of urban development (than that which currently exists) backdropping the open space of Takaparawhau, but not inconsistent with a more intensive form of development that can be reasonably anticipated given the Site's THAB zoning and its commanding location overlooking Takaparawhau / Mission Bay / the Waitematā Harbour. The scale and presence of Takaparawhau is not diminished by the Proposal and the focus of the view remains the substantial amenity of the Mission Bay beach, harbour and vibrant activity of the more proximate village.

Adverse visual effects in respect of the view inland entering Mission Bay from the east are assessed to be **low** given the long distance nature of the view, the predominant scale of Takaparawhau, the generally urban context of the Proposal and activity associated with the Mission Bay village, the Site's THAB zoning, and the landmark nature of the development.

VS 11: Tāmaki Drive / Selwyn Avenue Corner, Mission Bay:

This viewpoint is located slightly further west on Tāmaki Drive entering into Mission Bay from VP10 above. This viewpoint is provided to illustrate the way in which intervening buildings at even two storey height can obscure the Takaparawhau ridgeline and Proposal from view in the context of the existing urban landscape.

Visual Effects Summary

The Proposal will have a variable presence in the urban landscape with its extent of visibility changing both in respect of proximate and more distant views. In many parts of the visual catchment, at both proximate and distant viewpoints, the scale of the Proposal is diminished by topography, and / or intervening buildings and vegetation such that those parts of the Proposal that are seen have a scale and character that is entirely consistent with the already established urban context. In some views the greater scale of the Proposal, reflecting the Site's predominant THAB zone and responding to its long linear east / west shape factor will be apparent. In these views the open space and vegetated context of Takaparawhau along with the emerging character of larger scaled ridgeline development within the established urban environment provide a context for the Proposal which, along with the carefully considered building massing and quality architectural and landscape design, ameliorate the potential adverse visual effects of the Proposal. Overall adverse visual effects range from Low-Moderate through Low to Very-Low.

8.0 Urban Design Evaluation

8.1 Neighbourhood character

As discussed previously, the Site is currently occupied by the three storey care facility building at its western end, which will be retained and integrated with the village. Two three to four storey apartment typology buildings are located at the Site's eastern end, which are proposed to be removed and replaced as part of the Proposal's staged redevelopment. The large, central part of the Site, is vacant and clear of any buildings, having previously accommodated a series of attached two storey villas, which were removed some years ago due to weathertightness issues. This previous development also included vehicle access, at-grade parking and maneuvering areas.

The Proposal will introduce five new buildings with a unified podium base onto the Site. As illustrated in the long section, Figure 13 below, the buildings will infringe the THAB zone's 16m permitted height standard by one to three storeys as viewed from the south. No buildings are proposed within the MHS zoned part of the Site.

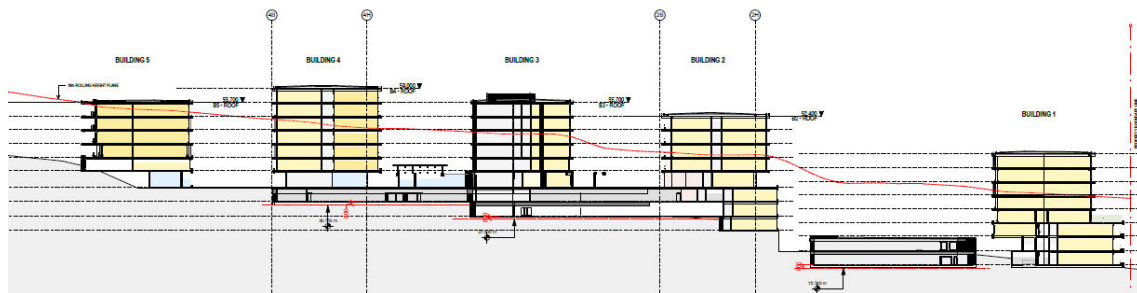


Figure 13: Long site section (east-west) showing the red line 16m height control and the way in which the Proposal accommodates lower and taller elements in respect of building height (refer WAM RC Drawings Sheet RC30-01).

