

## 1.0 APPLICATION DESCRIPTION

### Application and property details

Fast-Track project name:

The Point Mission Bay

Fast-Track application number:

FTAA-2511-1133

## 2.0 Technical Specialist Memo – Urban Design

To:

Angelika Vaze (Lead Planner) & Warwick Pascoe (PPL)

From:

Wayne Bredemeijer, Consultant Urban Design Specialist

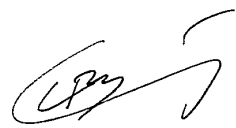
Qualifications  
& Relevant  
Experience:

I hold the qualification of Master of Science [Architecture, specialising in Urbanism] from Delft University of Technology (The Netherlands) and have over 23 years of experience in urban design in New Zealand, Australia, and The Netherlands. I am a UDIA Registered Urban Designer, Associate Member of the NZPI, and Member of the Urban Design Forum. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designations, and have appeared as an expert witness before consent authorities and the Environment Court on multiple occasions.

Preparation in  
Accordance  
with the Code  
of Conduct:

I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses ([Code](#)), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Signature:



Date:

18-12-2025

### 3.0 Executive Summary / Principal Issues

The proposed design response reflects best practice urban design, balanced with commercial feasibility. The design, including the main design concept, proposed site layout and building massing, response to Takaparawhau and the streets to the south of the site, response to the private properties to the south of the site, and on-site and internal amenity, is considered appropriate for the site and its context.

### 4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Urban Design & Landscape Visual Effects Assessment (Attachment 12)
- Architecture Drawings (Attachment 17)
- Architecture Design Report (Attachment 18)
- Landscape Concept Plans (Attachment 19)
- Draft Landscape Management Plan (Attachment 20)
- Urban Design and Landscape Assessment Peer-Review Report (Attachment 21)
- Proposed Conditions of Consent (Attachment 23)
- Design Report (Attachment 32)
- CPTED Assessment (Attachment 33)

### 5.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

**Not applicable**

### 6.0 Specialist Assessment

#### 6.1. *Basis for this assessment*

This assessment is based on:

- A review of the documents referred to above.
- An understanding of the statutory context provided as part of the application.
- A description, depiction and analysis of the existing environment, as contained in the application, which I agree with.
- My observations during a site visit undertaken on 16 December 2025.

#### 6.2. *Detailed assessment*

*Contribution to the wider urban environment*

- The application seeks to redevelop and intensify a brownfields site, which is in line with sustainability principles related to compact urban form.
- The proposal will form part of the landward urban backdrop when viewed from parts of the Waitematā Harbour. It will be well set back from the coastline and will not appear incongruous with the existing and continually evolving built character of the urban backdrop.
- In the wider landscape context, the proposal will add to the built form of the urban catchment east and north of the Kepa Road ridgeline in Mission Bay. Larger-scale development along enclosing ridgelines and the Waitematā Harbour foreshore is already a defining characteristic of this area. Whilst the proposal introduces development of additional scale, it is consistent with the established and evolving pattern of more intensive urban development.
- The proposal introduces large-scale, high-intensity residential development on the site. This housing form is anticipated by the site's predominant THAB zoning and represents an appropriate and efficient use of the site, given its adjacency to a major open space asset and its proximity to the town centre.
- The proposal will continue to enable direct pedestrian movement between Takaparawhau and the streets to the south of the site, as well as between the cul-de-sac heads of these three streets. The pedestrian connection with Mission Bay will also remain intact.

***Effects on the surrounding public realm (outside the village)***

- The proposal will lead to a significant change to the existing environment and will introduce greater height and intensity to the site compared to the buildings that previously occupied the site. However, the distribution and placement of building bulk on the site will assist with the integration of the proposal into the neighbourhood.
- The building massing will be articulated through protruding and recessed elements. This articulation will visually break up the bulk of the building and will provide it with a clearly legible scale as perceived from the public realm.
- The composition of the elevations will be logical, and in the design of openings for windows and doors indoor functionality and outdoor aesthetics have been reconciled.
- Materials will be appropriate for the environmental conditions and will be durable.
- Vegetation and other landscape elements will contribute to and compliment the built form.
- The design of the proposal has been carefully considered in respect of its immediate interface to the open space of Takaparawhau to the north. The podium that will step down with the land, combined with the five separated and off-set top buildings will result in a strong built edge and an appropriate degree of spatial enclosure to this important open space. The separation spaces between the towers will result in changing views of the building and of the sky when moving through this space. Inappropriate visual dominance will therefore be avoided.
- The arrangement of communal spaces and apartments and their balconies, including the sleeving of the parking basement, will provide ample opportunities for passive surveillance over Takaparawhau.
- Attractive and safe interfaces to the streets to the south of the site will be achieved through the arrangement of the building massing, the layout of the on-site movement network, the location of communal facilities and the apartments, as well as the placement of entrances and windows.
- The main entrance will be set back from the frontage to create shelter and mark the prominence of this entrance, supported by architectural measures.

- The proposed public walkways through the site will be legible, safe and high-quality spaces that will be well connected with the wider pedestrian network, subject to further design development in line with the CPTED assessment that accompanies the application.

