

# The Point, Mission Bay

## Architectural Design Report

Prepared for:  
Ngāti Whātua Ōrākei Whai Rawa Ltd  
Generus Living Group

Document Revision Status:  
Revision A

September 2025



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Disclaimer:

To be read in conjunction with other drawings and any further documents that make up the architectural suite and with relevant consultants documentation. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.

This documentation contains information that must comply with the New Zealand Building Act. Works cannot commence before a Building Consent is obtained.

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## Mihimihi

Tuia te rangi e tū nei  
Tuia te papa e takoto nei  
Tuia te muka tangata I takea mai  
I Hawaiki nui, i Hawaiki roa, i Wairotī, i Wairotā  
Ko Maungakiekie  
Ko Hikurangi  
Hei kura kāinga mō Tuperiri  
Mātai ake ki Te Ara Pūeru  
Papaki mai ana ngā tai o te Manukau  
Ka huri kau ake ki te raki  
Ki ngā tai kōrikoriko o te Waitematā  
Tērā te mātārae e tauria e te kohu  
Rokohanga atu, ko Takaparawhau ki runga  
Ko Tāmaki ki raro  
Ka tau tōku ngākau i te tirohanga atu  
Ko Te Kahu Tōpuni o Tuperiri e  
E ngā mana, e ngā reo, e ngā hau e whā  
Nau mai haere mai ki a Ngāti Whātua  
Ki ngā uri o Tuperiri  
Te ahikā roa o Tāmaki  
Tēnā rā koutou katoa.

## Acknowledgement

Bind the heavens above  
Bind the land below  
Weave the strands of mankind that originated  
Afar in ancient Polynesia  
Maungakiekie, the mountain  
Hikurangi, the village  
A treasured home for Tuperiri  
Gaze across the South to Māngere mountain  
The waves of the Manukau crash ashore  
I turn to the North  
To the sparkling tides of the Waitematā  
There lies the promontory cloaked in mist  
And so appears, Takaparawhau  
Looming above the Auckland landscape  
My heart is gladdened by the sweeping vistas  
Across the chiefly textured cloak of Tuperiri  
To the many visitors and esteemed guests  
Draw near to the host people Ngāti Whātua  
The descendants of Tuperiri  
The people of the land  
Welcome and greetings.



# Introduction



## 0.0 Introduction

Situated at the edge of Takaparawhau, forming an edge to the Eastern suburbs and the Waitematā, the site of The Point, Mission Bay, holds significant importance. The site largely sits empty following the demolition of existing housing stock.

Comprising five residential buildings, four of which sit atop a podium building, a landscaped roofscape and community hub, the proposal forms a cohesive, integrated residential precinct for later living.

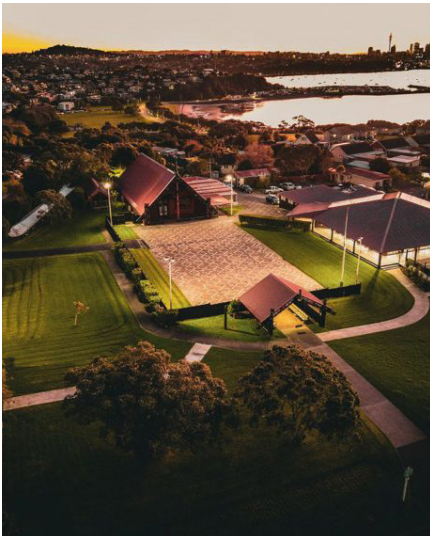
The conceptual narrative - He mātārae kua tauria e te kapua - Clouds only settle upon lofty headlands (mātārae) - guides the initial architectural response but will also continue to inform development of the design as we move through the design stages.

The iho - He kohinga maramara, he kohinga tāngata A gathering of experiences, a gathering of people - is represented through the space between the podium and the buildings. The podium's use as a community hub and a string of amenity connecting the long site, mean it will be a place for residents to socialise, connect, and live.



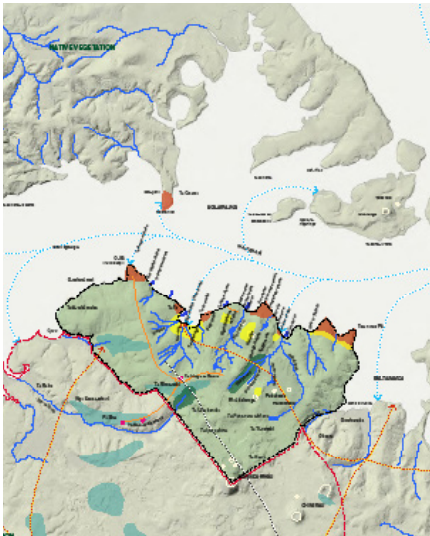


0.1 Acknowledging Tangata Whenua



Te Kahu Tōpuni o Tuperiri

We acknowledge the enduring mana of Ngāti Whātua as tangata whenua of Tāmaki Makaurau, a history that began under the leadership of rangatira Tuperiri.



Tuku Whenua

We acknowledge the traditional strategic gifting of land by Ngāti Whātua Ōrākei for the formation of Tāmaki Makaurau.



Te Tiriti

We acknowledge the importance of Te Tiriti in empowering indigenous communities, and indeed all of us, giving rise to cities which are unique and powerful expressions of our civic identity



Takaparawhau/  
Bastion Point

We acknowledge the connection of tangata whenua to retain Takaparawhau and the surrounding whenua.



An Enduring Partnership

We are proud of our enduring relationship with Ngāti Whātua Ōrākei. Together, we are changing the face of Tāmaki Makaurau; projects such as Te Toangaroa and Pūmanawa o Tāmaki - Project West are some of the most ambitious and ground-breaking projects in Aotearoa.



Ahi Kā

We acknowledge the importance of continued ahi kā for Ngāti Whātua Ōrākei, who will live, work, play and grow on this site and the whenua that surrounds it generations into the future.





0.2 Cultural Narrative

A cultural narrative was created through a series of workshops with Ngāti Whātua Ōrākei and Joe Pihama. It is derived from an initial conceptual framework of the podium being of the land, and the buildings being of the sky.



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





# 0.3 Guiding Principles

The Guiding Principles outlined below represent the strategies underpinning the design development and decision making for The Point Mission Bay.



At home in the Eastern Bays

The Point creates a place that is familiar to the Eastern Bays, whilst offering amenity, community, and an ease and comfort of living that is unachievable within a free-standing home. The Point creates the opportunity to live on the edge of a park, with sweeping views of the harbour, in generous high-quality low-maintenance homes. The buildings, in themselves, are also ‘at home’. They are of their place.



Respectful of the neighbourhood

A key strategy for the masterplan is to step the proposed massing down towards the south to a scale similar to that of the site’s one and two storey single dwelling neighbours. In addition to the reduction in scale, a buffer zone, created through the lane that connects the roads and provides access to car parking through the site, also provides ample opportunities for landscaping. The lane, the landscaping, and the mews-like homes in a location that is south-facing without sea views, creates a highly desirable place to live.



A welcome arrival

The arrival to The Point needs to be simple and memorable. At the end of Aotea Street you are greeted with a generous view to the sky and a low slung pavilion framed by two buildings. Upon entering the Porte Cochere, you are offered a glimpse of the Waitematā and Rangitoto Island beyond. You are immediately aware of the spectacular nature of this place.