The suitability of the Proposal in respect of neighbourhood character is relative to whether the bulk, scale, form and appearance of the proposed buildings is an appropriate response to both the existing and planned future built character of the area, as anticipated by both its residential (THAB and MHS) zoning and position within the Ōrākei 1 Precinct.

The surrounding immediate existing residential neighbourhood largely comprises one to two storey detached houses, with some three storey houses with lower garage basements incorporated into the slope of the land. There is also a peppering of townhouse developments of three and four stand-alone and/or attached houses down a common driveway. In the wider neighbourhood, there is an increasing number of attached houses, in the form of terraces and apartment buildings, notably along the Kepa Road ridgeline to the south, and the existing buildings on the Site itself.

The bulk and scale of the proposed buildings will result in a substantial change to this existing environment. The Site is, however, largely THAB zoned. This zoning anticipates a planned character which has buildings of the greatest density, height and scale of the AUP's residential zones, and requires height, bulk, form and appearance to achieve a high density urban built character of predominantly five to seven storey buildings in a variety of forms. It also

anticipates a variety of housing forms, including retirement village typologies. The introduction onto the Site of large-scale buildings which are multi-residential in form is consistent with that planned character.

The manner in which the buildings are proposed to be accommodated on the Site positively assists their integration into the existing (and planned) character of the neighbourhood. The podium approach of the development with separated building forms above, as discussed in the previous section, responds to the narrative of the Site and its contextual location (developed by Joe Pihema for NWŌ) of a headland and cloud formations settling on the land, with a more solid base, both in bulk and appearance, and a top of generously spaced buildings, with a 'lighter' architectural expression.

The proposed buildings comply with the HiRB recession planes that apply from the boundaries with residentially zoned properties to the south. Additional to this, the building form relative to the Site's southern boundary is purposefully stepped and positively responds to the lower-scale existing and enabled form of development to the south of the Site.

The primary north-south orientation of the proposed buildings and their placement and separation optimises on-site residential amenity (discussed later in this report) and avoids a 'wall' effect of buildings as seen from both the residential streets to the south and Takaparawhau to the north, presenting the short 'ends' of the proposed buildings to these immediately adjoining environments, as illustrated in the visual simulations, refer VS 2 and VS 5.

The separated building forms above the lower-scale podium are positioned to provide for views to the north on the alignment of the residential streets to the south of the Site - Te Arawa Street, Rukutai Street and Aotea Street - through the Site, assisting the integration of building form into the neighbourhood. The variable deviation in the alignment of the proposed buildings from each other and their staggered height introduces visual interest, which further assists in positively integrating the buildings into the existing and evolving character of the area.

8.2 Public walkways

The safety aspects of the proposed relocation of public walkways through the Site are comprehensively assessed in the CPTED assessment of the Proposal which forms part of the application materials. That assessment concludes that the proposed relocation of the walkways has neutral to significantly improved CPTED outcomes, including passive surveillance, overlooking and activation. The report concludes that there is the opportunity to further improve CPTED outcomes through recommendations related to signage and path maintenance. The assessment in the report and its recommendations are supported.

From a broader urban design perspective, the two proposed walkways, one at the end of Te Arawa Street, and the other in a new position towards the end of Aotea Street, are proportioned and positioned with safety in mind and are well integrated into the wider pedestrian movement network in a legible manner. The daytime hours walkable catchment from the southern residential neighbourhood will be enlarged through the reconfiguration of the walkways, with Rukutai Street residents (there being some 24 residential lots affected by the change) and the wider public able to use the pedestrian accessway along (within) the southern edge of the Site to connect to Te Arawa Street. This will maintain connectivity from Rukutai Street and significantly improve connectivity for residents in the Te Arawa Street catchment.

Both new walkways will provide short and convenient links between the street and the open space of Takaparawhau and are positioned on-site in areas where there are opportunities for passive surveillance from proposed residential units and/or circulation areas. The Te Arawa Street walkway connects through to the formed concrete public path within Takaparawhau which runs parallel to the northern boundary of the Site. The Aotea Street walkway provides choice and increased permeability by giving the option of either walking east through an informal grass path to Atkin Avenue, or west towards the main open grass area of Takaparawhau. Overall, the proposed walkways will provide a similar level of access between Takaparawhau and the residential neighbourhood to its south as afforded by the existing walkways and as discussed in the CPTED assessment, improved passive surveillance and overlooking opportunities and levels of activation.

