

Boffa Miskell



The Point Mission Bay

Fast Track Referral – Urban Design & Landscape Assessment Summary Report
Prepared for Generus Living Ltd

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1.0 Introduction

This Urban Design and Landscape Assessment Summary Report has been prepared as part of the documentation for the Fast Track referral application by 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 / Bastion Point (the Site).

The purpose of this memo is to provide a preliminary assessment of the urban design and landscape and visual effects of the Proposal. Should the project be successful in entering the Fast-Track pathway for resource consent, a full Urban Design and Landscape Effects Assessment, including visual simulations for the assessment of potential visual effects will be prepared at the consent stage.

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 a Crime Prevention through Environment Design (CPTED) assessment, also undertaken by Boffa Miskell, which considers the safety aspects of the proposed relocation of two existing pedestrian accessways through the Site.

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

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

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, 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 taking photographs in order to prepare visual simulations and to illustrate the Site and its landscape context.

To assist with assessing these effects, viewpoint locations for the preparation of visual simulations have been selected to illustrate representative public views of the Site 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.) At this project referral stage the **Graphic Attachment** includes the photograph viewpoint location plan and the existing condition photographs from the twelve selected viewpoints. 3D views from the architect's model, accurately positioned to the viewpoint location, have been prepared to inform the assessment. The final number of visual simulations to be prepared and their inclusion in the **Graphic Supplement** will be determined for the resource consent application.

The selected viewpoints took into consideration viewpoints used in prior resource consent applications for the Site. The chosen viewpoints are necessarily those in which the Proposal will be clearly evident in the view. In this respect the visual simulations that are to be undertaken will focus on the visibility of the Proposal. There are many urban contexts where the Proposal will have limited visibility and / or be unseen.

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, with a focus on relevant matters of discretion for Integrated Residential Development in the residential zones that apply to the Site, and informed by relevant objectives, policies and assessment criteria¹;
- 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

¹ Relative to those aspects which require consent as an RDA

- general good urban design practice.

3.0 Potential effects

The nature of the landscape and urban design effects of the Proposal (both beneficial and adverse) are:

Landscape effects

- Potential effects in relation to the scale / bulk / massing of the development in respect of adjoining open space and residential zones
- Potential privacy effects in respect of residential neighbours
- Potential effects in relation to the enhancement of the site from the development

Visibility of the Proposal is not, in and of itself, an effect.

Urban design effects

- Potential neighbourhood character effects of the bulk, scale and appearance of the Proposal in regard to the existing and planned character of the area
- Potential pedestrian legibility, connectivity, safety and amenity effects of the proposed repositioned public walkways
- Potential effects of the proposal on its public realm interfaces to neighbouring streets and Takaparawhau
- Potential on-site residential amenity effects
- Potential effects on neighbouring residential properties.

4.0 The Site and its Landscape Context

The Site comprises the former Eastcliffe Retirement Village adjoining the southern boundary of Takaparawhau / Bastion Point. 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. 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. These buildings, which also have weathertightness issues, will be demolished to accommodate the comprehensive redevelopment of the Site. In the west, the existing three storey Care building of the Eastcliffe Village will be retained, extensively refurbished and reclad.



Figure 1: Site plan aerial with streets named

The Site falls to the east being located on the eastern side of the Kupe Street ridgeline. The landform was previously modified to form a series of building 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 grassed 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 Bastion Point.

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 reserves connecting Takaparawhau to Atkin Avenue. 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 wastewater pump station.