Nestled into the landscape

Another key design strategy is to create the appearance of buildings nestled into the landscape. A clear diagram of a heavy podium integrated into the site, a recessed gap floor, and ‘floating’ buildings above it, is a strategy that reduces the visual appearance of mass but also creates different offers within the precinct without creating additional buildings.



A community on a single level

Bridges, ramps, or a series of lifts through different buildings are outcomes that are associated with retirement living and a fall-back solution that we want to avoid. Creating a level podium to ensure that the majority of residents’ day-to-day lives only involved using the lifts within their own building was a key driver for the masterplan. Amenity stretched across the podium ensures that all residents have a community at the base of their building, which is particularly important when residents age and their ability and willingness to venture far from their home reduces.



Awe-inspiring moments

The site is spectacular. There would be very few sites in Central Auckland with rolling park side views with the Waitematā and Rangitoto beyond. We’ve located the entrance and amenity pavilions in locations that make the most of these views so all residents, regardless of the location and aspect of their apartment, can experience them. It’s a place where they’d be proud to host their family and friends. The masterplan creates awe-inspiring moments, every day.



A masterplan which unlocks a challenging site

In our view, the masterplan needs to unlock five key things: 1. A clear arrival experience; 2. Straightforward movement across and through the precinct; 3. A proposal that works with the site’s topography; 4. A focus on efficiency and repetition; 5. Most importantly, a highly desirable place to live.





# Executive Summary



1.0 The Masterplan

The site is formed by a series of individual lots, including 'Section 3, SO 63269' which is the location of the existing care building. The proposal comprises 50,150 sqm GFA, creating 256 homes, 270 car parks and amenity.



|                         |                      |                         |                            |                                     |                          |
|-------------------------|----------------------|-------------------------|----------------------------|-------------------------------------|--------------------------|
| (A) Elevated Apartments | (C) Outdoor Amenity  | (E) Arrival Pavilion    | (G) Podium Rooftop Gardens | ↔ Public Park Access (via easement) | △ Carpark/Service Access |
| (B) Podium Apartments   | (D) Amenity Pavilion | (F) Enclosed Connection | (H) External Carparking    | ↗ Building Entrances                | ▲ Access to site         |



# 1.1 Components



(A) Elevated Apartments

(C) Outdoor Amenity

(E) Arrival Pavilion

(G) Podium Rooftop Gardens

Public Park Access  
(via easement)

Carpark/Service Access

(B) Podium Apartments

(D) Amenity Pavilion

(F) Enclosed Connection

(H) External Carparking

Driveway Access

Access to site

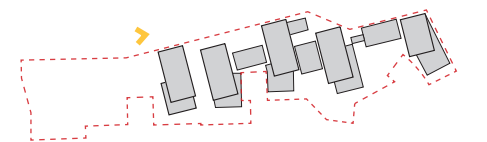
Gate

Building Entrances



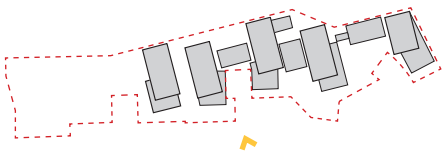
## 1.2 Conceptual Visualisations

View from Takaparawhau looking East with The Point, Mission Bay, on the right.



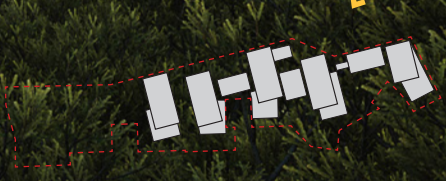


1.3 Conceptual Visualisations  
View from Rukutai Street looking North.





1.4 Conceptual Visualisations  
View from Takaparawhau looking South West.





# Local Context



## 2.0 The Location

The Point, Mission Bay, has views of the Waitematā Harbour and looks out towards Devonport, Rangitoto Island, and Waiheke Island. It is minutes away from Mission Bay, and the activities and amenities across Eastern Bays.





2.1 The Site

The site benefits from great access to sunlight, panoramic views and connections to nearby urban and natural environments. The prevailing summer winds are from the north east, while the prevailing winter winds are from the south west.




























2.2 Local Amenity

The local area includes Mission Bay where there are many hospitality offerings.

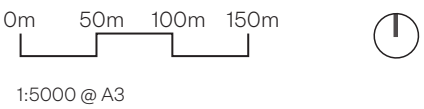
A bus stop is a 3 minute walk from site. This route will go to Eastridge Shopping centre and Mission Bay.

|   |                                   |
|---|-----------------------------------|
|   | Site                              |
|  | Entry to The Point - Mission Bay  |
|  | Entry to The Point - Takaparawhau |
|  | Medical                           |
|  | Post                              |
|  | Gym/Sports                        |
|  | Public Park                       |
|  | Cafe                              |
|  | Restaurant                        |
|  | Bakery                            |
|  | Alcohol Store                     |
|  | Ice cream Store                   |
|  | Grocery/Dairy                     |
|  | Market                            |
|  | Banks                             |
|  | Public Parking                    |
|  | Education                         |
|  | Marae                             |
|  | Church                            |
|  | Beauty                            |
|  | Bus Stop & Route                  |
|  | Bike Lane                         |
|  | Walking Route                     |