8.3 Public realm interfaces

The Proposal incorporates key structuring elements that will achieve attractive and safe interfaces to streets to the south of the Site and a positive interface to the open space of Takaparawhau to the north.

Streets interface

The proposed buildings have varying degrees of interface with the residential streets directly to the south of the Site: Te Arawa, Rukutai, and Aotea. As discussed earlier, the Site also has an interface with Kupe Street, to the west. This part of the Site is adjoined by the care facility building, which is to be integrated with the village. The focus below is therefore on the three residential streets directly to the south.

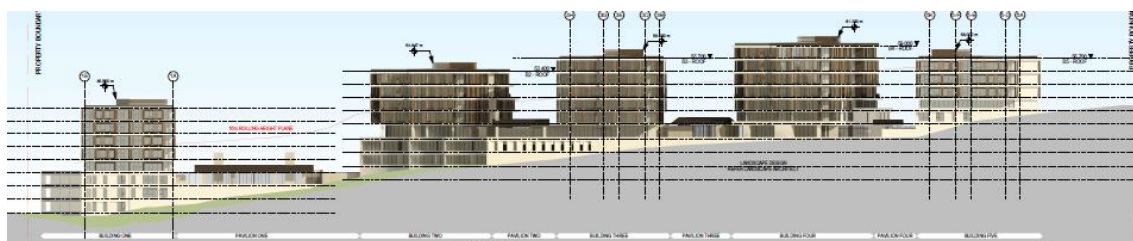
While Te Arawa, Rukutai and Aotea Streets terminate in the planned high-density and large-scale urban environment of the THAB zone, which applies to the majority of the Site, the streets are largely adjoined by the medium density MHS and MHU zones. This is reflected in the existing and planned lesser scale of housing along these streets. The Proposal positively responds to these less intense environments by stepping larger scale built elements away from these three street frontages. Additionally, as discussed above, the Proposal has generous and proportional visual breaks between the taller building elements that align with the view corridors north along the streets.

The visual effects of the Proposal as seen from these streets, including the over-height aspects of buildings, have been comprehensively assessed in section 7.0 of this report. The conclusions of that assessment that the bulk and scale of the proposed buildings can be accommodated within these viewing environments are supported. In particular, the height variation of the development, with higher elements balanced against clear views to sky, in addition to proposed buildings presenting their short sides to the three streets, is effective in assimilating the bulk and scale of the buildings. This is positively assisted by the architectural expression of the buildings, with their 'grounded' more solid, podium base, and the visually lighter weight form of building upper floors, with high amounts of glazing and extended floorplates to corners / positioning of balconies in these areas, which together break up the silhouette and profile of the buildings – refer, for example, to VS 5 in the Graphic Supplement.

The northern cul-de-sac ends of Te Arawa, Rukutai and Aotea Streets appear to extend into the Site as they are largely not adjoined by existing houses. Good opportunities for passive surveillance, overlooking and engagement with these spaces are provided by village

Takaparawhau interface

The overall architectural approach to the bulk and location is one of a low-scale development podium with well-spaced buildings above it which, as with their southern elevations to Te Arawa, Rukutai and Aotea Streets, present their short sides to the open space, providing for spacious gaps – refer to Figure 14, below. This is in addition to the positive effect of the previously described more visually lightweight approach to the articulation of the podium-top buildings, with their façade layering of glazing, screening devices, and floorplates which extend past the main building wall.