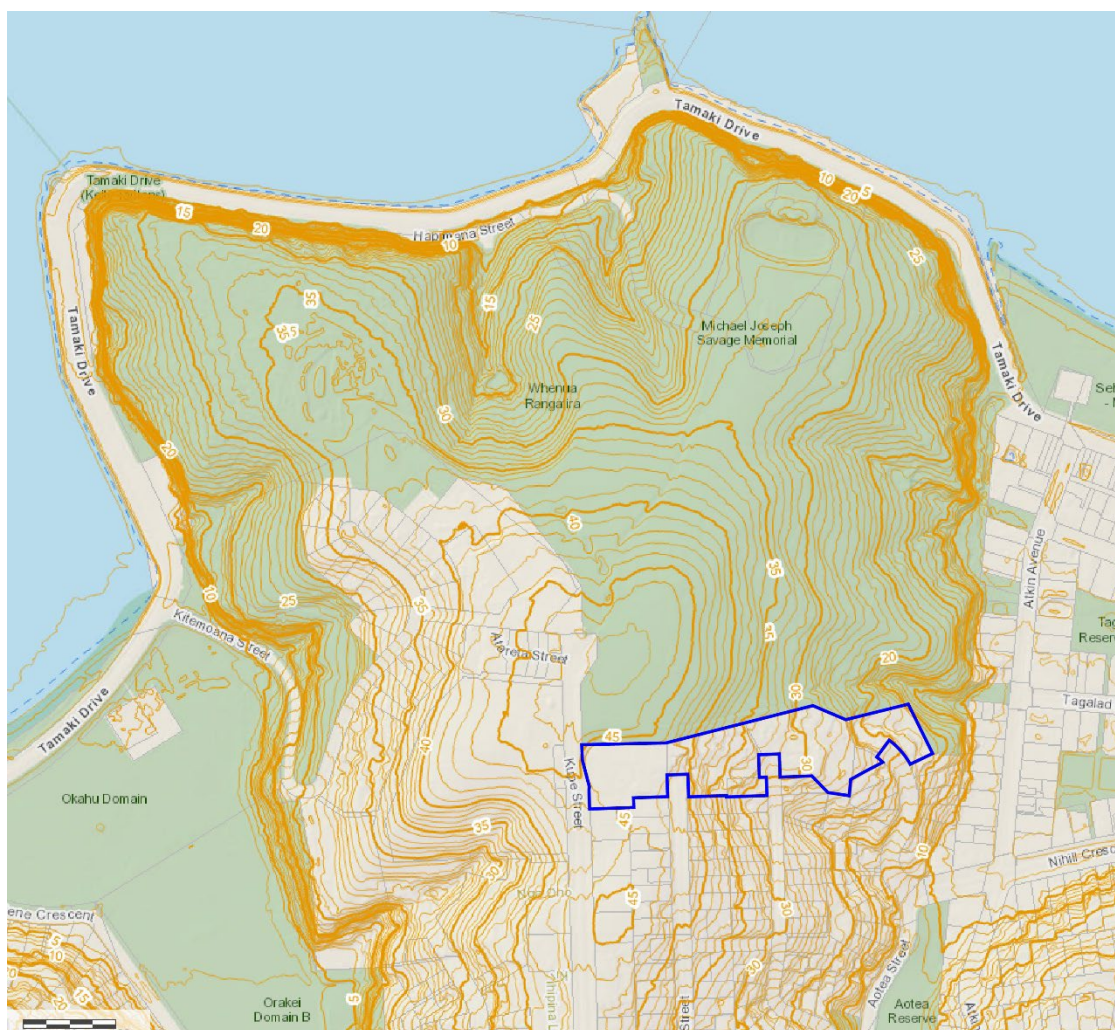


Figure 2: Topography showing the Kupe Street ridgeline and Takapararua headland with the Site located on the eastern side of the ridge (1m contour interval, source Geomaps)

To the south, the Site adjoins suburban residential housing with some ten lots directly adjoining the Site. These properties are accessed at the three cul-de-sac heads on Te Arawa, Rukutai and Aotea Streets. 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. This locality, including the suburbs of Mission Bay and the Ōrākei, comprises established residential neighbourhoods which are also undergoing urban intensification. There is a range of evident residential infill, multi-unit and some apartment development occurring, with the larger scaled re-development particularly located on elevated land along the ridgelines.



Figure 3: Wider Site context aerial

Elevated properties within the suburb enjoy an outlook to the Waitematā Harbour and its offshore islands including Rangitoto, and the residential area enjoys proximity to the eastern bays beaches, Okahu, Mission and Kohimarama Bays and their urban, local centre villages.

The headland open space of Takaparawhau / Bastion Point and the Michael Joseph Savage Memorial are key recreational open spaces and, in the case of the latter, tourist / visitor attractions. Takaparawhau is the ancestral land of Ngāti Whātua Ōrākei with Ōrākei Marae and the Iwi's Whai Māia social arm accommodated alongside kaumātua kāinga, Okahukura, and healthcare services. NWŌ have developed a masterplan for their Ōrākei whenua and are progressing the redevelopment of former state housing along Kupe Street with terrace housing developments designed by Stevens Lawson and Jasmax architects to optimise the finite land resource efficiently in order to house current and future generations of Ngāti Whātua Ōrākei people.

