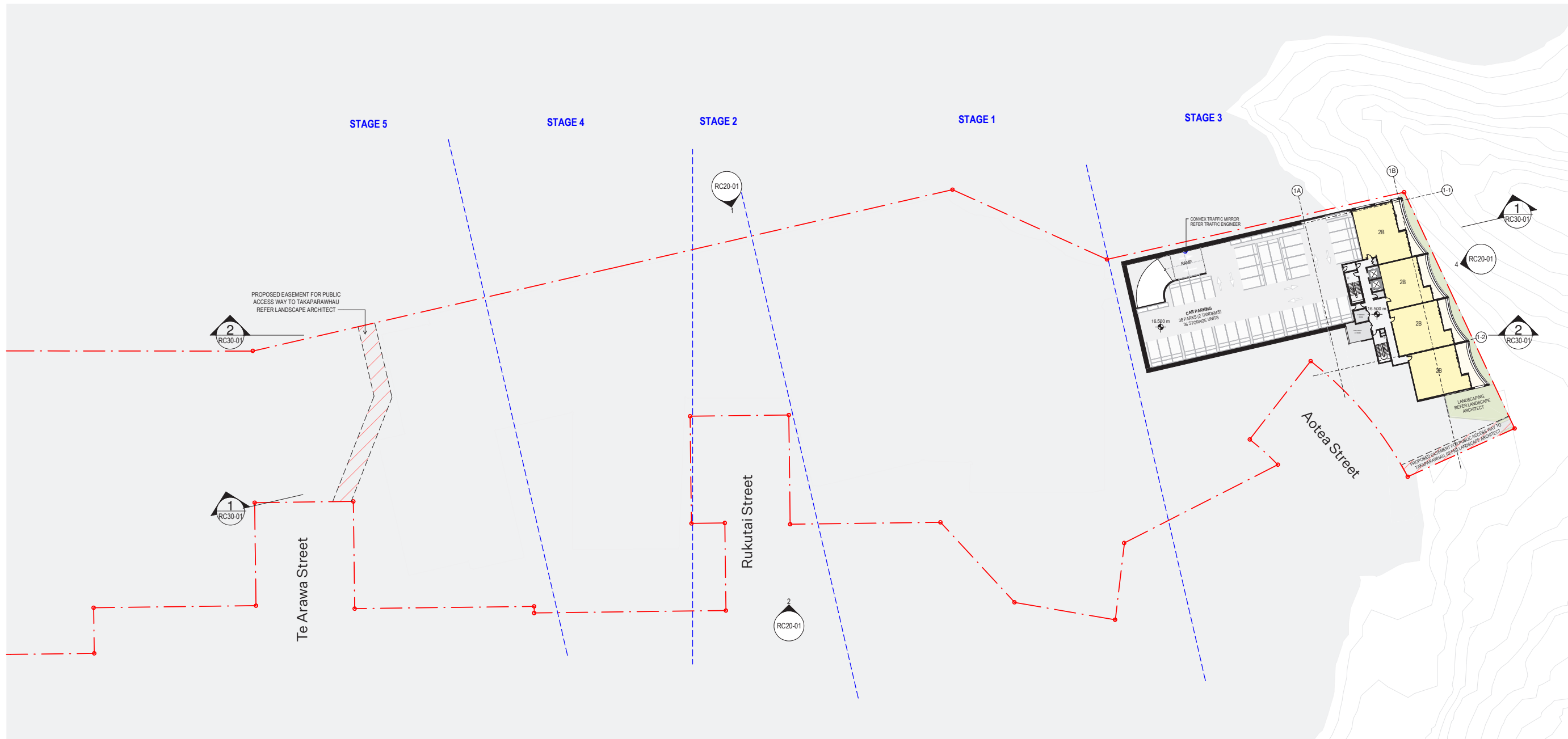
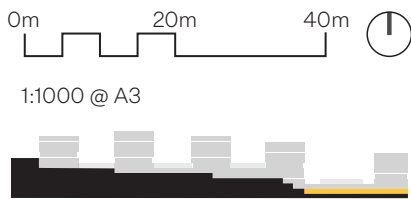


Planning

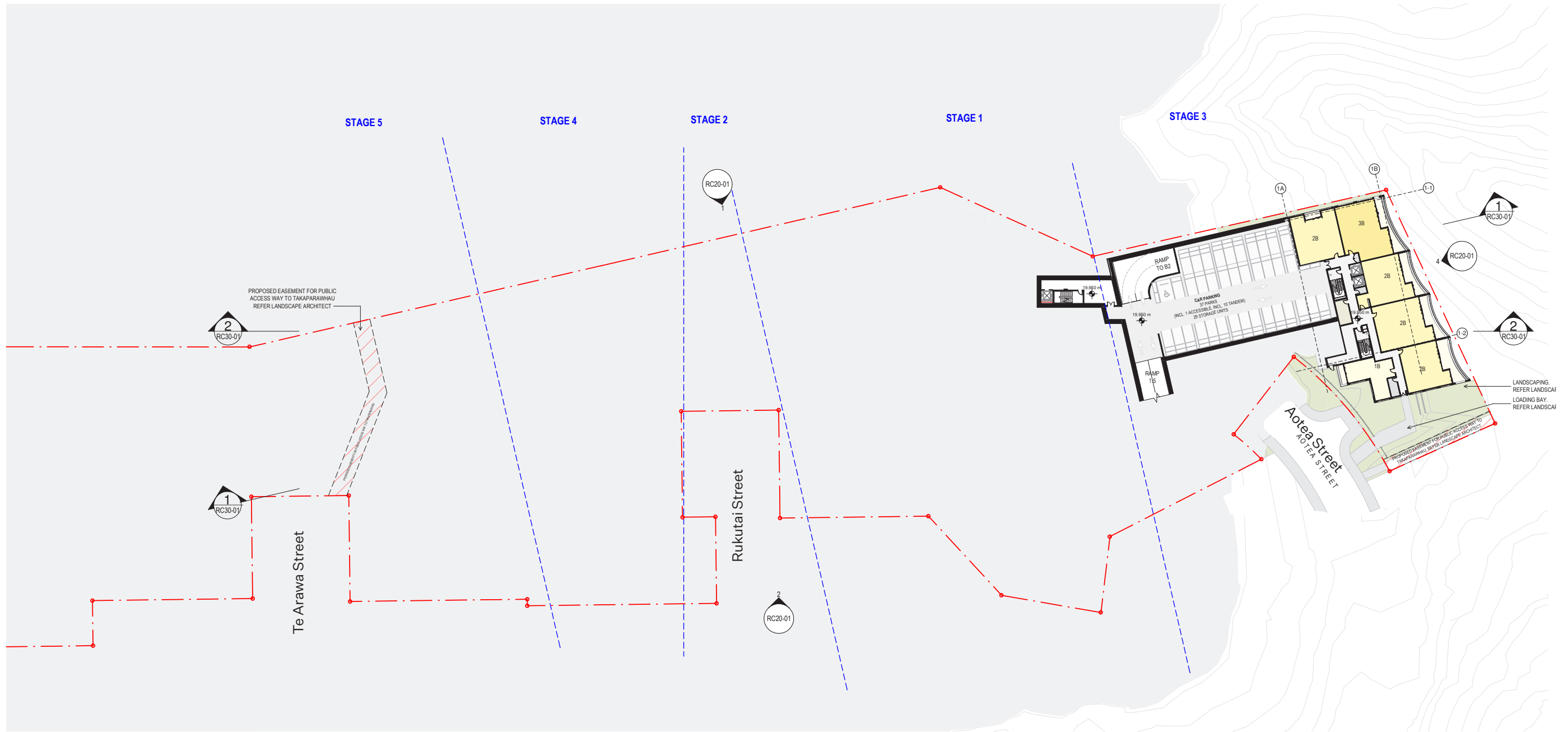
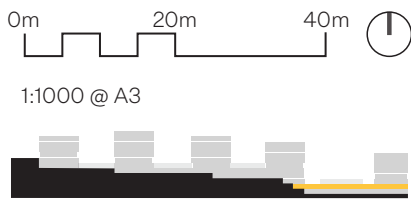
6.1 General Arrangement Plan - Basement 02