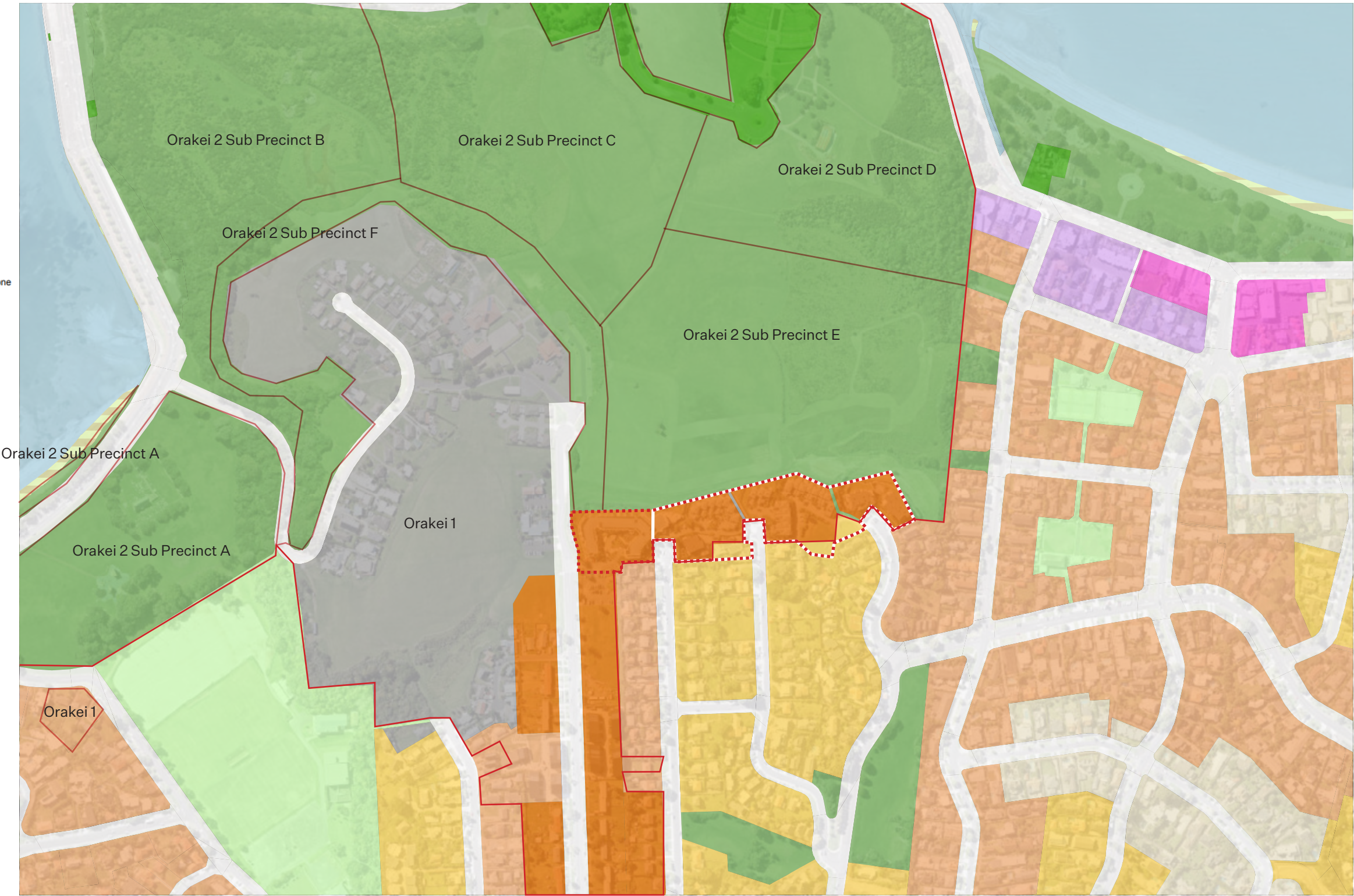


2.3 Zoning



The site includes ‘Residential - Terrace Housing and Apartment Buildings Zone’, ‘Mixed Housing Suburban Zone’ and ‘Special Purpose Zone - Māori’. The site borders ‘Residential - Mixed Housing Suburban Zone’ and ‘Open Space - Informal Recreation Zone’.

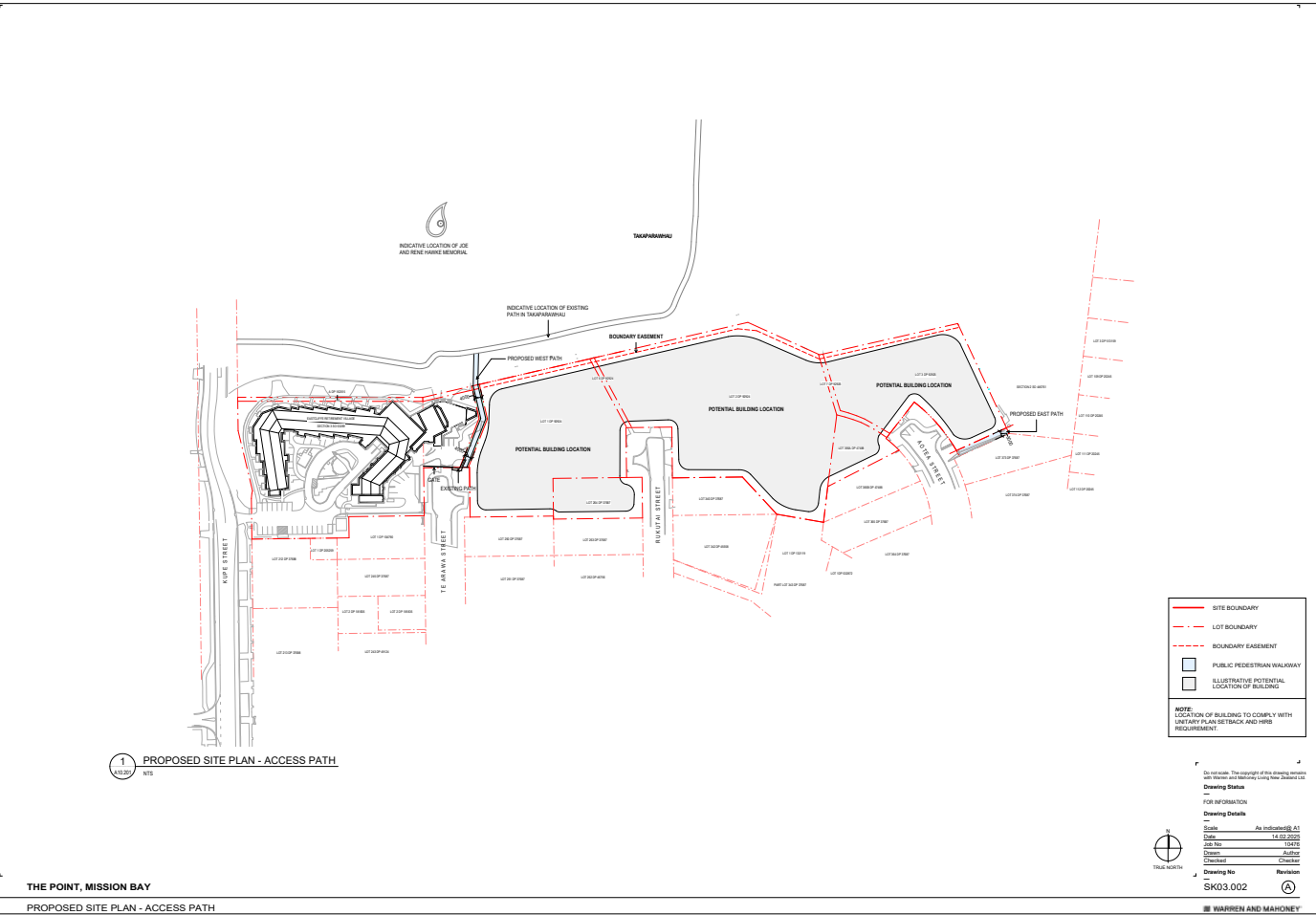
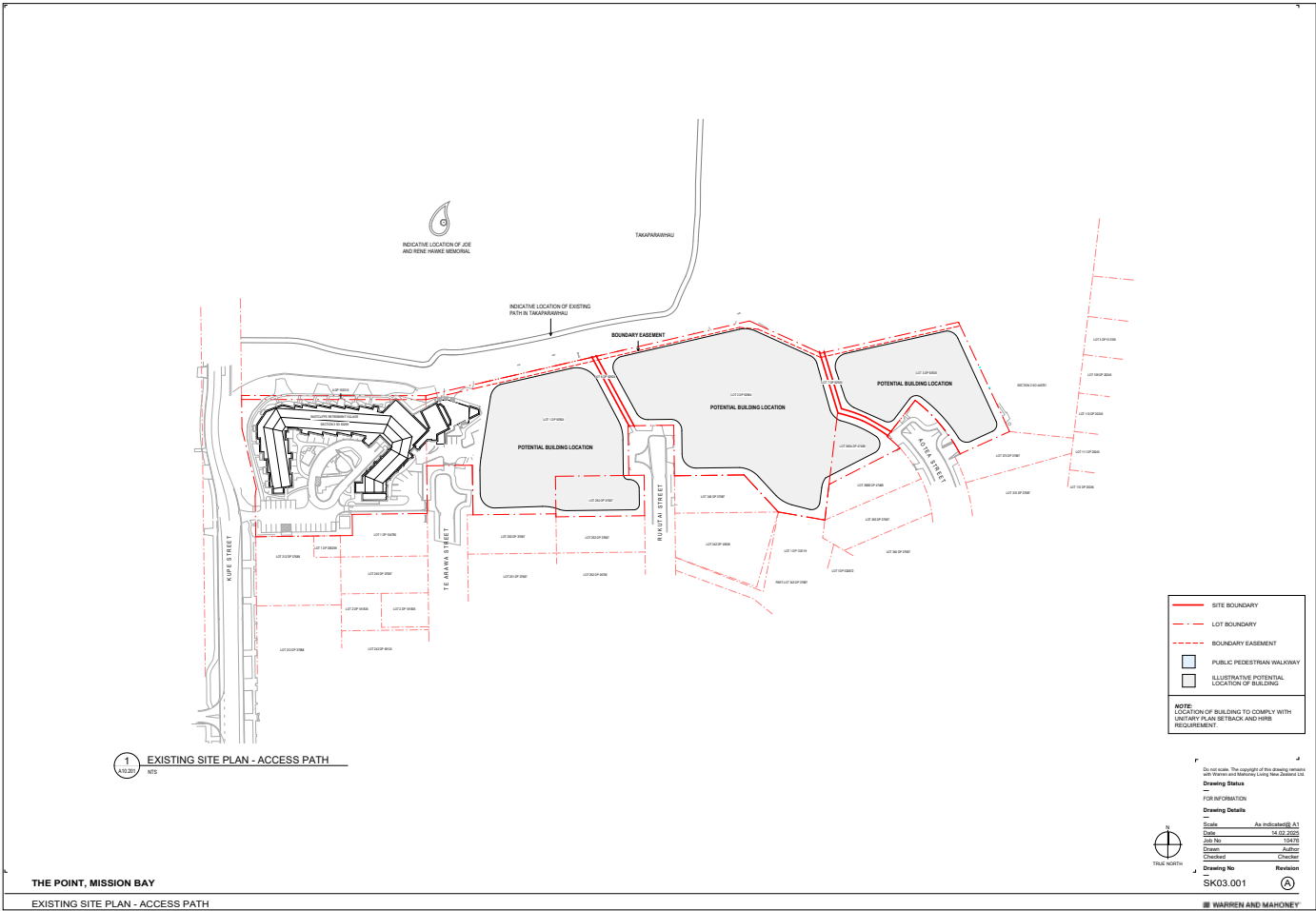
- Zones
- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential -Terrace Housing and Apartment Buildings Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Future Urban Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]
- Hauraki Gulf Islands
- Road [i]