4.1 Public Walkway Revocation and Relocation

To enable the efficient redevelopment of the Site for retirement living and the creation of a well-connected village for older residents, Generus has consulted with Auckland Council Land Advisory personnel and advanced an application for the revocation of the two public pedestrian walkways that currently break the Site into three separate component areas, and to relocate these as easements, so as to continue to provide public pedestrian access between the residential area to the south and Takaparawhau whilst enabling the comprehensive redevelopment of the Site for a retirement village with good internal access for residents. Figure 4 below shows the existing and proposed public walkway alignments.



Figure 4: Existing (orange) and proposed (yellow) public walkway alignments.

5.0 Statutory Context

The Site is primarily zoned Residential - Terrace House and Apartment Buildings (THAB) in the Auckland Unitary Plan (AUP). The Site includes two Residential - Mixed Housing Suburban (MHS) lots on its southern side. In addition, the two existing pedestrian accessways through the Site have different zonings. The accessway from the northern end of Rukutai Street is zoned Special Purpose - Māori Purpose. The accessway from the northern end of Aotea Street is zoned Open Space – Informal Recreation (refer Figures 5 and 6 below, excerpts from the AUP GeoMaps). Figure 5 shows the zoning of the Site, and the wider Ōrākei / Mission Bay area and Figure 6 shows a closer view of the Site.

THAB zoned land 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 to the west 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).

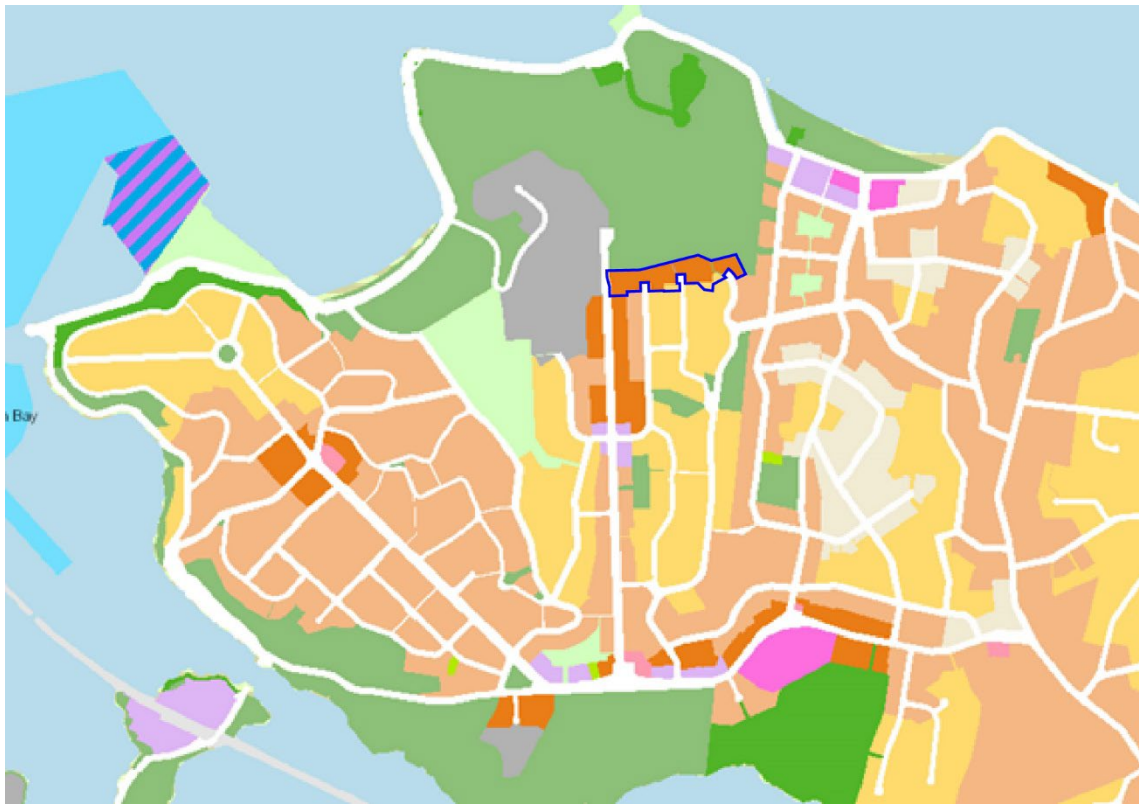


Figure 5: AUP zoning Site and wider urban context.