Basement 02 is the lowest level of the proposals and sits at an RL of 16.5. The level mostly comprises of car parking as well as 4 no. Podium homes that look out onto Takaparawhau.



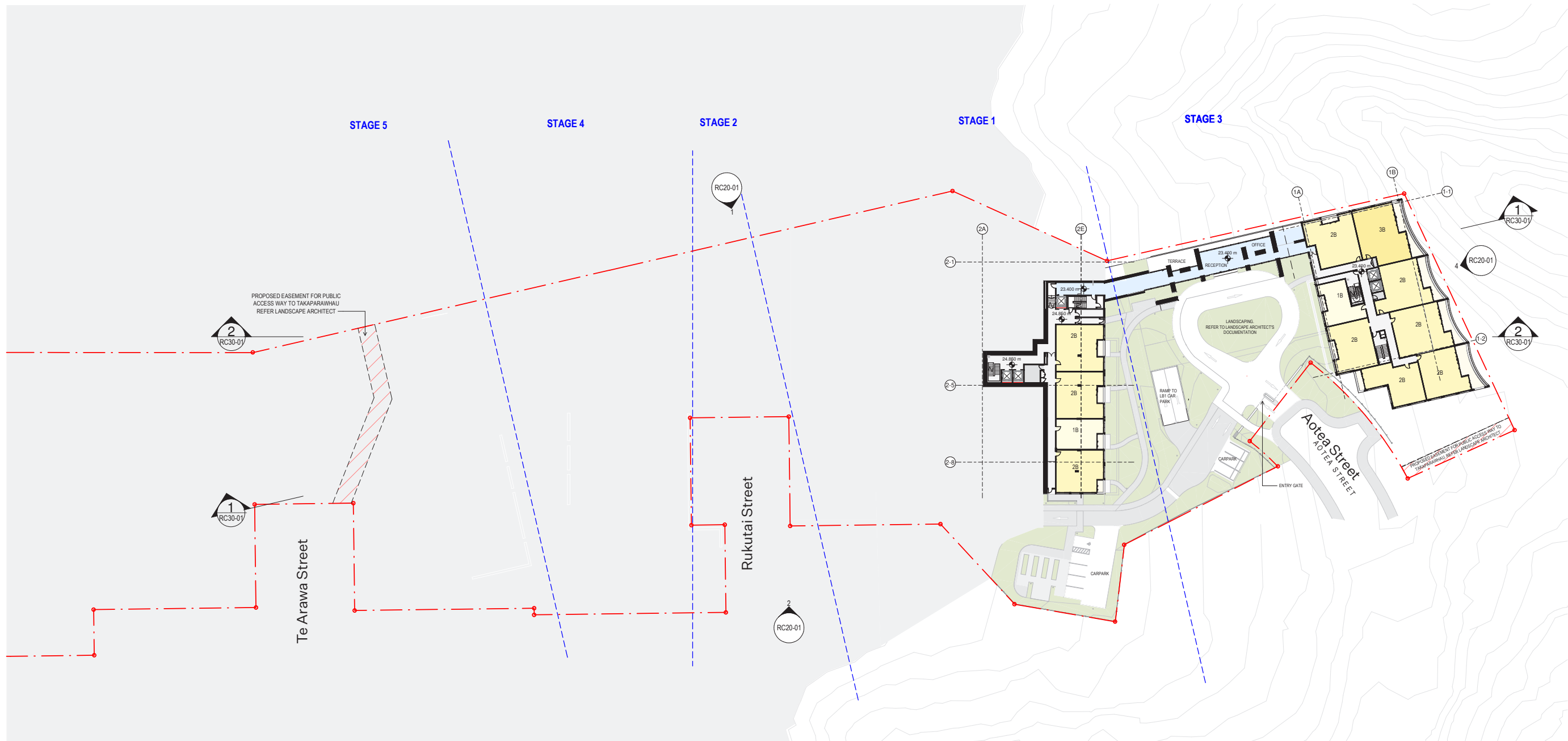
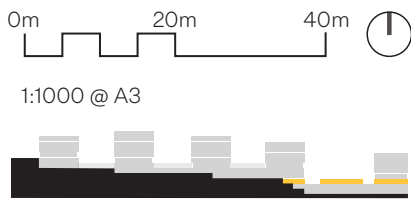
6.2 General Arrangement Plan - Basement 01

Basement 01 is approximately the same level as the top of Aotea Street and comprises carparking and 6 no. homes. A loading bay providing access to Building One is located to the east of Aotea Street in a similar location to the existing vehicle crossing.