The design approach to the Proposal's podium results in a visually varied form that, in stepping down the slope, responds to the landform, and allows for lower-level occupation that will engage with the open space. In addition to providing a horizontal plan which enhances on-site legibility, community and wayfinding within the development, the podium serves the purpose of accommodating car parking and servicing. Non-active frontages associated with these uses are minimised by the sleeving of much of the length of the podium to Takaparawhau with village apartments. While north-facing apartments in the podium-top buildings will overlook and provide passive surveillance of the open space, these lower-level apartments will provide more immediate opportunities for engagement with it. The podium facades of these apartments take two forms, both contributing to visual interest and to the overall design narrative of the development. These are either a scalloped form, referred to in the WAM Design Statement as being inspired by eroded headlands (page 53), or a more 'urban' response, of voids for balconies and glazing cut into the solid plinth, in both cases, of brick clad walls.

This mixture of interface conditions and stepping of façade height limits the inactive parts of the podium façade, housing screened parking, to that part below Pavilion One (between Buildings 1

and 2) and below Pavilion Three (between Buildings 2 and 3). These façade walls are no more than two storeys in height, quickly reducing in height relative to the incline up of Takaparawhau to the east. As with the rest of the podium façade, visual interest is brought to these walls through brick cladding and, for the façade below Pavilion Two, using required carparking ventilation openings as an opportunity to introduce angled brick panels into the wall, bringing visual depth to the elevation.

The overall integration of the building forms into the Takaparawhau landscape is assisted by its softening directly at its edge, within the Site, with low level native planting and groupings of trees.

8.4 Residential amenity

Both the location of the Site and the design and layout of the Proposal provide for a high level of on-site residential amenity.

The Site directly adjoins Takaparawhau, providing residents with excellent access to the recreational amenity of this large area of open space. For more able-bodied residents, the Site also offers good recreational walking access to Mission Bay town centre, less than 500m to the north-east, via walking tracks to Atkin Avenue, or approximately 800m via Aotea Street.

The Site also offers high quality views over the wider landscape, particularly to the west, north and east over downtown Auckland and towards the Waitematā Harbour.

The north-south orientation of the proposed buildings optimises the opportunity for extended hours of sunlight access to the greatest number of units, while the separation between the buildings appropriately provides for a depth of outlook which will offer a sense of openness to residents and for privacy, which will contribute to a high quality on-site living environment.

In addition to private balconies directly accessible from units, and the access to Takaparawhau, residents will benefit from convenient access to a wide variety of indoor and outdoor communal facilities, including on the development's podium structure, providing opportunities for social engagement.

The placement of buildings frames and contributes to the legibility of entry points into the Site from Te Arawa, Rukutai and Aotea Streets frontages to the Site, with the setback of buildings from these cul-de sac heads providing the opportunity for native planting that will contribute to a sense of place and the cultural values of NWŌ.

The CPTED assessment which accompanies this application, in addition to assessing the safety outcomes of the relocated public paths, also assessed the safety outcomes of the proposed village. Its conclusion is that the Proposal is positive from a CPTED perspective in terms of surveillance, activation and wayfinding for communal and publicly accessible spaces. These conclusions are supported.

8.5 Relationship to neighbouring residential properties

The Proposal has been carefully designed to ameliorate its massing in respect of its residential neighbours to the south. There are ten directly adjoining residential properties along the cul-de-sac heads of Te Arawa, Rukutai and Aotea Streets adjoining the Site to the south. Vehicular access, servicing a low volume of vehicle movements, along with pedestrian access is located

adjacent to the southern boundary with associated specimen tree and amenity planting. These set the buildings back from the neighbouring properties and provide a vegetated residential interface.

Figure 15 below illustrates the overall Proposal relative to the residential properties adjoining to the south.



Figure 15: the Proposal set into its adjacent urban context, including at left the existing three storey care facility building.

86 Aotea Street

At the eastern end of the Proposal, Building 1 is set well back from 86 Aotea Street to the south, with the building being fully within the HiRB recession plane that applies from the boundary, as illustrated in Figure 16 below. The lower podium floors of the building are no closer than 11.8m from the boundary and are up to 16.3m from it. The building's upper floors are approximately 24.2m from the Site's southern boundary with 86 Aotea Street. The generous setback between the building and the neighbouring property accommodates a loading bay, set well back from the boundary, and the proposed new Aotea Street public walkway. Within this area between building and boundary there is grouped planting of specimen trees including rewarewa and kauri. The dwelling and primary outdoor living space at 86 Aotea Street is oriented north-east, looking out over the top of houses along Atkin Avenue toward Mission Bay and not to the north towards Building 1. The residential units at the southern end of Building 1 are primarily oriented west and east (with associated outlook spaces). While there are windows in the northern elevation of the 86 Aotea Street house from which the height infringing upper floors of Building 1 will be visible, this will be over some distance (as noted, 24.2m) and will be beyond a foreground of planting, including grouped specimen trees.