2.4 Path Relocation

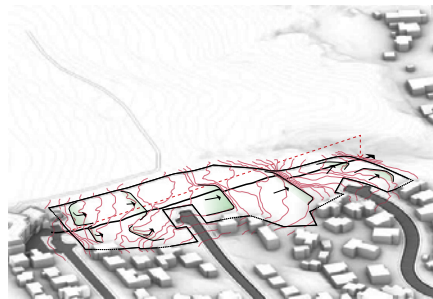
To enable this proposal, a separate application has been made to Auckland Council relating to the relocation of the public walkways through the site. The drawings below were submitted as part of the proposal and describe the proposed relocation.





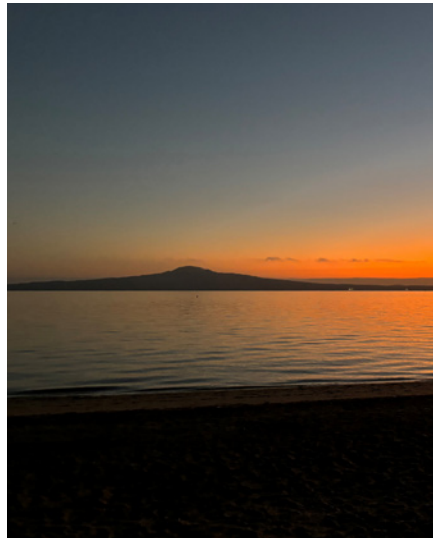
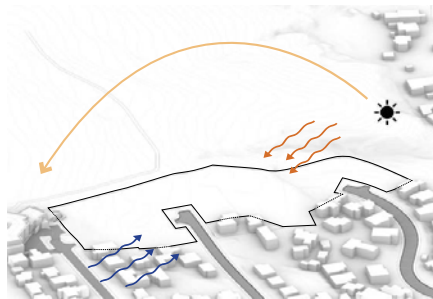
2.5 Connected To Place

The Point has an inherent connection to its place in Tāmaki Makaurau. It is connected to the land it sits on, considers the sun and the wind it is exposed to, as well as the views to and from the site, and the neighbouring sites.



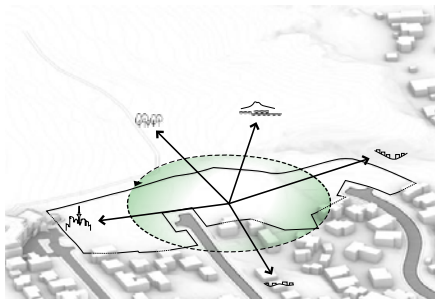
Connected to the Land

The land that the site is on is important for many reasons including its relationship with Ngāti Whātua Ōrākei. Our approach to the masterplan has been to work with the existing shape of the land (including the fall of the site of approximately 22m from West to East) to ensure the design isn't complicated before we get out of the ground.



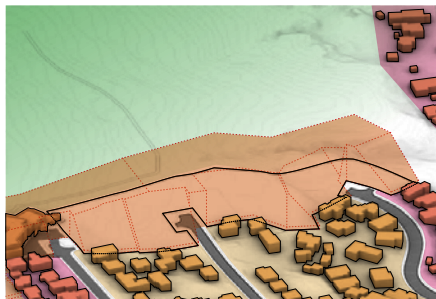
Considers the Sun & Wind

Located near the top of a headland with a long northern boundary, the site captures both sunrise and sunset. It is exposed to northern sun which is beneficial but an important consideration for façade design. Some shelter from the prevailing south-westerly winds is provided by the sloping topography, but exposure to the north easterly winds is high. Our masterplan considers wind in the arrangement of massing. In the next phase the landscape and balcony experiences will be further developed.



Views To and From the Site

The site benefits from sweeping 360 degree views of Auckland, including iconic views of the Waitematā harbour, Rangitoto Island, Devonport and the City. There are a number of key views towards the site have been considered when developing the masterplan to ensure the proposals aren't overly dominant on the headland.



Respect the Neighbourhood

The site is on the edge of a suburban area in Auckland, comprising mostly of one and two storey single dwellings. It's located within the Unitary Plan's Residential - Terrace Housing and Apartment Building Zone which has a maximum building height of 16m and a height in relation to boundary requirement.

The RFP has provided an alternative (increased) maximum building envelope which the masterplan works to. In order to mitigate the additional height, the masterplan scheme seeks to reduce dominance, overlooking, and overshadowing when compared to a 'compliant' proposal.





2.6 Connected To Community

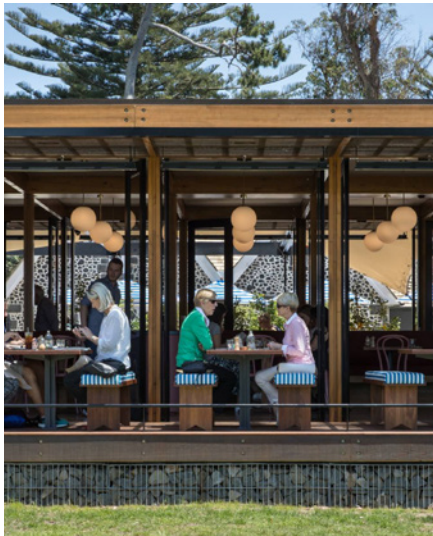
A key part of the brief is for the development to be ‘of The Eastern Bays’, stitching into the existing community and the lifestyle its known for.