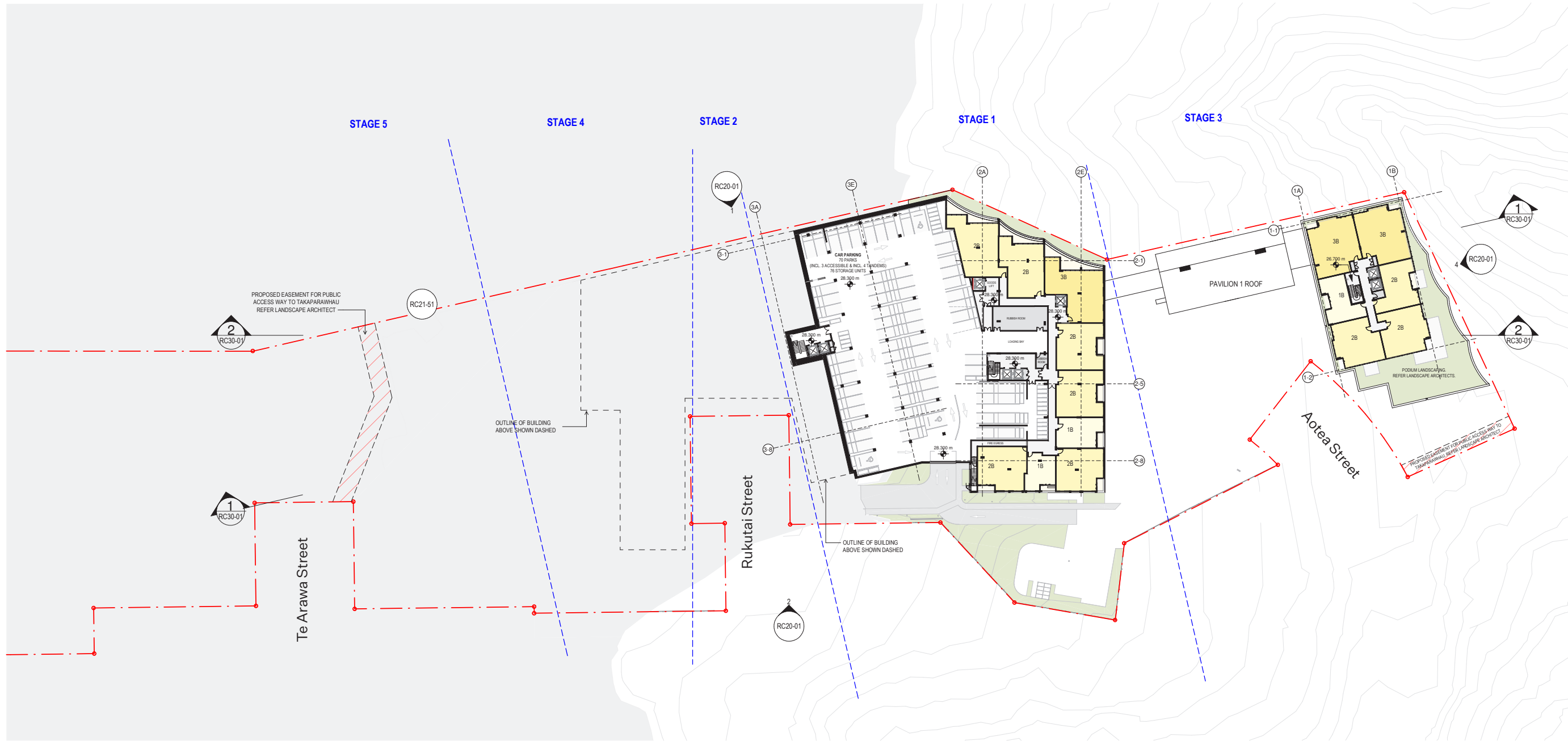
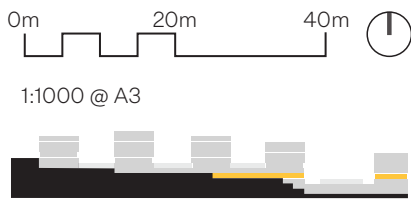
6.3 General Arrangement Plan - Ground Level

Ground Level is the arrival level of the development from Aotea Street. It comprises Pavilion One (the arrival pavilion) as well as Building O1 Podium homes to the east and Building O2 Podium homes to the West. The level comprises a large quantum of landscaping, as well as vehicular access to the porte cochere, access to Car Park O1 and access along the south of the development.



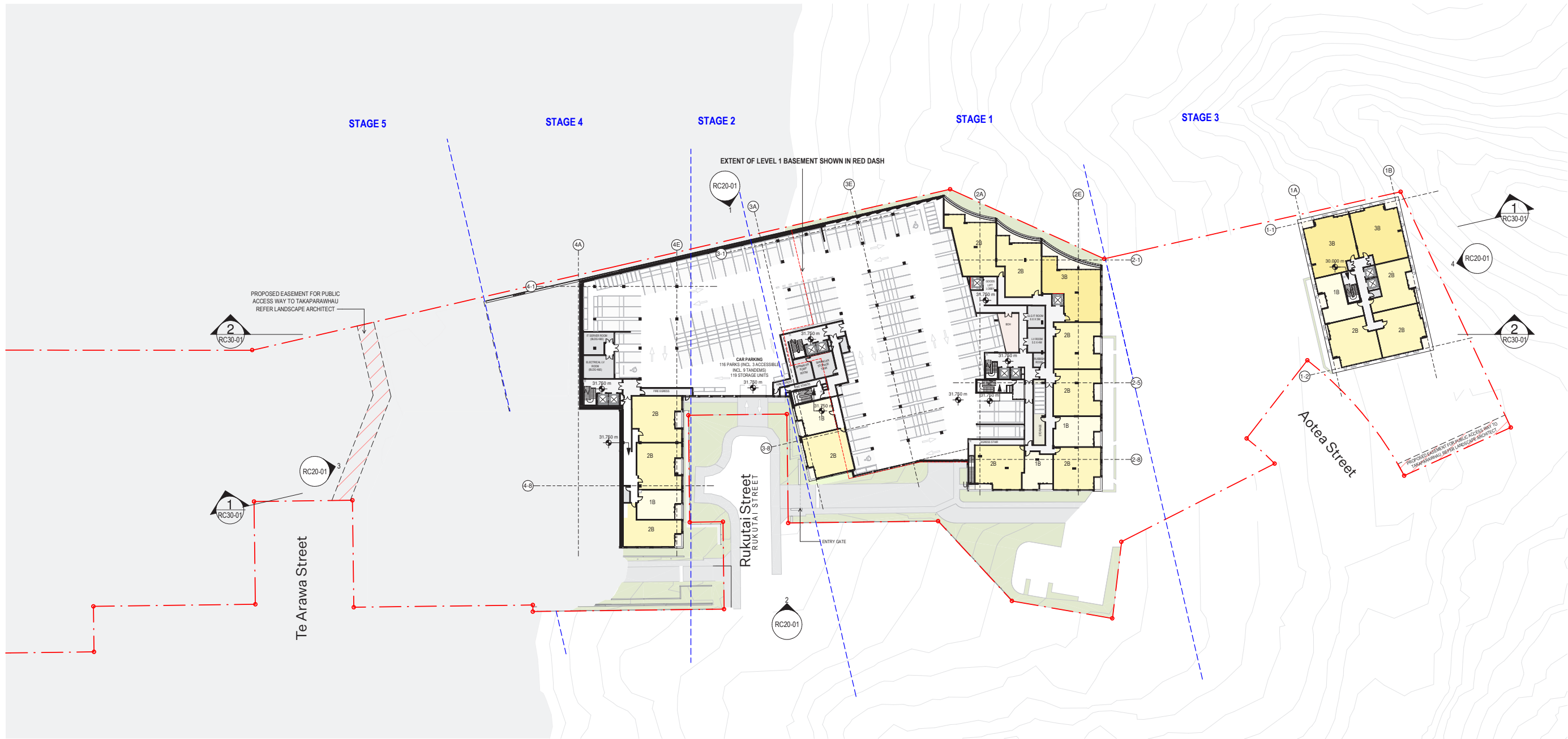
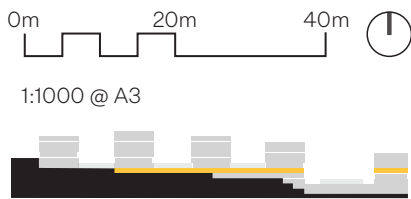
6.4 General Arrangement Plan - Level 01