Shading diagrams in the architectural drawing set show that shadow from the Proposal is generally well clear of 86 Aotea Street. At 3pm on the Spring and Autumn Equinox, shadow beyond that from a bulk and location standard compliant envelope extends a short distance into the open space around the house, but remains clear of the house itself.

Within this context, potential visual dominance, overlooking and shading effects of the Proposal on 86 Aotea Street are considered to be very low.

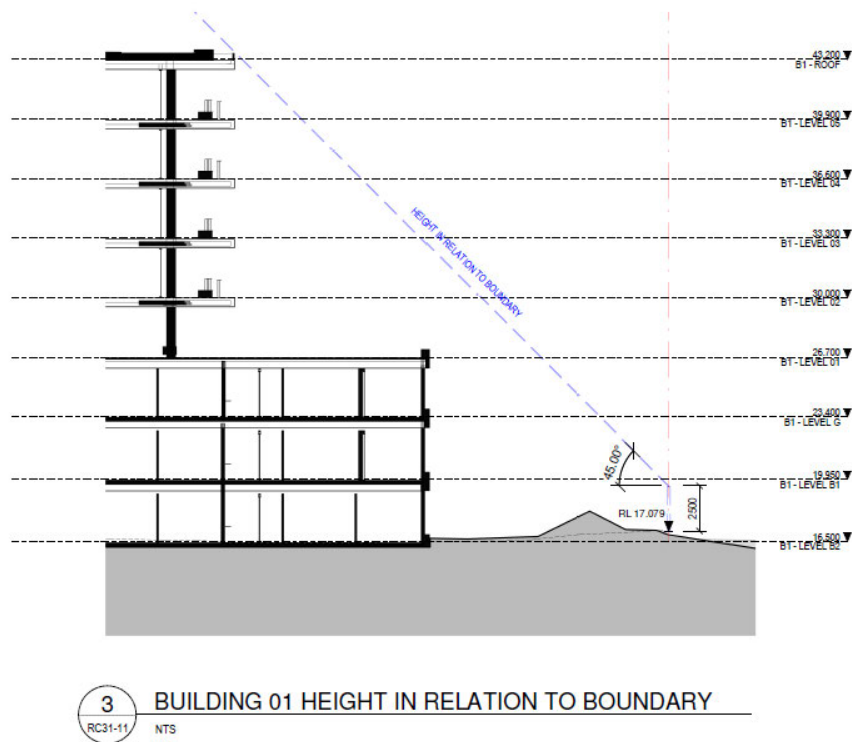


Figure 16: HiRB cross section relative to 86 Aotea Street (Refer WAM RC Drawings RC31-11).

97 and 3/99 Aotea Street

The adjoining properties on the west side of Aotea Street are an attached two unit development at numbers 97 (front) and 3/99 (rear) Aotea Street. They form part of a five unit development, as illustrated in the aerial photograph, Figure 17 below.



Figure 17: Adjoining duplex residential development at 97 and 3/99 Aotea Street.

These two properties will have a more open relationship to the landscaped forecourt of the Proposal to their north. The separation distance between these properties and Building 2 is 12.683m to the low-scale (three storey) podium, with increasing distance to the upper levels of Building 2 (over 26m to the top two floors) and the building is fully within the HiRB recession plane. Upper level balconies for apartments face to the east and west and not south towards the properties. The building (as with others in the development) presents its short side to the properties, reducing potential visual dominance effects. Furthermore, the building is to the north-western side of the properties, with a significantly greater depth (setback) provided through to the low-scale arrival pavilion to their direct north. Figure 18 below, demonstrates this relationship.