Be Close To Family

We understand that relationships, activities, and interests exist beyond the walls of our community, and we’ve designed our project to make it easy to stay involved in the lives of loved ones.

As one grows older, these connections become increasingly important, providing a sense of continuity, support, and happiness that enhances overall well-being. Being centrally located in Auckland ensures that one can continue to nurture these vital bonds, creating a living experience that is as rich and fulfilling as the life always known.



Spend Time With Friends

Restaurants and cafés are dotted along the coastline of Auckland’s Eastern Bays providing places to meet with friends and enjoy a meal just moments away from The Point.



Take A Moment

There’s nothing better than walking along Tāmaki Drive and taking a moment to sit on a bench and take it all in. We understand that you want spaces that provide a sense of peace and reflection, where one can pause, breathe deeply, and appreciate the beauty. Taking a moment like this isn’t just about relaxation—it’s about grounding oneself, finding clarity, and reconnecting with inner thoughts amidst the hustle and bustle of daily life. These simple, serene pauses are essential for maintaining mental and emotional well-being, allowing one to recharge and return to activities with renewed energy and perspective.



Enjoy Life

Retirement doesn’t mean compromise. Enjoy life with security, comfort and indulgence. The Point is a place to call home with everything that the Eastern Bays lifestyle - views, beach, activities, relaxation and community - has to offer.





# Cultural Engagement



### 3.0 Cultural Engagement Summary

In November 2024, a series of workshops were held between Generus Living Group, Ngāti Whātua Ōrākei, Moller Architects, Boffa Miskell, Rebecca Skidmore Urban Design, and Warren and Mahoney. The purpose of these workshops were to agree the Cultural Engagement framework and principles for the proposal.

The workshops included discussions about massing, narrative, and potential design strategies.

As a part of those workshops, a cultural narrative was developed in collaboration with Ngāti Whātua Ōrākei (NWŌ) that builds upon the architectural design language and masterplan strategies. The following illustrations describe the guiding idea and were produced in response to a workshop with Joe Pihema (NWŌ) and that have developed through the design process.



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

#### Narrative Origin

Drawing from the guiding idea of ‘He mātārae kua tauria e te kapua - Clouds only settle upon lofty headlands (mātārae). Grey hair is a mark of wisdom and experience’, a conceptual collage of The Point Mission Bay was developed to explore the idea of cloud formation setting upon the headland.

Three strata were expressed: the sky domain (the elevated apartments floating above the site), the human domain (the podium amenity level, where people meet and gather) and the ground domain (the lower podium, which is embedded in the site and connects to Takaparawhau).





3.1 Narrative Development

The proposed design reflects the narrative through a number of different layers - including the massing, elevated form expression, podium expression and pavilion architecture.



- Erosion of edges of elevated buildings (kapua/cloud softness)
- Shifting of massing (kapua/clouds breaking up)
- Community gathering spaces connected to whenua (on top of headlands). Timber and earth tones for community buildings (rakau/trees on top of the mātārae)
- Expression of pou connecting sky and earth
- Carved edges of podium (informed by mātārae/ headland erosion and layering)
- Proportionality of solid mass to 'ground' at podium. Materials sourced from the ground (stone/brick)
- Integration of native vegetation (mātārae/headland supporting life)





# Architectural Response



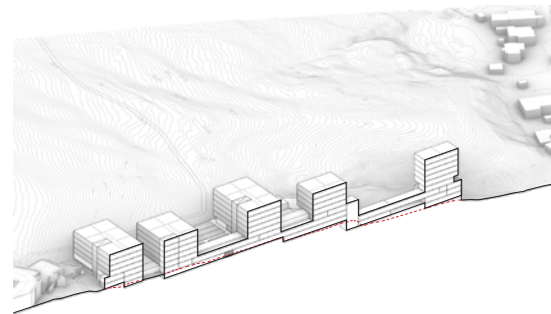
## 4.0 Masterplan Strategy

The site is challenging in both section and in plan with a varied slope and irregular boundary. The masterplan is guided by the ambition to achieve a simple proposal within this complex environment that makes the most of its elevated location and supports the development of a healthy and happy later-life community.



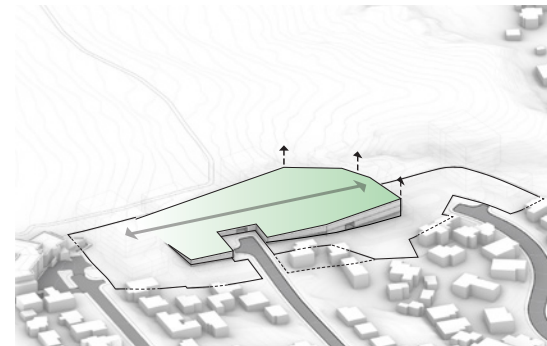
### 1. A Complex Site

Irregularly shaped and with a large fall of circa 26m from West to East.



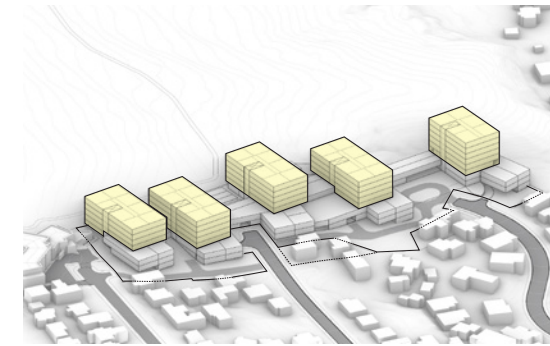
### 2. Minimise Cut and Fill

In order to reduce the amount of civil works on the site, the approach has been to minimise the cut and fill on the site and work with the site's existing levels.



### 3. A Podium

A car parking plinth establishes a flat level across most of the site to improve and simplify accessibility in day-to-day life.



### 4. Five Simple Buildings

Most of the homes are provided for in five simple, efficient buildings which are elevated and oriented for views and to present short ends to adjoining neighbourhood.



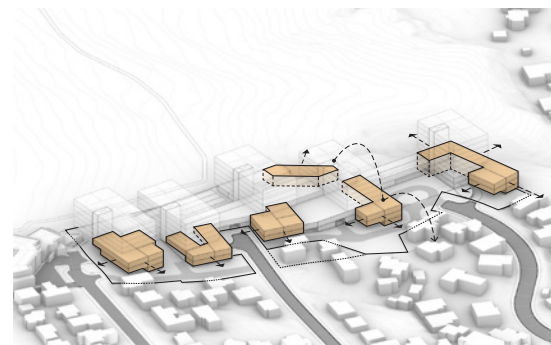
### 5. Twist Orientation

Slight shifts in building orientation ensure we're optimising outlook and building separation, and creating visual porosity between the buildings.



### 6. Shifting Floor Plates

Shifting the apartment floorplates slightly can create more variety in the built form and provide more apartments with dual and triple aspect views.