Level 01 comprises Car Park 02 with sleeved podium homes in Building 02. Car Park 02 also comprises the primary loading bay for the development with a refuse store and goods lift that serve Level 03 (amenity). At this level, Building 01 is now the recessed floor, sitting in-between the podium homes and the elevated forms.



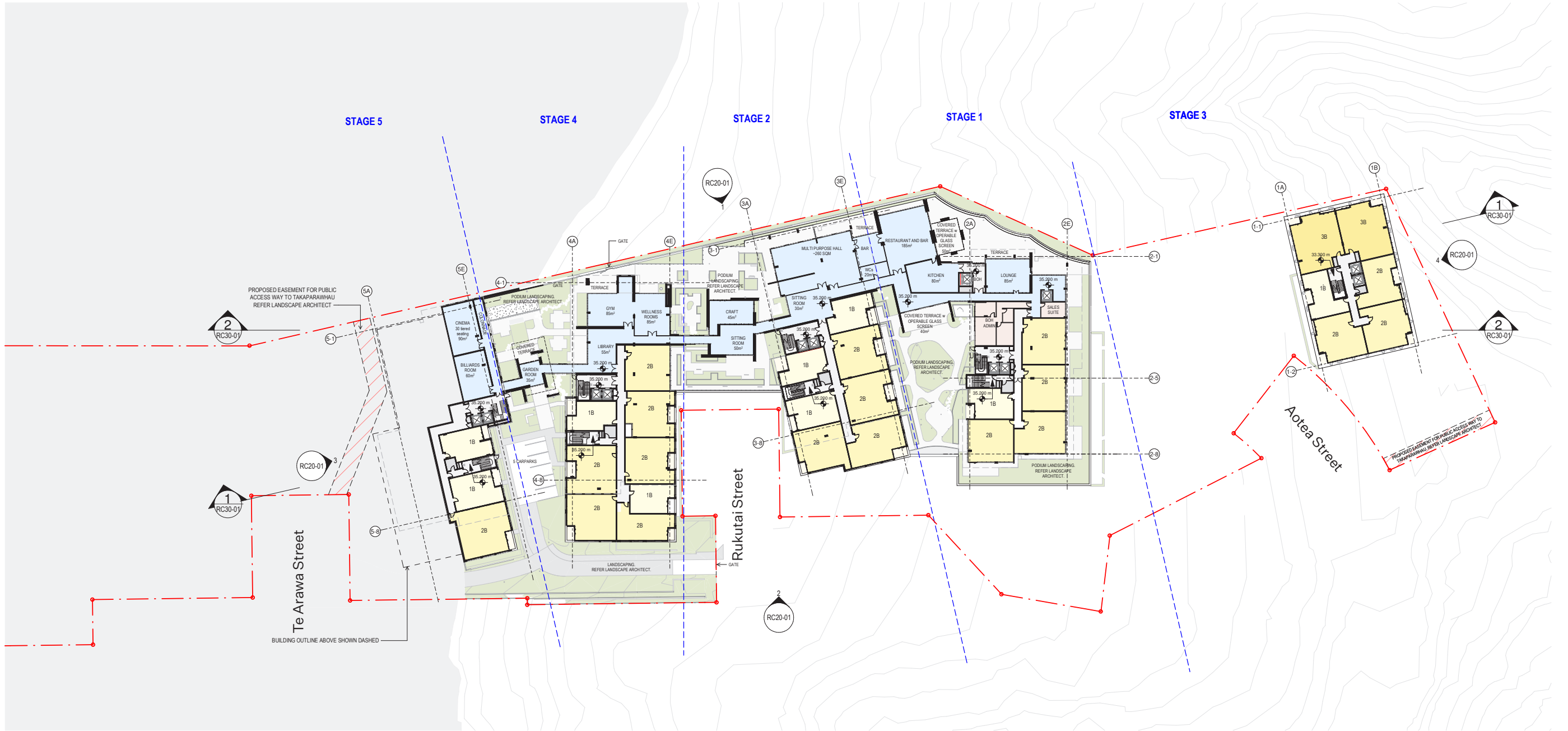
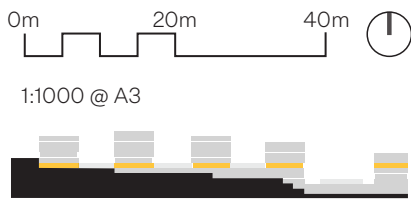
6.5 General Arrangement Plan - Level 02

Level 02 comprises Car Park 03 with sleeved podium homes in Building 02, 03 and 04. Car Park 03 is accessed via Rukutai Street. At this level, Building 01 is now a typical elevated form level, comprising 6 no. homes per floor.