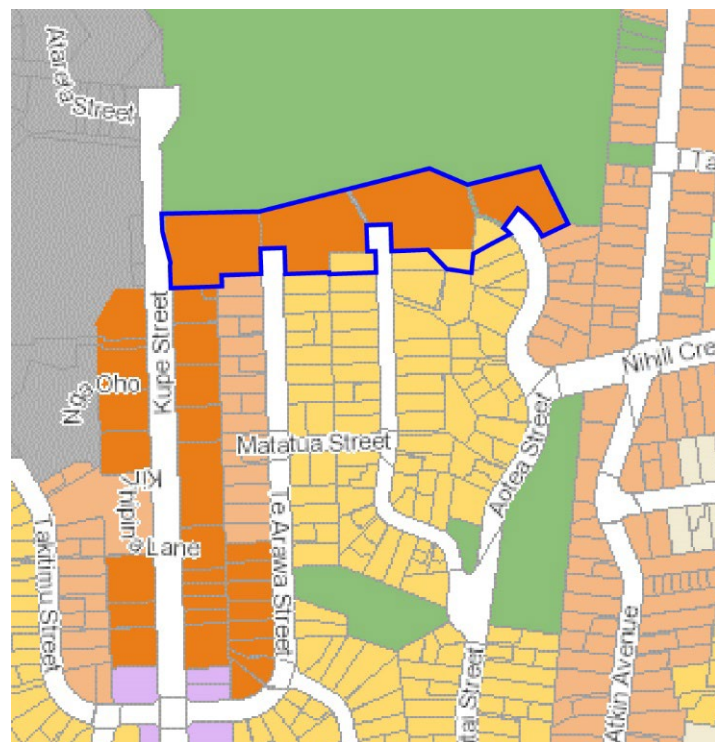


Figure 6: AUP zoning – detail.

THAB 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.

Standards are applied to all buildings, and resource consent is required for all dwellings and for other specified buildings and activities² in order to:

- achieve the planned urban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

The requirement for a resource consent enables the design and layout of a new development to be assessed, recognising that the need to achieve a quality design is increasingly important as the scale of development increases.

Integrated Residential Development of the nature proposed require a Restricted Discretionary (RD) activity consent (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 height in relation to boundary (HiRB) controls that apply at the interface with adjoining residential zones varies, with 45 degrees above 2.5m applying at the interface with the MHS Zone and 45 degrees above 3.0m applying at the interface with the MHU Zone.

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.

Ōrākei 1 Precinct

The Site is included in 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.

Retirement villages are identified as an RD activity in the Precinct, in that part which is zoned Special Purpose - Maori 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 a non-complying activity.

² Integrated Residential Developments (Retirement Villages) are a specified activity

Natural Character of the Coastal Environment

The Site is located well back on the Takaparawhau / Bastion Point 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 NZCPS (in particular Policy 15) is also contextually relevant.

