URBAN DESIGN SPECIALIST REPORT

To: **Angelika Vaze**
Acting Team Leader (Ōrākei/ Tāmaki), Auckland Council

From: **Wayne Bredemeijer, Urban Designer**
Consultant Urban Designer on behalf of Auckland Council

Date: **11 March 2026**

Subject: **Request for Expert Advice – Wind / Urban Design**
The Point, Mission Bay

Application #: **LUC60458982**

Dear Angelika,

Thank you for the opportunity to review the wind study related to the proposal for the redevelopment of The Point, Mission Bay ("the Site"), located mostly in the Residential – Terraced Housing and Apartment Buildings ("THAB") Zone. This memo outlines the outcomes of my review of that study and specifically the design recommendations and the response to it. I emphasise that I am an urban design specialist, rather than a wind specialist. However, I have received training on wind effects and mitigation measures and have also dealt with several wind-related matters in urban design projects over the last 24 years.

This memo is in addition to the Specialist Response for Fast-track Approvals that I prepared and provided on 18 December 2025. The earlier review concluded that, *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.*

1.0 INTRODUCTION

1.1 The proposal

The proposal is for the development of five interconnected multi-storey buildings and four pavilions positioned on a partial basement podium on the vacant part of the The Point Retirement Village in Mission Bay.

1.2 The Site

I visited the Site on 16 December 2025. It is located on the southern side of Takaparawhau / Michael Joseph Savage Memorial Park, and accessible from Te Arawa, Rukutai, and Aotea Streets to the south, which are all cul-de-sacs. Several publicly accessible walkways are proposed to connect between the ends of these streets to the south and the park to the north.

1.3 Information reviewed

The following information has been reviewed in relation to my earlier assessment:

- Pedestrian Wind Study, by RWDI Australia Pty Ltd ("RWDI") (Attachment 34).

The following information has been reviewed in relation to my earlier assessment:

- Review 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).
- Design Report (Attachment 32).
- CPTED Assessment (Attachment 33).

2.0 REVIEW

2.1 AUP provisions related to wind

I understand the following:

Wind assessment in the THAB zone is based on the Unitary Plan's pedestrian wind comfort and safety standards. The AUP requires that a development must not create unacceptable wind conditions around buildings or public spaces. Specifically, a new building must:

- Maintain acceptable wind comfort categories (A–D), depending on the space type.
- Not create dangerous Category E conditions.
- Not exceed 25 m/s gust speeds.
- Not worsen existing wind conditions.

A formal wind assessment is typically required where a development:

- Involves taller or large buildings over 25 m in height.
- Is likely to alter pedestrian-level wind conditions in surrounding areas.
- Is subject to resource consent assessment of urban design and amenity effects.

2.2 The Auckland Design Manual

The Auckland Design Manual ("ADM") contains guidance on wind, mainly in relation to urban design, building form, and outdoor comfort and safety. Designers should consider and manage wind effects so public spaces and streets remain comfortable and safe. Designers are therefore encouraged to consider wind effects early and shape buildings, streets, and landscapes to avoid wind tunnels, downdrafts, and uncomfortable pedestrian conditions.

2.3 The Pedestrian Wind Study provided

In response to the AUP provision, a pedestrian wind study has been provided as part of the application. Excerpts from the Executive Summary of the Pedestrian Wind Study (paraphrased and further summarised):

RWDI has conducted a pedestrian wind assessment for the proposed development, comparing it to the existing configuration (existing Site with Existing Surrounding buildings). The results of the assessment are summarised as follows:

Pedestrian Wind Safety

- ***Existing Configuration:*** *The wind speeds in the study area were found to exceed the wind safety criterion at two locations to the northeast of the existing Site.*
- ***Proposed Configuration:*** *With the inclusion of Proposed Development, the safety exceedances for the existing Site were resolved. However, winds exceeding the safety limits were observed at three other locations to the northwest of site and to the east of proposed Building 4.*

Pedestrian Wind Comfort

- ***Existing Configuration:*** *Wind conditions around the existing site are shaped by its open exposure to southwesterly winds and accelerating northeasterly winds up the slope, resulting in generally higher wind speeds suitable for active pedestrian use (Categories C and D). Localised areas, particularly to the northwest within the reserve walkway and to the north of the site, are expected to experience wind conditions exceeding comfort thresholds (Category E).*
- ***Proposed Configuration:***
  - *Northern areas of the site are likely to benefit from improved sheltering. Favourable wind conditions are anticipated around most pedestrian pathways, including those adjacent to East Cliffe Residential Village. Wind conditions are expected to be suitable for passive to semi-active use (Categories A–C).*
  - *Higher wind speeds (Category D) are anticipated around building corners and along the reserve walkway, with some areas exceeding comfort thresholds (Category E), particularly around the northwest corner of Buildings 5 and further along the reserve walkways.*

Recommendations

Based on the findings of the wind tunnel study, the following in-principle wind mitigation strategies can be incorporated in the design of the development:

- *The landscape concept indicates significant vegetation within and around the site which is expected to reduce mean wind speeds and improve overall comfort across the Site. Densely foliated trees with undergrowth are recommended and should be retained along the East and West Public Walkways to support passive to semi-active use (Categories B–C).*
- *Wind screens (maximum 50% porosity and heights of between 2-3 m) should be installed at the northwest corner of Building 5 and at the southeast corner of Building 4 on the upper level.*

Wind Mitigation Review Summary

The proposed design includes the targeted strategies discussed above to address high winds in the public realm. With the inclusion of these measures, wind conditions within the public domain are expected to be safe and comfortable for intended use.

2.4 Wind mitigation devices proposed in the application

Page 66 of the Landscape Concept Plans contains a drawing that indicates the wind mitigation devices proposed in the application. These include:

- A canopy with a maximum porosity of 50%, located between proposed Buildings 4 and 5.
- 2m wind screens a maximum porosity of 50%, located southeast of proposed Building 4, along the northern side of the opening between proposed Buildings 4 and 5, and at the

northwestern corner of proposed Building 5.

3.0 CONCLUSION

It is considered that the wind study meets the requirements of the relevant provisions, follows relevant ADM guidance, and its comprehensiveness is proportionate to the size of the application.

The design recommendations included in the wind study seem appropriate and the mitigation measures included in the application in response to wind effects seem adequate.

Should you wish to discuss the content of this memorandum or discuss anything further on this application please contact me.

Wayne Bredemeijer
Consultant Urban Designer on behalf of Tāmaki Makaurau Design Ope
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