6.6 General Arrangement Plan - Level 03

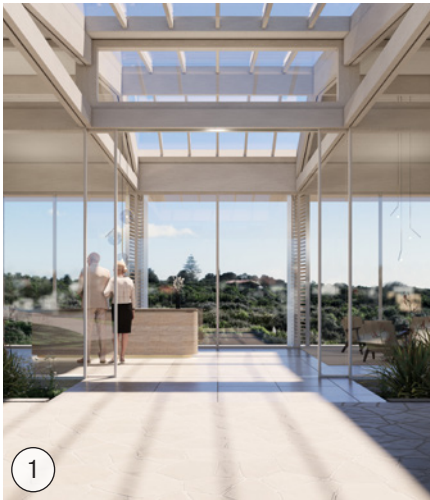
The podium at level 3 acts as a raised ground level, like a headland overlooking the landscape. This level is flat across most of the site, improving and simplifying accessibility in day-to-day life. It includes extensive landscaping and shared amenity for residents, primarily located along the northern edge to capitalise on expansive views and sunlight. This level offers spaces for activities such as sports, shared pavilions, gardens, and a bar and restaurant. The remaining area is dedicated to homes, creating a vibrant mixed-use environment that encourages residents to engage with one another and be part of the community’s lively atmosphere.



6.7 The Point Experience

The masterplan is designed to enhance community and individual well-being at every step. All amenity activities are provided on a single partially-elevated level, removing accessibility barriers and unlocking stunning views of the harbour and Mission Bay. Wayfinding is legible and simplified through a linear arrangement of amenity across the site, encouraging more chance encounters between residents and allowing everyone feel close to something special.