6.0 The Proposal

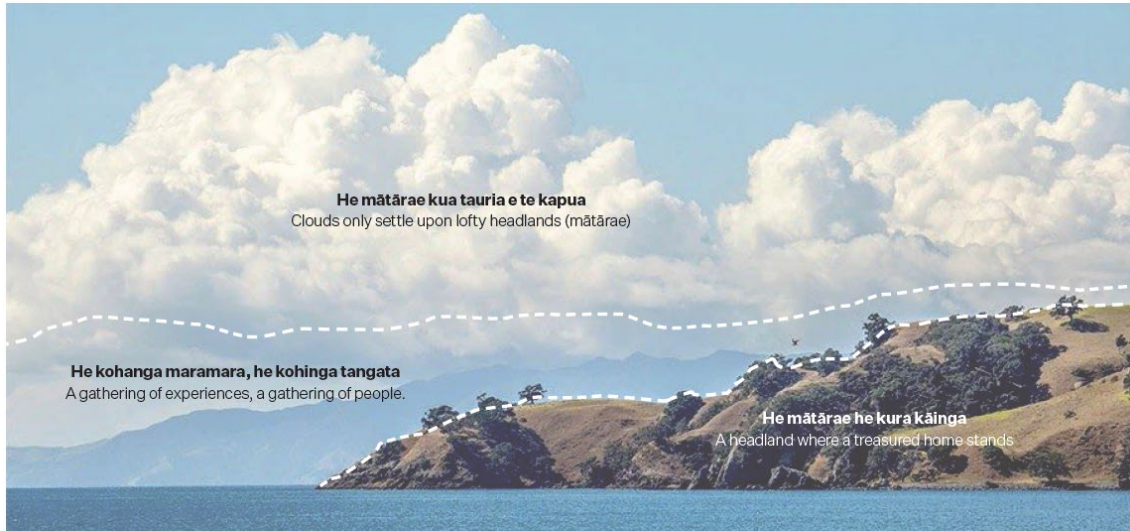
The Proposal is illustrated in the Warren & Mahoney Architects (WAM) drawings appended to the application and described in the 'Referral Report' prepared by Bentley & Co.

The Proposal is for the development of the Site with a comprehensive and integrated new retirement village, inclusive of the refurbishment of the existing three storey Care building at the western end of the Site, adjoining Kupe Street. The landscape associated with the Care building will also be upgraded with a unified approach to the landscape character and amenity of the full Site.

The proposed revocation and relocation of public pedestrian access between the southern residential streets and Takaparawhau will enable the Site, east of the Care building, to be comprehensively redeveloped. This is to include five interconnected buildings of between five and seven storeys located on top of a two – three storey podium.

As part of the development agreement between NWŌ as landowner and Generus there are a range of Māori Design Principles that are required 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 also 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.

Narrative Development (NWO)



This Ngāti Whātua whakatauki proverb is an acknowledgement of our elders and the collective wealth of knowledge and experience they possess.

Figure 7: Project conceptual narrative

Conceptually the Proposal responds to this narrative with the grounded base of the building podium holding to the solid headland and providing the focus for gathering and human interaction within the village, with the upper levels reflecting the clouds settling on the land. The building façades are being developed in response to this conceptual idea with the base having a solid 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 on the land.

A key aspect of the architectural design approach to building modulation is the establishment of the varied one, two, three and four storey 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 are oriented broadly north south. The three buildings central to the Site and the building to their immediate west are separated by at least 15m and up to 30m, resulting from variations in their orientation. The easternmost building is some 45m to the east of the three central buildings. This separation and varied orientation provides for solar access, sky vistas, and a level of openness as experienced from both the north and south. This form of the proposed development moves away from the long east-west singular orientation of development that previously existed / was previously consented on the Site. 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 HiRB standards, with the development designed to fully comply with these provisions.

The spatial separation of the buildings from the southern (common residential) boundary provides a buffer for the building elements, with this incorporating planting with a residential character and amenity, including specimen trees for scale at the interface, and interspersed with vehicular maneuvering, a limited amount of surface parking (approximately 12 parking spaces) and pedestrian pathways, with the most proximate building component comprising two storey development with taller elements set well back.

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 natural adjacent ground. In the west, closer to the Kepa Road ridgeline, the podium level and western building elements will sit closer to 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), will be elevated above the landform.

The base to the development, reflecting the narrative of the 'ground domain' at its varied, stepped height along the northern and eastern boundaries is being designed to comprise an eroded, albeit solid, materiality. This base to the Proposal will comprise natural cladding materials, with integrated native planting at the boundary and the podium level. Residential units that are located in this base/podium will activate the frontage to Takaparawhau and provide passive surveillance to the open space including the public pathway. At upper levels, the five building components are oriented broadly north-south contrasting with the alignment of the building base and establishing 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 façade depth and layering, contributes to the interest of the Project buildings and its response to the cloud narrative as observed across the open space of Takaparawhau.