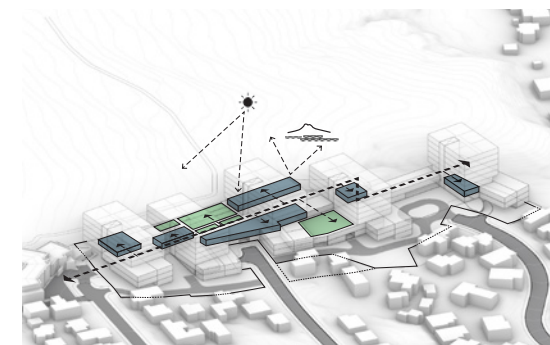
### 07. Sleeve the Podium

The podium is sleeved with lower scale two to three storey buildings which are served from the larger primary buildings' cores. They provide a transition between the lower-scale neighbourhood to the south and the taller elevated apartments in the masterplan, as well as increasing yield.



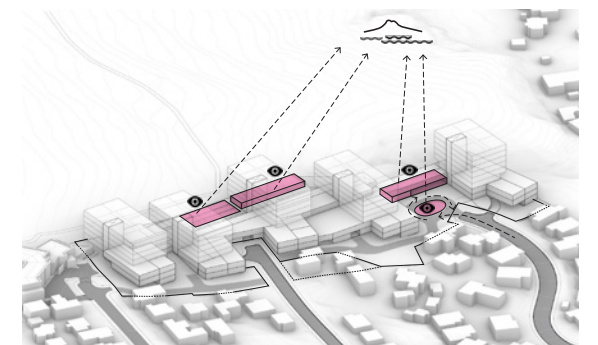
### 8. Stitching into the Suburb

Buildings are set back from the southern boundary with a private driveway along the southern edge providing carpark access, visitor parking and a green buffer to the suburban neighbourhood to the south. Upper building forms are stepped and oriented to present short ends to the neighbourhood and to provide generous separation between building forms.



### 9. A string of Amenity

The amenity is located along the length of the site, supporting the strategy to link the buildings without long corridors. The string of amenity ensures that there is amenity at the base of every building, as well as the opportunity for staging the capital cost.



### 10. Awe-inspiring Moments

The masterplan creates inspiring arrival and amenity experiences for all, with views of the Waitematā and Rangitoto Island beyond.



4.1 The Masterplan



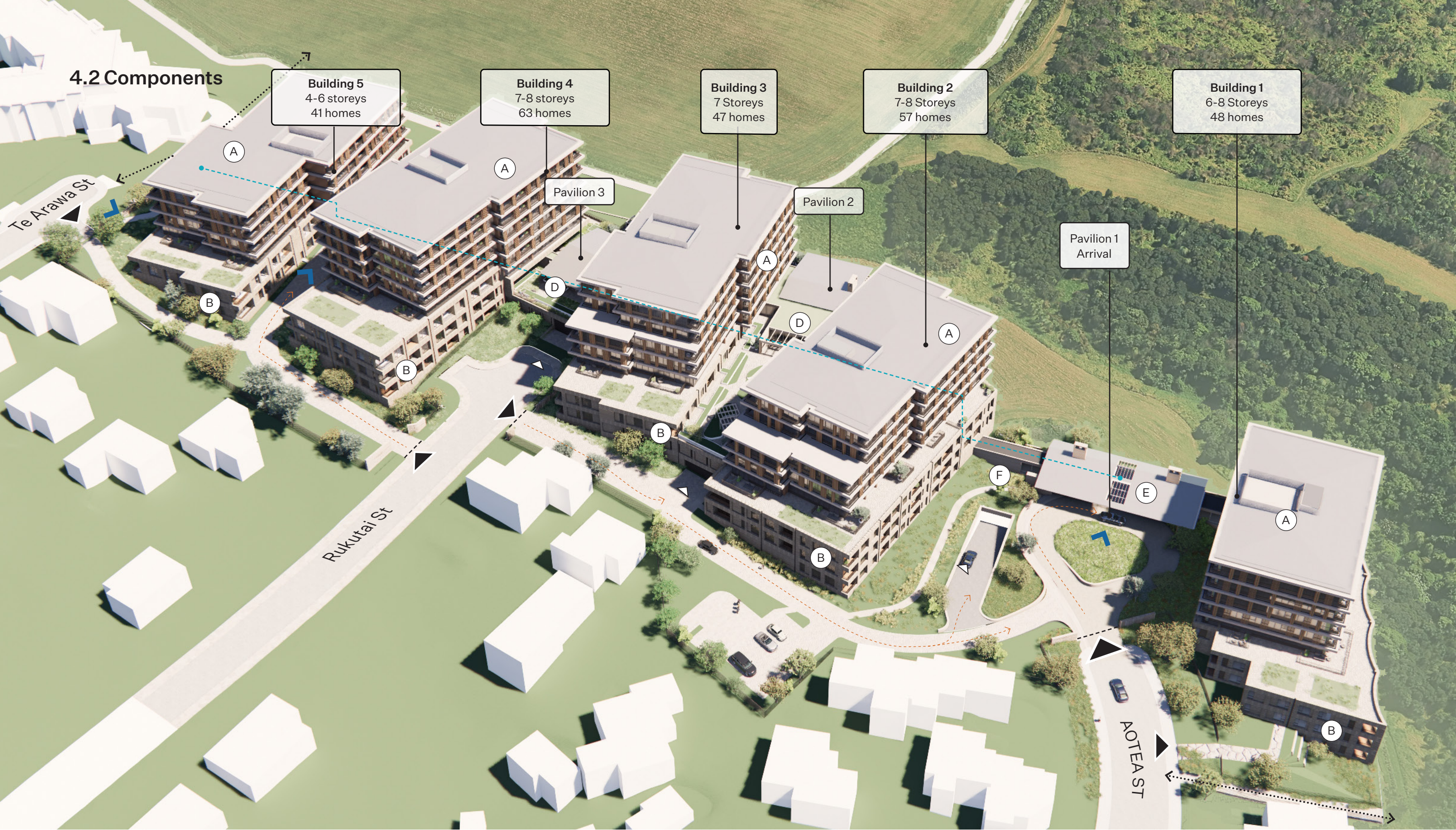
The site is formed by a series of individual lots, including 'Section 3, SO 63269' which is the location of the existing care building. The proposal comprises 50,150 sqm GFA, creating 256 homes, 270 car parks and amenity.



|   |  |   |  |  |   |
|---|--|---|--|--|---|
| <div><div>A</div><div>Elevated Apartments</div></div> | <div><div>C</div><div>Outdoor Amenity</div></div>  | <div><div>E</div><div>Arrival Pavilion</div></div>    | <div><div>G</div><div>Podium Rooftop Gardens</div></div> | <div><div></div><div>Public Park Access<br/>(via easement)</div></div> | <div><div></div><div>Carpark/Service Access</div></div> |
| <div><div>B</div><div>Podium Apartments</div></div>   | <div><div>D</div><div>Amenity Pavilion</div></div> | <div><div>F</div><div>Enclosed Connection</div></div> | <div><div>H</div><div>External Carparking</div></div>    | <div><div></div><div>Building Entrances</div></div>                    | <div><div></div><div>Access to site</div></div>         |