Be uplifted on arrival



Wake up to the sun rising



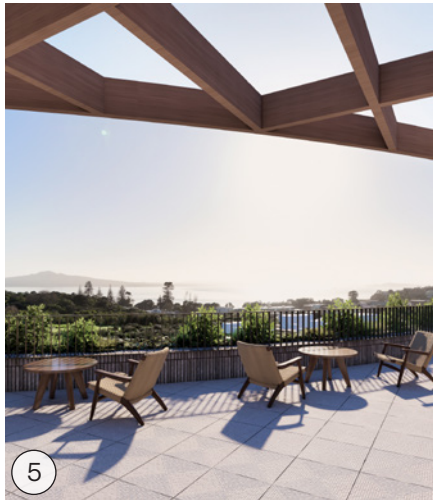
Take a stroll through the park



Play sports in front of a stunning backdrop



Enjoy hospitality by the sea



Catch-up with friends in the gardens



Feel healthy & well after the gym



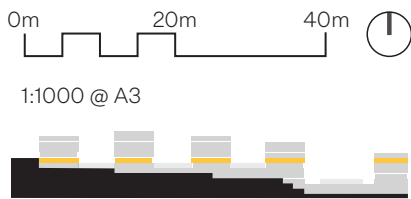
Be entertained together



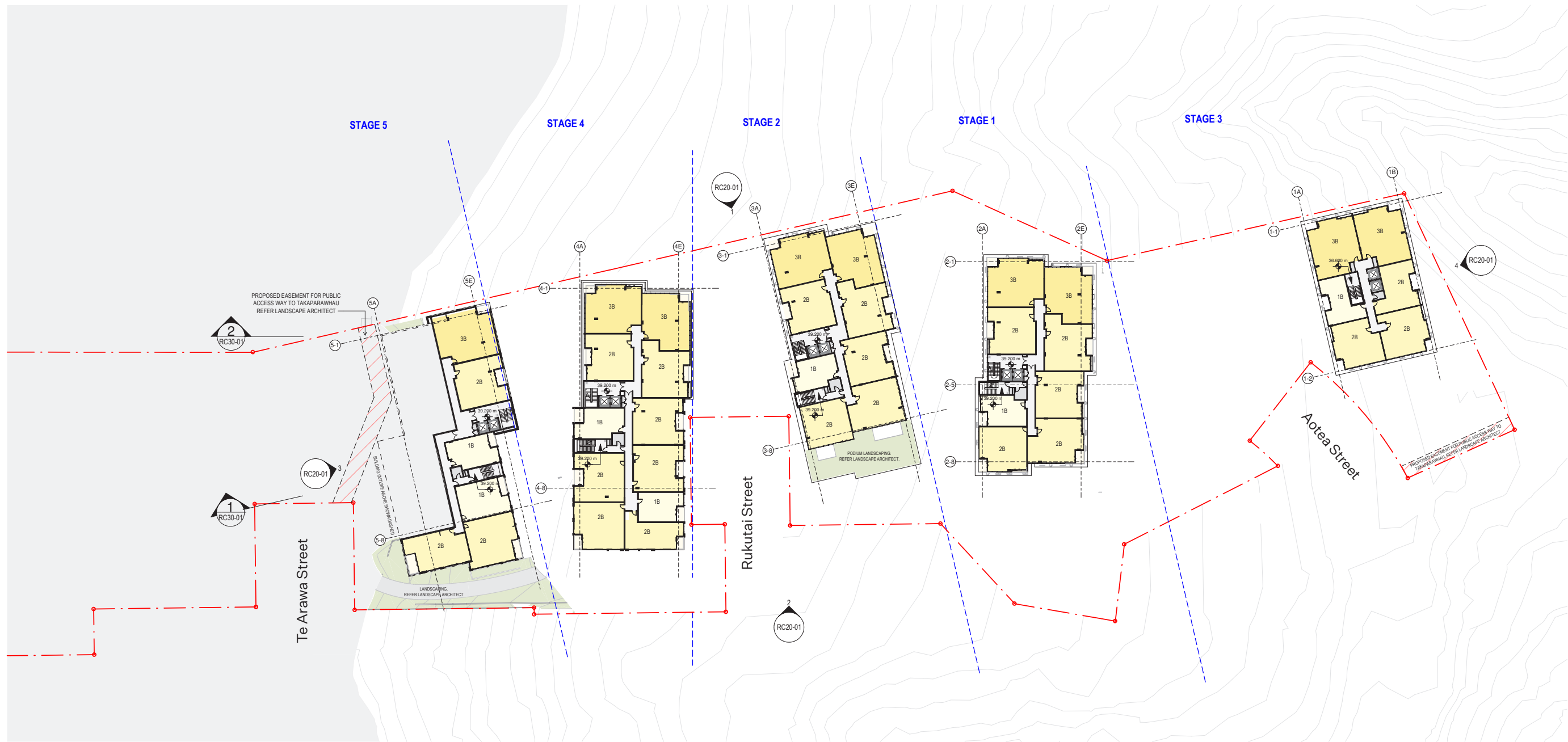
Welcome friends and family



6.8 General Arrangement Plan - Level 04

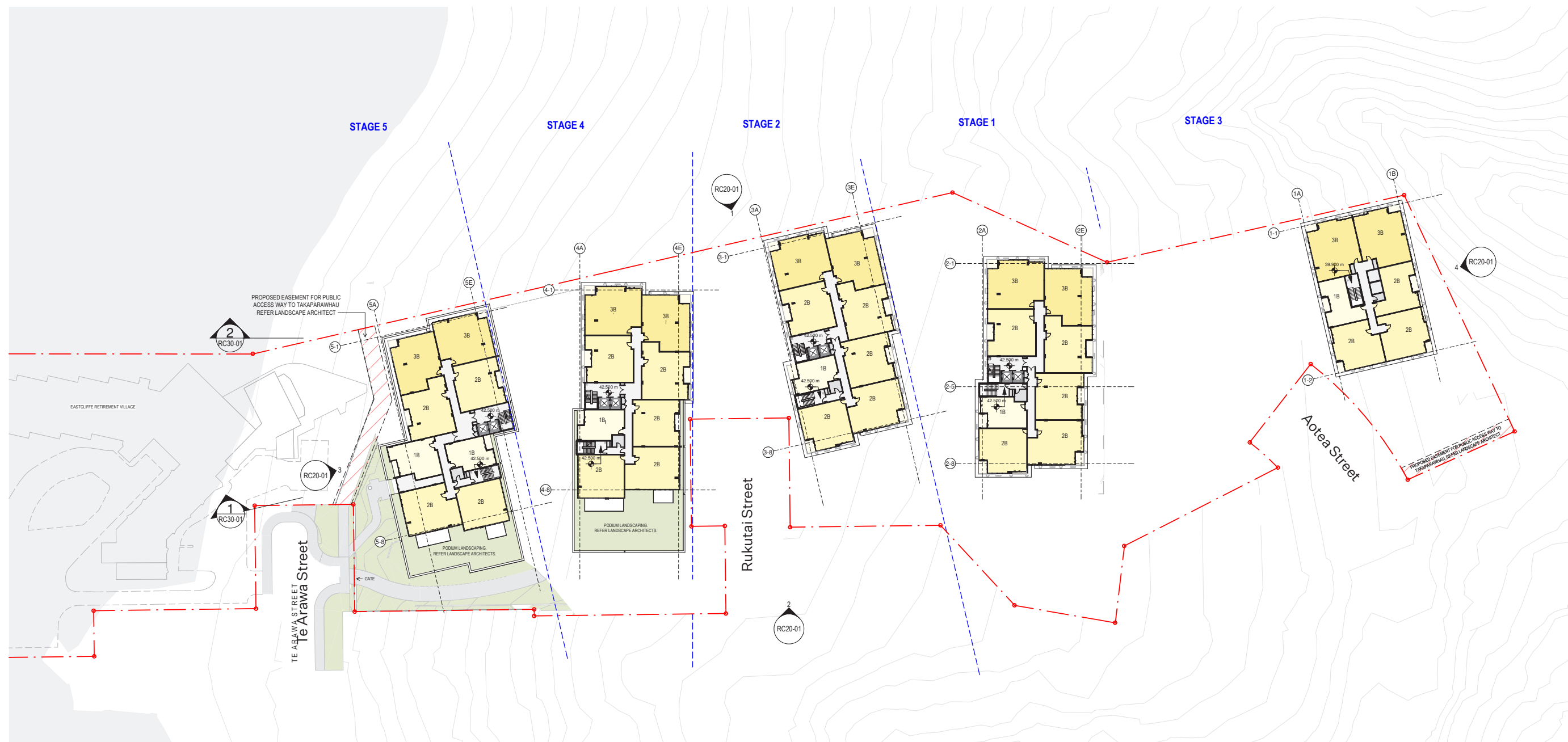
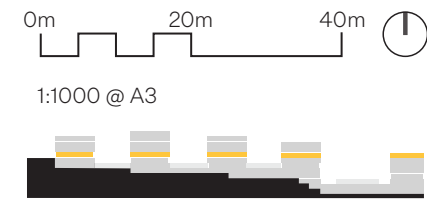


At Level 04, the buildings are continuing to step up the landscape, with Building 05 still not yet complete. Building 01 and 02 are now in elevated form, Building 03 and the north of Building 04 are in gap form, and the South of Building 04 and Building 05 are Podium homes.

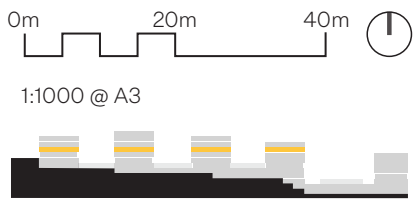


6.8 General Arrangement Plan - Level 05

At Level 05, Building 05 is now level with Te Arawa Street, and a secondary entrance from the street is provided here. This is primarily for residents to access the Eastcliffe Retirement Village amenities, and provide an accessible route through to the bus stop. Level 05 is also the penthouse level of Building 01.