At 9am on the Winter Solstice shadow beyond a bulk and location compliant building envelope extends over that part of the property to the west of the 3/99 Aotea Street dwelling. This appears to not be the primary outdoor living space of the house, with that being to the immediate north of the dwelling. Otherwise, as with 86 Aotea Street, shadow cast by the Proposal remains generally well clear of 97 and 3/99 Aotea Street. For the limited times when there is shadow cast by the Proposal on these properties, it is largely cast by the houses on the properties themselves or shadow from a bulk and location compliant building envelope.

On the basis of the assessment above, potential visual dominance, overlooking and shading effects of the Proposal on 97 and 3/99 Aotea Street are very low.



Figure 18: Illustrating the northern outlook of the properties at 97 and 99 Aotea Street with the open landscaped forecourt and single storey arrival pavilion to the north and Buildings 1 and 2 offset from their primary outlook (refer Boffa Miskell Landscape Concept package page 25).

113 Rukutai Street

Building 2 is set well back from the 113 Rukutai Street rear lot residential neighbours, with the lower podium floors being some 26m from the boundary with the property and up to 39m at upper floors. This deep setback is occupied by a communal productive garden area and small (five space) visitor car park, in addition to Rewarewa and Puriri trees.

At 5pm on the Spring and Autumn Equinoxes, there is some additional shadow cast by the Proposal beyond that from a compliant envelope on the rear yard of 113 Rukutai Street. Shading diagrams show shadow cast by the Proposal otherwise remains generally well clear of 113 Rukutai Street throughout the day. For the limited times when there is shadow cast by the Proposal on the property, it is generally from a bulk and location compliant building envelope.

Given the distance of Building 2 from 113 Rukutai Street, the orientation of upper floor apartment balconies to the east and west and not the south, foreground views to specimen trees as they mature over time, and the limited duration of additional shading, potential visual dominance, privacy and shading effects on the property are considered to be very low.

119 and 119B Rukutai Street

On the east side of Rukutai Street there are two properties that adjoin the Site (numbers 119 and 119B Rukutai Street). Building 3, to the north of these properties, has been stepped on its southern elevation to comply with the HiRB standard relative to these properties as illustrated in the cross section, Figure 19 below. The upper floors of the building are some 22.5m from the boundary with the property.

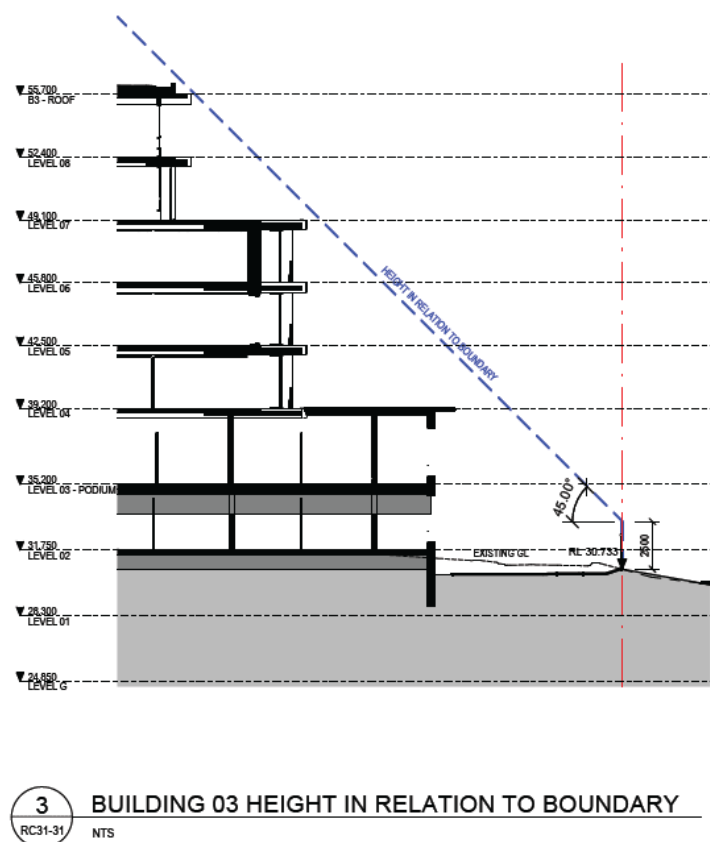


Figure 19: HiRB cross section Building 3 relative to the east side Rukutai Street properties (Refer WAM RC Drawings RC31-31).