7.0 Visual Catchment and Viewing Audiences

The Site is located on the eastern side of the Takaparawhau / Bastion Point ridgeline set behind and adjoining Takaparawhau. It lies to the east of Kupe Street which follows the ridgeline. As such the Site 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 to the east. Patteson Avenue and Kohimarama Road run down ridgelines to the east which define the extent of visual catchment approximately 1km to the east. 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 Site has less presence from this western catchment due to the screening effect of the Kupe Street ridgeline and east facing topography of the Site.

The undulating topography and urban nature of existing development means that the extent to which the Proposal within the Site will be visible within the urban catchment varies. Elevated west and north oriented streets, open spaces and properties will have the potential to view the Proposal across / down the valley towards the Site and the Kupe Street ridgeline.

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 and accessing the Joe Hawke memorial / urupa.
- People accessing the Michael Joseph Savage Memorial and associated carpark to the north on Takaparawhau / Bastion Point.
- People accessing the Ngāti Whātua Ōrākei Marae and tribal facilities on Kupe Street to the northwest of the Site.
- People in properties 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 the northern portions of Kupe, Te Arawa, Rukutai and Aotea Streets.
- People in Mission Bay in the beachfront reserve and on parts of Tāmaki Drive looking inland to the southwest.
- The Site 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.

8.0 Assessment of Landscape and Visual Effects

Landscape and visual 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 and visual 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 and visual 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, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which a proposal is viewed.
- The area or extent of visual catchment from which a proposal is visible.
- 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 viewed.
- 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 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 that beneficial outcomes, i.e. positive effects, are generated such that the landscape is enhanced, and amenity levels are maintained and 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.

Commentary:

From a landscape and visual effects perspective the key issues associated with the Proposal and the potential effects are addressed as follows:

The Site has previously been occupied by an apartment/townhouse style retirement village and extensive at grade parking, with the majority now comprising vacant stepped building platforms. As such the landform is already highly modified by previous urban development, and does not display any unmodified, natural qualities or characteristics. The Proposal comprises a brownfield urban redevelopment of a large, underutilised site the presence of which within the urban area presently degrades the character and amenity of the Site and locality.

Immediate interface

In terms of interface issues, the design of the Proposal is being developed cognisant of its immediate public – Takaparawhau, and street frontage, as well as its private – residential, neighbours.

The two, stepping in places to three storey, base establishes a grounded podium to the development with the series of five, four to seven storey apartment buildings above oriented north-south, with their 'short' ends to both Takaparawhau and the southern residential catchment. These building footprints are set slightly off the orthogonal and generously separated with separation distances at the 'close ends of the buildings in the range of 15, 18

and 22m and at the wide end 27, 25.6 and 31m. The eastern building is more distantly separated at approximately 45m. The orientation and separation of these buildings provides the opportunity for visual connections through the Site, with open sky views through the built form from the north and south.

For the immediate residential catchment to the south a combination of factors contribute to the management / mitigation of amenity (including privacy/overlooking), and visual effects. These include:

- the physical separation which incorporates: a variably planted interface; internal vehicular circulation / maneuvering and limited surface parking; and pedestrian circulation;
- the design of the building elements comprising a two and three storey podium base stepping to the taller five and seven storey elements above;
- the buildings' setback from the boundary, and compliance in respect of HiRB;
- the deep nature of balconies, and their primary orientation;
- the layered façade design; and
- the generous separation between each of the buildings.

For people accessing the open space of Takaparawhau these same aspects of the design of the Proposal create a residential development of high quality and interest that retains depth to the landscape and incorporates a quality landscape interface. The scale of development will be in contrast to the Site's present partial openness, but the residential nature of the Proposal and the separation of the taller building elements above the podium will retain a connection to the wider landscape as one experiences the development from different parts of the open space. The presence of a residential community within the Site and activity on the podium level will provide passive surveillance to the open space and pathway.

From this perspective, Takaparawhau will be backdropped by a series of multi-storey buildings above a stepped podium grading from ground level in the west to two to three storeys along the central northern frontage and transitioning to four storeys at the eastern end of the Site where the natural topography falls away. This part of the Site interfaces with a revegetated portion on Takaparawhau. The scale of the open space its contour and combination of open grassland and forest revegetation can easily accommodate such a backdrop without adversely affecting its open space character and amenity values associated with a variety of informal recreation activities and community uses, such as walking, running, cycling, dog walking, and enjoying the environment including its outlook to the Waitematā Harbour, Rangitoto and other Hauraki Gulf islands.