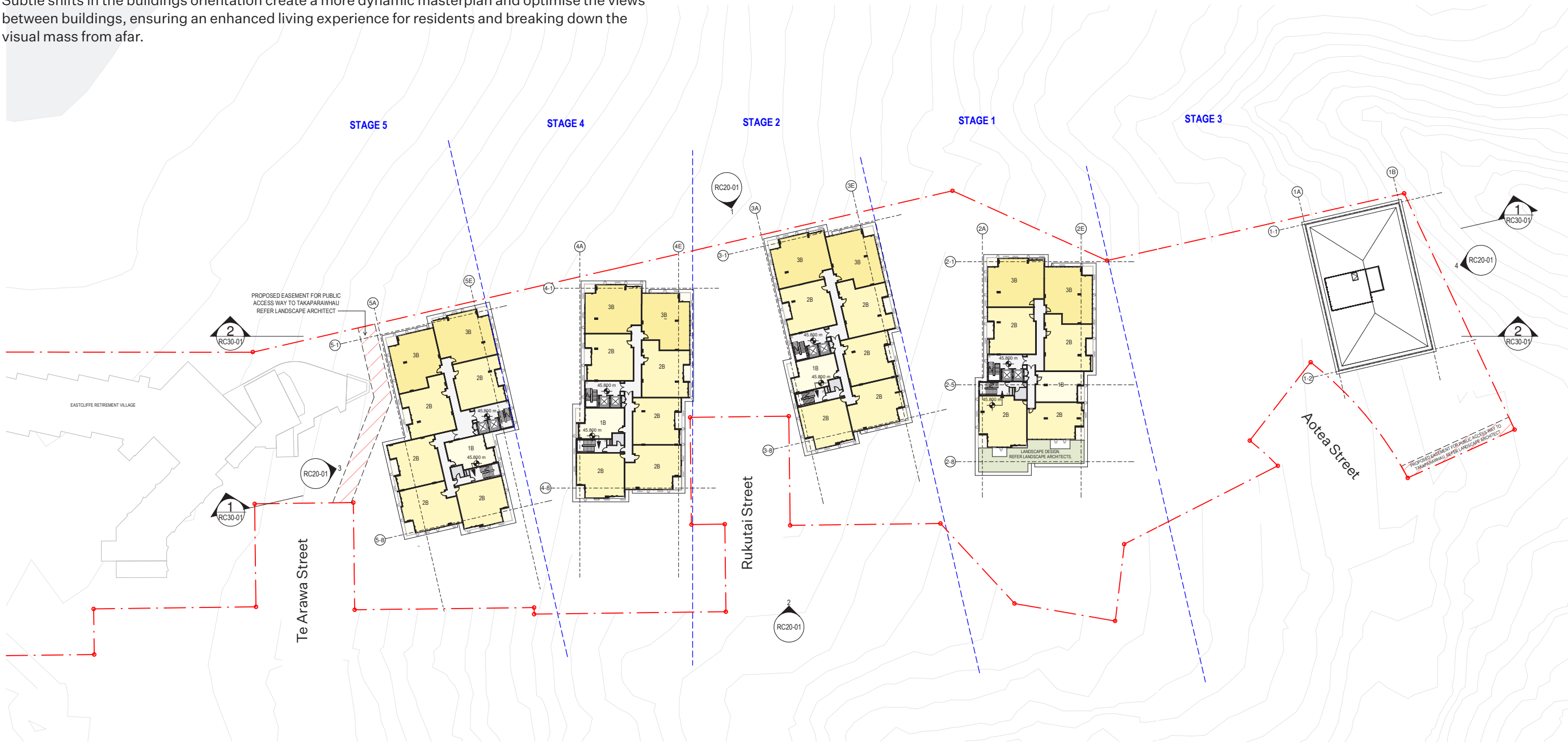


6.9 General Arrangement Plan - Level 06



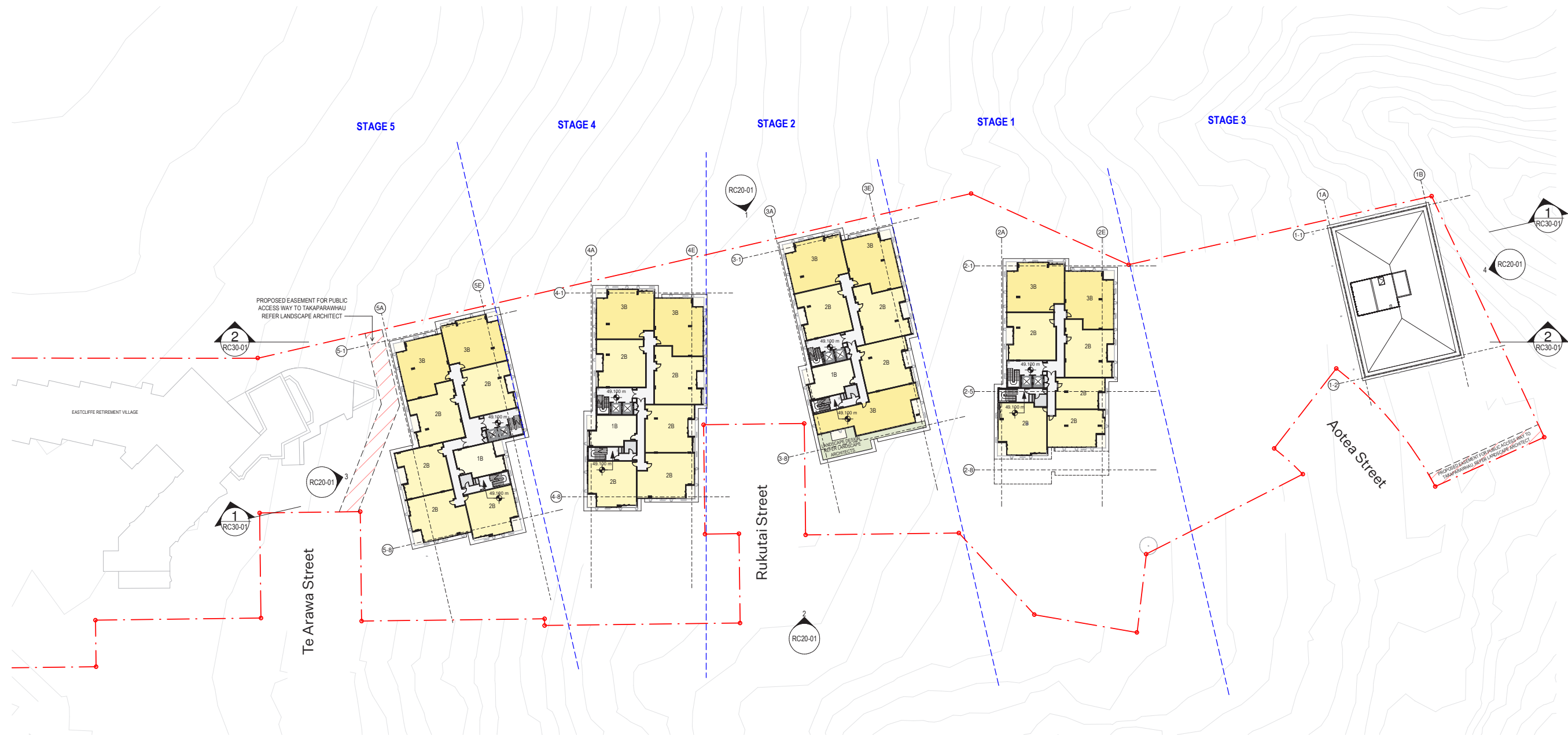
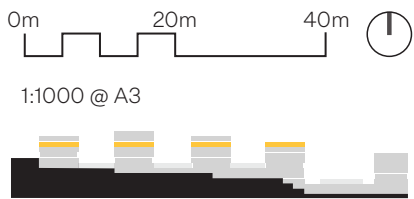
By Level 06 all homes are now in their elevated form and Building 02 starts to step back on the south elevation.

The upper forms at level 06 feature a typical apartment layout across the five residential blocks, offering 1, 2, and 3 bedroom apartments. These are accessed via central cores and corridors. Subtle shifts in the buildings orientation create a more dynamic masterplan and optimise the views between buildings, ensuring an enhanced living experience for residents and breaking down the visual mass from afar.