As with other podium top buildings, Building 3 presents its short side to 119 and 119B Rukutai Street, managing potential visual dominance effects. Additionally, primary outdoor living space (balconies) for upper level apartments do not face towards the properties.

Shadow diagrams show that shadow cast by the Proposal on the properties is generally clear of the house on the Summer Solstice and Spring and Autumn Equinoxes, except for late in the day (5pm) on Equinoxes, and then being shadow that would be cast by a compliant envelope.

As with other podium-top buildings in the Proposal, the combination of a deep building setback, a short façade length and apartment layout that orientates away from the southern boundary combine such that potential visual dominance, privacy and shading effects of Building 3 on 119 and 119B Rukutai Street are very low.

104 Rukutai Street

104 Rukutai Street is to the south of Building 4. The podium part of this building is 14.36m from the boundary, with its upper floors being approximately 27.5m from the boundary. In common with other parts of the development, balconies for apartments in Building 4's upper floors are oriented to the west and east, not south towards the 104 Rukutai Street, again with the short elevation of the building being presented to the property. Planting within the setback of the building to the boundary includes titokis and pohutukawa.

Shading diagrams show that while there is shadow from the Proposal over the property on the Winter Solstice, the area of shadow is generally that which would be cast by a building within a bulk and location standard compliant envelope.

On the basis of the above assessment, and due to features of the Proposal including deep building setbacks to upper floors, potential visual dominance, privacy and shading effects on 104 Rukutai Street are considered to be very low.

59 Te Arawa Street

59 Te Arawa Street is the south of Building 5. The building has a low (1-2 storey) podium, above which its upper floors are set, at their closest, 16.4m from the boundary with the property. Boundary planting includes a large pohutukawa, which will filter views from the property towards the Site. The upper level setback of Building 5 is less than other parts of the Proposal relative to the southern boundary, but remains generous, being well within the HiRB recession plane that applies from that boundary.

Shading diagrams show that, as with 104 Rukutai Street, while there is shadow from the Proposal over the property on the Winter Solstice, the area of shadow is that which would be cast by a building within a bulk and location standard compliant envelope.

In common with the Proposal's overall design approach, Building 5 presents its short elevation to the south and orients upper floor apartment balconies to the east and west, away from the neighbouring property.

On the basis of the above assessment, potential visual dominance, privacy and shading effects on 59 Te Arawa Street are considered to be very low.

48 and 2/48 Te Arawa Street and 215 Kupe Street

These properties are to the south of the care facility, the bulk and scale of which is not proposed to change. Proposed new development is well to the east. Shadow diagrams show that the Proposal generally does not cast any shadow on these properties, with any shadow that is cast overlapping that from a bulk and location standard compliant envelope.

Additional analysis and summary comments

A range of techniques have been used to manage potential visual dominance, privacy and shading effects of the Proposal on neighbouring properties. These include the north-south orientation of podium-top buildings, creating generous gaps and maintaining open vistas between these upper floors of the development.. Building upper floors are also stepped back from the southern boundary, with the whole Proposal being within the HiRB recession plane that applies from that boundary. These techniques and the general orientation of apartments away from the southern boundary, in addition to proposed specimen tree planting within setbacks, are effective in minimising potential visual dominance effects received by properties to the south and maintaining reasonable levels of privacy.

The shading diagrams show that neighbouring properties are clear of shadow cast by the Proposal for most of the day on the Spring and Autumn Equinox and the Summer Solstice. On the Winter Solstice, the Proposal casts shadow during parts of the day on adjoining properties to the south, but this is generally within the extent of shadow generated by a bulk and location compliant envelope or by existing buildings.

On the basis of the above assessment, potential visual dominance, privacy and shading effects on neighbouring properties, including those from the over-height aspects of the Proposal, are considered to be very low.