Middle distance

The location of the Proposal on the eastern side of the ridgeline and the relative height of the series of above podium building elements means that the Proposal will be viewed as forming part of the urban landscape in the catchment of Mission Bay from Pipimea Head in the northeast, across to the Kohimarama Road ridge in the east and south to the Kepa Road ridge. There is an established and emerging presence of taller buildings particularly along the ridgelines in this catchment as well as within the wider Auckland urban landscape. The development will have a landmark quality in this respect but within a relatively defined catchment. Having said that, it will not be of a scale of form that competes with the overall composition of the landscape.

The location of the Site on the eastern side of the ridge means that the Proposal will not be prominent in the catchment to the west including from Okahu Bay or the Coates Road ridgeline, which does itself accommodate a range of three, four and five storey, apartment buildings.

Natural Character of the Coastal Environment

The Site is set well back from the coast with the Takaparawhau / Bastion Point headland and its signature Michael Joseph Savage Memorial landmark forming the coastal escarpment. Tamaki Drive traces the coastline at the base of the escarpment.

The Proposal will form part of the urban, built ridgeline defining the western edge to Mission Bay from Tamaki Drive and the harbour to the northeast. The urban backdrop to the eastern bays coastline supports a wide range of taller forms of apartment buildings including the seven to twelve storey point towers at the coastal edge in Kohimarama to numerous three, four and five storey apartment buildings in the landward residential catchment of the bays.

Whilst the Proposal will therefore introduce a further mid-rise form of development into the landward urban backdrop to a part of the Waitematā Harbour the Proposal is not considered to be out of context with the eastern bays established and evolving urban context or the character of the coastal environment.

The scale, form, and location of the Proposal is an appropriate form of development in the relative coastal context and will not generate effects of a nature that are inconsistent with the appreciable natural features and natural landscapes of the coastal environment.

9.0 Urban Design Evaluation

9.1 Neighbourhood character

The Site is currently occupied by the three storey Care building, which is at the western end of the Site and is proposed to be retained, and two 3-4 storey apartment typology buildings at the Site's eastern end, which are proposed to be removed. The large, central part of the Site, is clear of any buildings, having previously accommodated at-grade parking and maneuvering areas and a series of attached two storey villas, which were removed some years ago due to weathertightness issues.

The Proposal will introduce five new buildings onto the Site. These buildings will infringe the THAB zone's 16m maximum permitted height by 1 – 3 storeys and the MHS Zone's 8m maximum permitted height by approximately half a storey.

The issue at hand is whether the bulk, scale, form and appearance of the proposed buildings is an appropriate response to both the existing and planned built character of the area?

The surrounding neighbourhood largely comprises one to two storey detached houses, including townhouse developments where there are 3-4 stand-alone houses down a common driveway. Amongst these predominant housing typologies there are 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. 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 considered to be 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 and tower approach of the development, as discussed in the previous section, responds to the narrative of the Site and its contextual location (developed by Joe Pihema) of a headland and clouds settling on the land, with a more solid base, both in bulk and appearance, and a top of generously separated buildings, with a 'lighter' architectural expression.

Building bulk is generally stepped from the boundary with MHS zoned properties to the south, with lower massing building form in this area, positively responding to the lower scale existing and enabled form of development in this area.

The primary north-south orientation of the proposed buildings not only optimises on-site residential amenity (discussed later in this report) but also separates and breaks up the appearance of the overall bulk of the development 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 sides of the proposed buildings to these immediately adjoining environments.

The separated building forms above the lower-scale podium are positioned to maintain the views to the north along the residential streets to the south of the Site - Te Arawa Street, Rukutai Street and Aotea Street, 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.

9.2 Public walkways

The safety aspects of the proposed relocation of public walkways through the Site is comprehensively assessed in the CPTED assessment of those walkways which forms part of the referral materials. That assessment concludes that the proposed relocation of the walkways has neutral to positive effects from a CPTED perspective. The report concludes that there is the opportunity to further improve CPTED outcomes through recommendations related to surveillance, activity and wayfinding. The assessment in the report and its recommendations are supported.

From a broader urban design perspective, the proposed two walkways, one at the end of Te Arawa Street, and the other in a new position towards the end of Aotea Street, are considered to be proportioned and positioned with safety in mind and are well integrated into the wider pedestrian movement network in a legible manner. Both new walkways 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.