4.2 Components

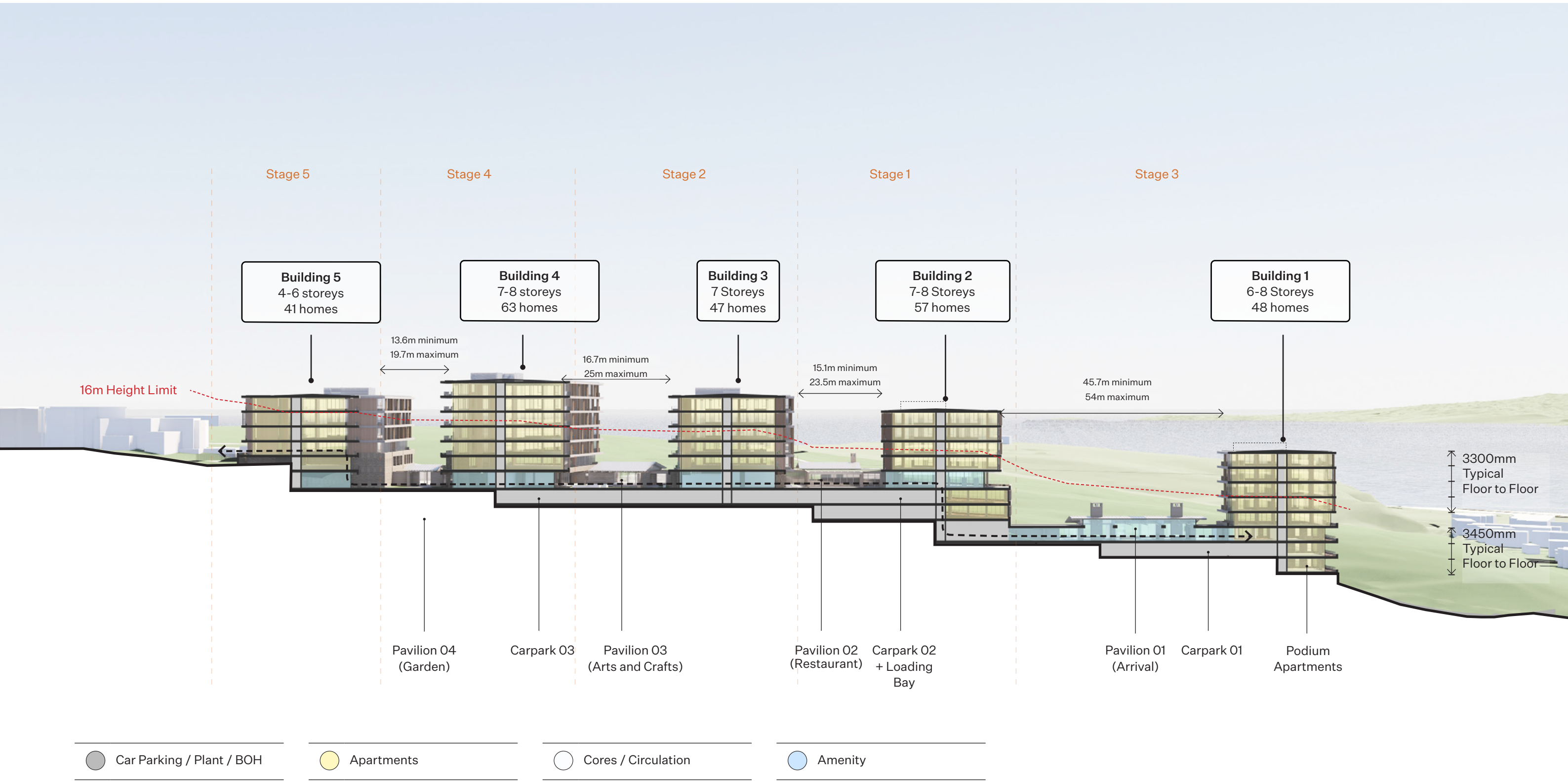


|   |  |   |  |   |  |
|---|--|---|--|---|--|
| <div><div>A</div><div>Elevated Apartments</div></div> | <div><div>C</div><div>Outdoor Amenity</div></div>  | <div><div>E</div><div>Arrival Pavilion</div></div>    | <div><div>G</div><div>Podium Rooftop Gardens</div></div> | <div><div>↔</div><div>Public Park Access<br/>(via easement)</div></div> | <div><div>△</div><div>Carpark/Service Access</div></div> |
| <div><div>B</div><div>Podium Apartments</div></div>   | <div><div>D</div><div>Amenity Pavilion</div></div> | <div><div>F</div><div>Enclosed Connection</div></div> | <div><div>H</div><div>External Carparking</div></div>    | <div><div>↔</div><div>Driveway Access</div></div>                       | <div><div>▲</div><div>Access to site</div></div>         |
|   |  |   |  | <div><div>---</div><div>Gate</div></div>                                | <div><div>➡</div><div>Building Entrances</div></div>     |



4.3 Masterplan Section

The Section illustrates a number of items in relation to the masterplan. Our approach to its relationship with the land, our approach to the architecture and the relationship with the planning constraints.