9.0 Conclusion

In conclusion, it is considered that the Proposal, including its height profile, is a positive response to the context of the Site and the surrounding area, including Takaparawhau.

The following key points are noted:

- The Site is brownfield in nature having previously accommodated a multi-unit form of development (retirement village). The Proposal comprises a greater scale of contemporary retirement living.
- The design of the Proposal has been carefully considered in respect of its immediate interface to the open space of Takaparawhau to the north and its established and evolving residential neighbourhood to the south. There are no infringements to the HiRB standard in respect of residential neighbours, with the building setbacks and stepped height of the development ensuring compliance. The north-south alignment of the buildings above the podium base, the building separation, and width of the building elements create openness, light, solar access and views/aspect through the Site, ameliorating potential adverse effects in respect of the scale of the development relative to the neighbourhood and neighbouring properties.
- In a more distant landscape context, the Proposal will contribute to the built form of the urban catchment to the east / north of the Kapa Road ridge in Mission Bay. Development of a larger scale built form along the enclosing ridgelines, as well as along the Waitematā Harbour's foreshore are already characteristic of the locality. The Proposal will contribute an additional development of scale but not be out of character with the established and evolving pattern of more intensive urban development.

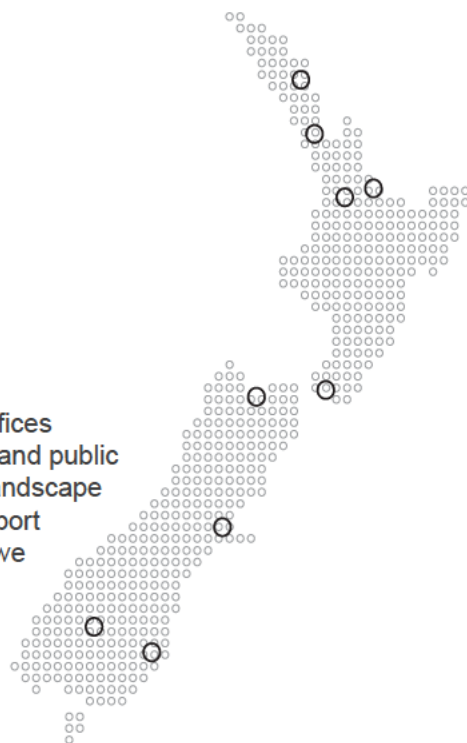
- The Proposal will form part of the urban backdrop to a part of the Waitematā Harbour but is well set back from the coastline and is not incongruous with the established and continually evolving built character of the landward urban backdrop.
- The Proposal will create a high-quality interface to Takaparawhau, with a variable and spacious built form when viewed from this important open space through the clear design approach of an articulated and activated building podium that steps down with the land, and separated and off-set podium top buildings, all incorporating a cohesive design narrative that responds to the Site's headland, coastal and cultural context.
- The Proposal will introduce large-scale, high intensity residential buildings onto the Site. This housing form is anticipated by the Site's predominant THAB zoning and is an effective and appropriate use of its location adjoining a major open space asset and close to a town centre.
- While a significant change to the existing environment, the distribution and placement of building bulk and form on the Site positively assists in integrating the Proposal into the neighbourhood.
- Proposed replacement public walkways through the Site are legible, safe and high quality spaces that are well connected with the wider pedestrian network, subject to further design development consistent with the CPTED assessment that accompanies the referral application.
- The Proposal has key structuring elements that will achieve attractive and safe interfaces to streets to the south of the Site and to Takaparawhau to the north.
- The Proposal will provide a high level of on-site amenity for residents, with good levels of privacy, outlook (including long distance views out over with the Waitemata Harbour) sunlight access, and access to a range of communal facilities.
- Building bulk and massing has been placed on the Site in a manner which will maintain reasonable privacy and sunlight access to neighbouring residential properties to the south and minimise potential visual dominance effects on them, such that overall potential adverse effects on those properties are very low.

Appendix 1: Graphic Supplement:

Visual Simulations

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hihiri (cultural advisory), engagement, transport advisory, climate change, graphics, and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation, and excellence by understanding each project's interconnections with the wider environmental, social, cultural, and economic context.



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