9.3 Public realm interfaces

The Proposal, as currently conceived, incorporates key structuring elements that will achieve attractive and safe interfaces to streets to the south of the Site and to 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 building, which is to be refurbished. 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 them. The Proposal positively responds to these less intense environments by stepping the 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, positively assisting in reducing their prominence in these views.

The setback of the buildings from the southern street interfaces also provides the opportunity to provide planting along and near to these frontages, assisting the visual integration of the Proposal into the surrounding streets.

The Site plan shows frontages to Te Arawa, Rukutai and Aotea Streets are addressed by habitable spaces within the buildings, providing the opportunity for good levels of passive surveillance. Additionally, the level of occupation of the retirement village means that there will be regular movement of residents, visitors and staff along the streets, adding to activity and the extent of passive surveillance.

Takaparawhau interface

Building bulk and scale as perceived and experienced from Takaparawhau is positively reduced by the low height of the podium, the generous spacing between the buildings above it, and the short sides of these buildings presenting to the open space.

The layout of the podium and the building elements above provide for active engagement with Takaparawhau and passive surveillance across the open space, with the Proposal having a number of residential units and communal spaces that will have views and outlook over it.

The position of the Site, to the south of the main area of Takaparawhau, means that shading of the open space will be limited.

9.4 Residential amenity

Both the location of the Site and the design/layout, as currently progressed, 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 less than 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 on par with or exceeding AUP expectations.

In addition to private balconies, 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 the Te Arawa, Rukutai and Aotea Streets frontages to the Site, providing space for landscaping, which will enable the development of legible entries to the Site as the design develops.

9.5 Relationship to neighbouring residential properties

Building bulk and massing has been placed on the Site in a manner which will minimise the potential for overlooking, privacy, visual amenity and shading effects on neighbouring residential properties to the south. As discussed throughout this assessment, these techniques include:

- generally stepping the building bulk away from the southern boundary, particularly at upper levels;
- the north-south alignment of the proposed buildings meaning that they present their short sides to the residential properties to the south; and
- the positioning and orientation of primary outlook from the majority of residential units is not towards the southern residential boundary.

10.0 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 of the Kepa 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 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 level of amenity well in excess of the AUP outcomes expected for residential development on the Site.
- Building bulk and massing has been placed on the Site in a manner which will minimise the potential for overlooking, privacy, visual amenity and shading effects on neighbouring residential properties to the south.

Appendix 1: Graphic Supplement:

Site Context Photographs

THE POINT MISSION BAY

FAST TRACK REFERRAL - URBAN DESIGN AND LANDSCAPE ASSESSMENT SUMMARY REPORT GRAPHIC SUPPLEMENT

FEBRUARY 2025



Orakei Site Investigation



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VP 7: 94 Rukutai Street



VP 8: 92 Aotea Street



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VP 10: Patterson Reserve on Patterson Ave



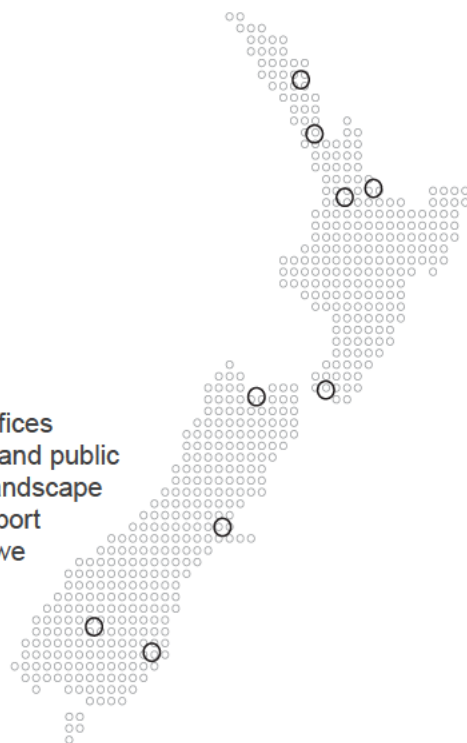
VP 11: 38 Dudley Road



VP 12: Corner of Selwyn Avenue and Tamaki Drive

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