# Massing

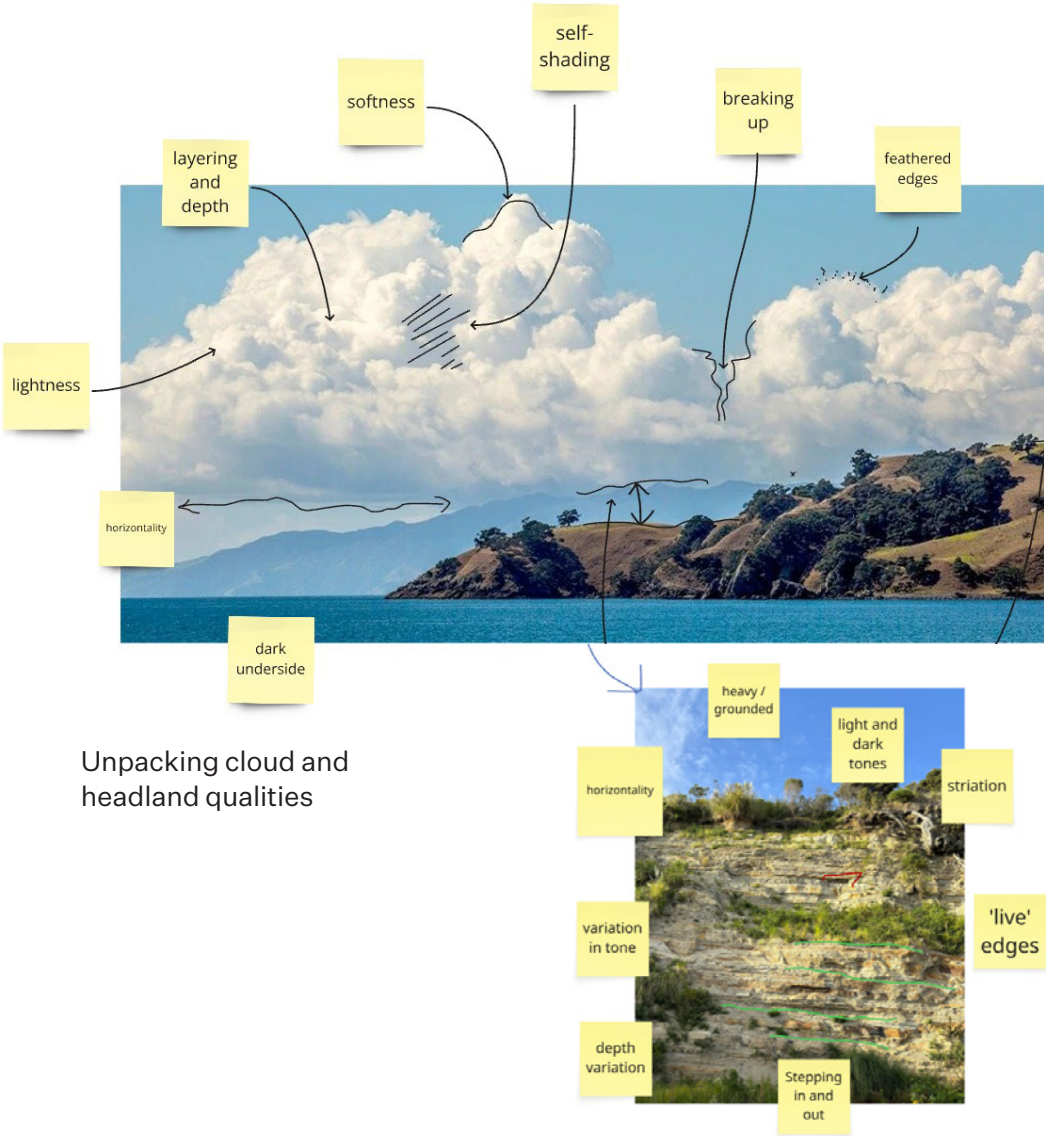


5.0 Response to Narrative

The below diagrams illustrates the design intent for the interpretation and integration of the narrative into the project massing. The cloud, headland and human domains define three clear elements of the project, with their architectural language building upon the underlying narrative.



Narrative development



1. Cloud Formations

Light + Shifting Upper Forms



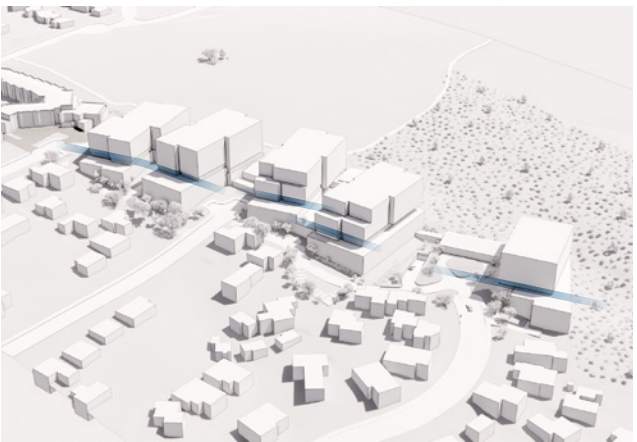
2. Headland

Grounded Podium Connected to the Land



2. Human Domain

A String of Gathering Spaces between Clouds + Headland





# 5.1 Massing Approach

The below diagram illustrates some of the key massing moves made by the design team to optimise the look and feel of the project massing and consider the projects relationship with the local context.



- 1

**Podium Plinth**

The podium is envisaged to be a plinth across the site, helping to provide a continuous ‘ground plane’ and connectivity for residents, as well as reading as a headland in reference to the project narrative.
- 2

**Lift The Headlands**

On the western end, the podium language is pulled upwards into the base of the upper forms (buildings 4 + 5). This allows the headland language to continue legibly up the hill, as well as limit the perceived scaled of the upper forms.
- 3

**Orient Upper Forms**

Slight shifts in the orientation of the upper forms ensure good outlook, separation, and visual connectivity between the buildings.
- 4

**Shift Floorplates**

The breaking down of the upper forms into four shifting and sliding quadrants helps to reduce the perceived scale and bulk of the upper forms.
- 5

**Break Floors**

The introduction of a slightly inset break floor between podium and upper forms helps to create a visual separation between the building elements, as well as reducing any perceived bulk.



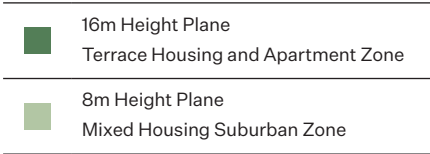
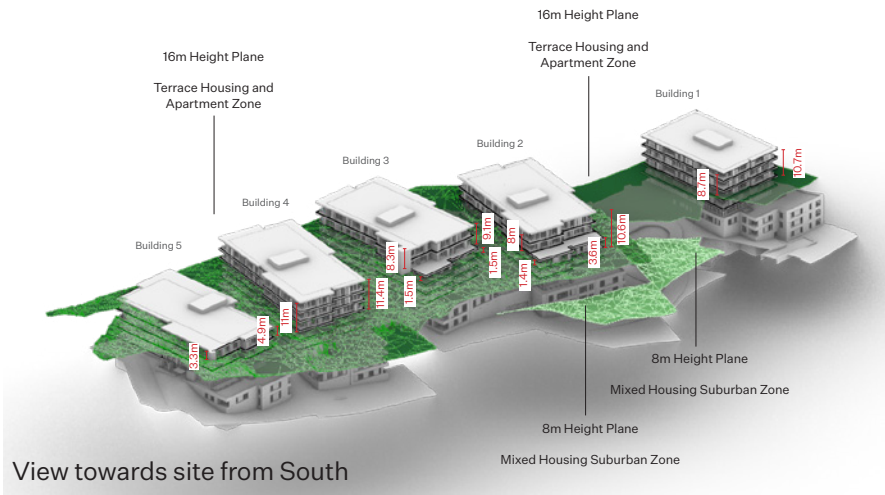
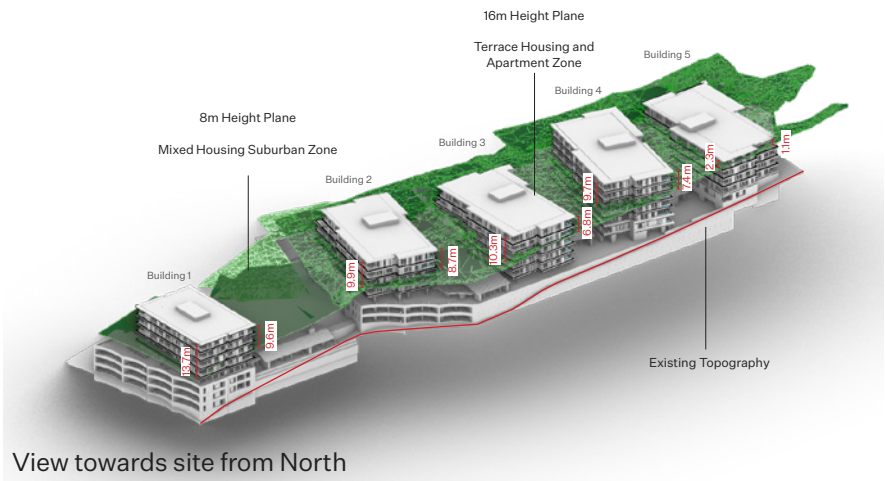


5.2 Massing in relation to Controls

Unitary Plan  
Maximum Height Plane  
(8m and 16m)

The diagrams on this page describe the maximum rolling height plane (shown in green) outlined within the Unitary Plan for the different parts of the site.

The breaches of this height plane are indicatively illustrated in red text. Refer to the Architectural Drawings for more detail.



As described in the Masterplan Strategy (4.0, page 27) the creation of generous space between five elevated building forms has been prioritised to maintain views from South to North. Balancing this, with the creation of yield, results in the proposals exceeding the Maximum Height Planes prescribed in the Unitary Plan. In order to mitigate the effects on the neighbouring homes to the South, the proposals do comply with the Height in Relation to Boundary requirements.

Compliance with the Unitary  
Plan Height in Relation to  
Boundary requirements

The diagrams on below illustrate compliance with the Height in Relation to Boundary requirements as set out in the Unitary Plan. Refer to the architectural drawings for more detail.