***Effects on the neighbouring private properties outside the village***

- The design of the proposal has been carefully considered in respect of its immediate interface to the established and evolving residential neighbourhood to the south. An appropriate interface with the neighbouring sites will be provided.
- The north-south orientation of the taller building elements on top of the podium, combined with their separation and the width of each building element, will allow for light, sunlight, views, and a sense of openness to flow through the site. This design helps mitigate potential adverse effects related to the development's scale in relation to the surrounding neighbourhood and adjacent properties.
- There are no infringements to the HiRB standard relative to the residential neighbours, with the building setbacks and stepped height of the development ensuring compliance.
- Overshadowing of surrounding properties will be minimised since the building massing will be placed on the site in a manner which will maintain reasonable sunlight access. The shadow analysis provided demonstrates that shadows generated by the proposed building, which will infringe the building height standards, will be similar to those generated by a building aligning with permitted bulk and location standards.
- The privacy of, and an appropriate level of outlook for, the occupants of the adjacent properties will be safeguarded. Inappropriate visual dominance of the neighbouring residential properties to the south will be avoided. A reasonable degree of privacy will be achieved through the massing strategy and the arrangement of internal uses and their windows and points of access.

***Effects on the communal and private realm (inside the village)***

- The open spaces inside the village will be well-defined and well-proportioned through the arrangement of the massing of the proposed building, with the podium creating a level base and the five taller elements organising courtyards, supported by lower-level pavilions.
- An appropriate degree of solar access to the key spaces surrounding the building will be allowed for through careful placement of the taller building elements.
- Views over Takaparawhau and the Waitematā Harbour beyond will be enabled and framed through the arrangement of built form, routes, furniture, and planting.
- The layout of the apartments and communal facilities will result in the placement of entrances, windows and balconies that provide opportunities for passive surveillance and activation of the spaces surrounding the building.
- Vehicle routes into the site will be efficient, while sightlines will assist with safety.
- Pedestrian routes into and through the site will be direct, legible, and comfortable, with security provided through good visibility and lighting.
- Planting, materials and furniture will offer identity, visual softening, shelter, and opportunities for interaction.

***Internal amenity***

- The proposal will provide a high level of internal amenity for residents in terms of privacy, outlook, sunlight access, and access to a range of communal facilities.
- Daylight and solar access into, and outlook from, key interior and exterior spaces will be maximised.
- All apartments will contain windows for outlook, daylight, and natural ventilation. Most of the apartments will have north-, east- or west-facing windows. All apartments will have complying outlook spaces. Outlook will be over Takaparawhau (including long distance views out over with the Waitematā Harbour), the street, and / or the landscaped communal areas.
- All communal indoor spaces will have a favourable aspect relative to sunlight.
- All apartments will have workable layouts and accommodate spaces with areas and dimensions that will make them suitable for their intended use, including disabled access, and provide internal aural and visual privacy. Storage spaces will have sizes appropriate to the size of the unit.
- All communal facilities will accommodate spaces with areas and dimensions that will make them suitable for their intended use.
- The internal layout of the proposed building is well-considered, with facilities, apartments, communal spaces, and circulation routes arranged to support efficient daily use. Connections between key areas are clear and intuitive, making navigation straightforward for residents and visitors. Overall, the organisation promotes both functional operation and legible wayfinding throughout the multi-storey development.

### **6.3. Conclusion**

This assessment concludes that, for the following reasons and subject to conditions referenced below, the proposed development is supported from an urban design point of view:

- The proposal is considered in line with the overall objectives of the Auckland Plan and AUP, which aims for efficient urban development, increased densities within urban Auckland, and provision for diverse housing needs.
- The residents, staff and visitors of the proposed facility will benefit and be benefited by the non-residential facilities surrounding the site.
- The proposal will provide a strong built edge along the southern side end of Takaparawhau, and appropriate massing to the streets to the south of the site.
- The proposed building will respond appropriately to the surrounding public realm in terms of passive surveillance and the visual quality of the proposed building, considering the building's layout, massing, elevation composition, materials, colours, and signage.
- The proposal will provide an appropriate interface with neighbouring private properties in terms of overshadowing and privacy effects.
- The proposed communal facilities and apartments will have the required amenity, taking into account functionality, solar orientation, privacy, and indoor-outdoor relationship.
- The proposal will promote walking and the use of public transport due to its location near Takaparawhau, non-residential facilities, and bus stops.
- The location and design of the proposed vehicle access points will contribute to legibility and visibility, which will assist with traffic safety.

## 7.0 Section 67 Information Gap

**I have identified that there are no section 67 information gaps.**

## 8.0 Recommendation

**Overall and on balance, and based on the information available, I support the application from an urban design perspective, subject to the imposition of conditions of consent to mitigate potential adverse effects.**

## 9.0 Proposed Conditions

I agree with the draft conditions that were provided with the application and find that these are complete and accurate, except for:

- Condition (29c): I suggest this is elaborated upon and reworded as follows, “Details / locations of the proposed servicing for the building, i.e. external stairs, rooftop services / plant, vents, transformers, A/C units, water meters, electric meters, traffic warning devices etc. and visual screening elements, to ensure any unsightly servicing components are adequately located and / or screened so that they will not be visible from the public and communal realm and / or neighbouring private properties”.

## 10.0 Supporting Documents

**Not applicable**