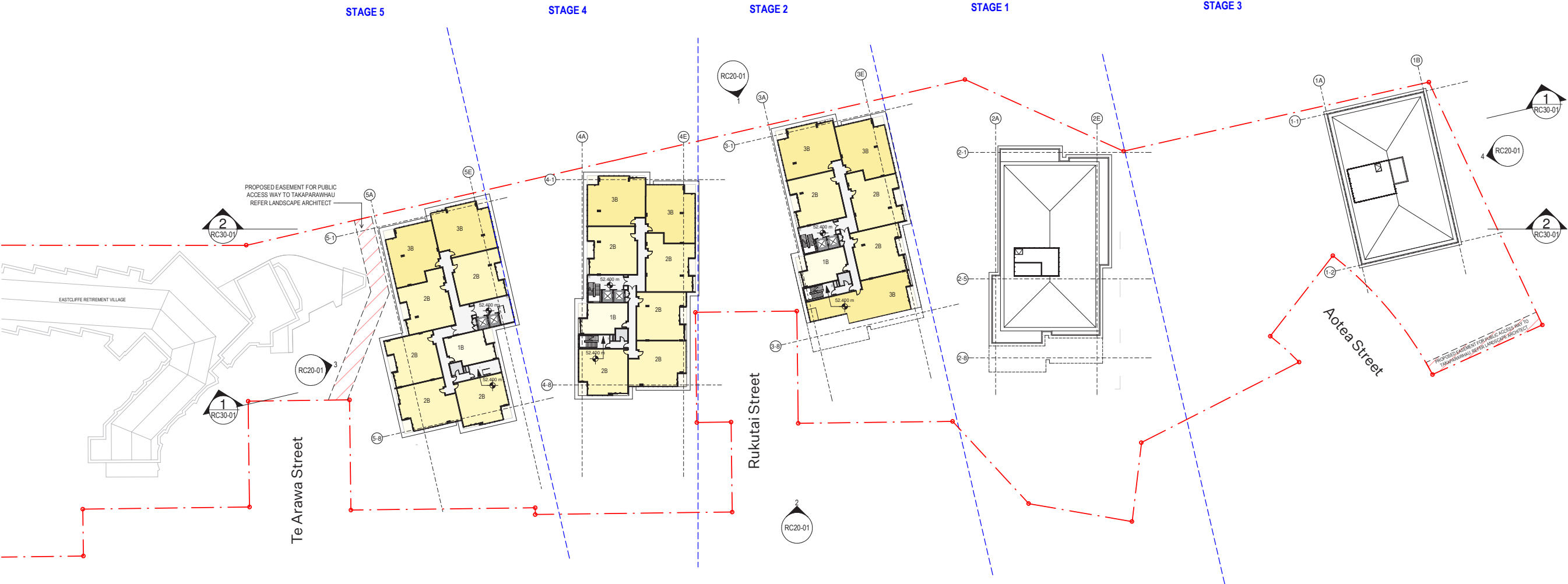
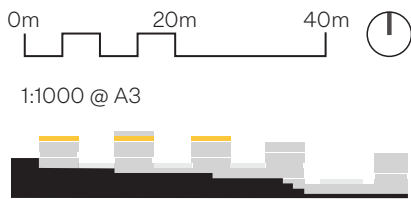
6.10 General Arrangement Plan - Level 07

Level 07 is the Penthouse Level of Building 02, and Building 02 and 03 now have set backs on their south elevation.



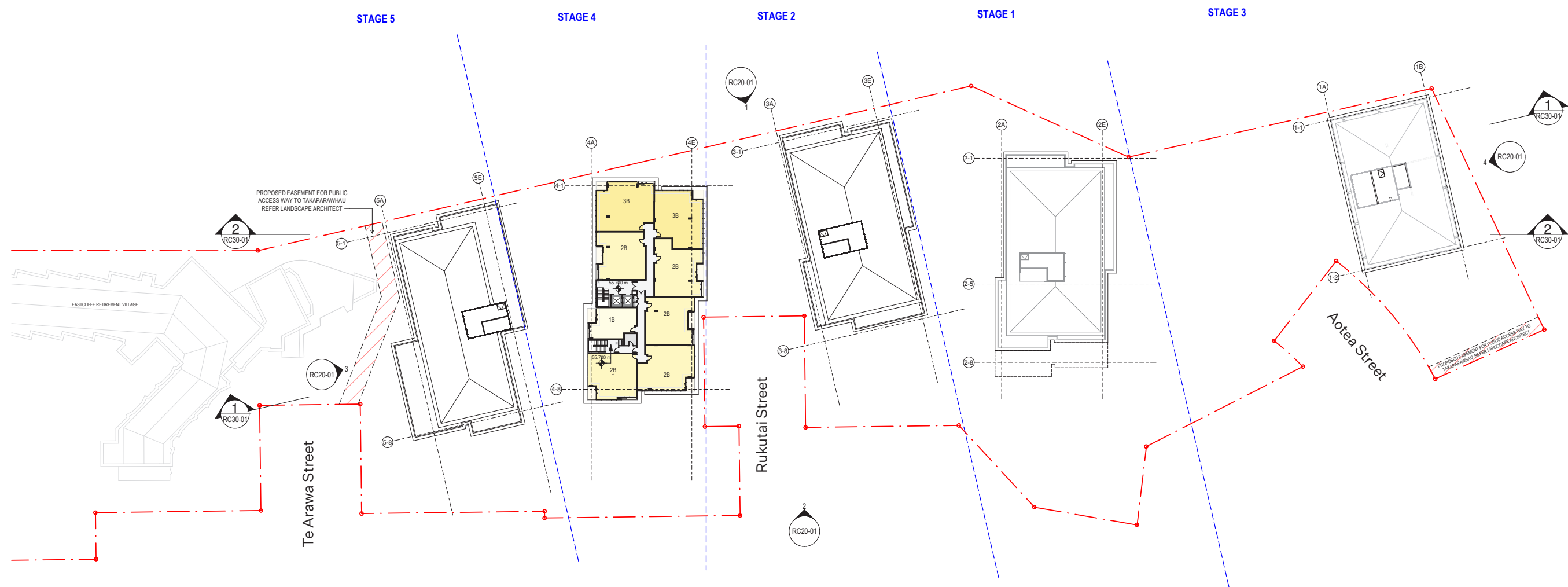
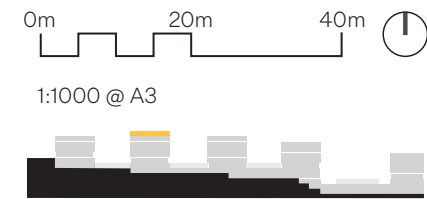
6.11 General Arrangement Plan - Level 08

Level 08 is the Penthouse Level of Building 03 and 05, and Building 02 and 03 have set backs on their south elevation.

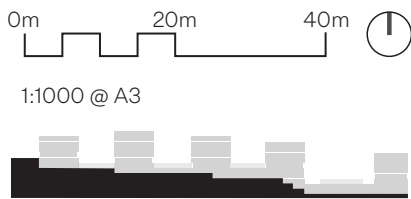


6.12 General Arrangement Plan - Level 09

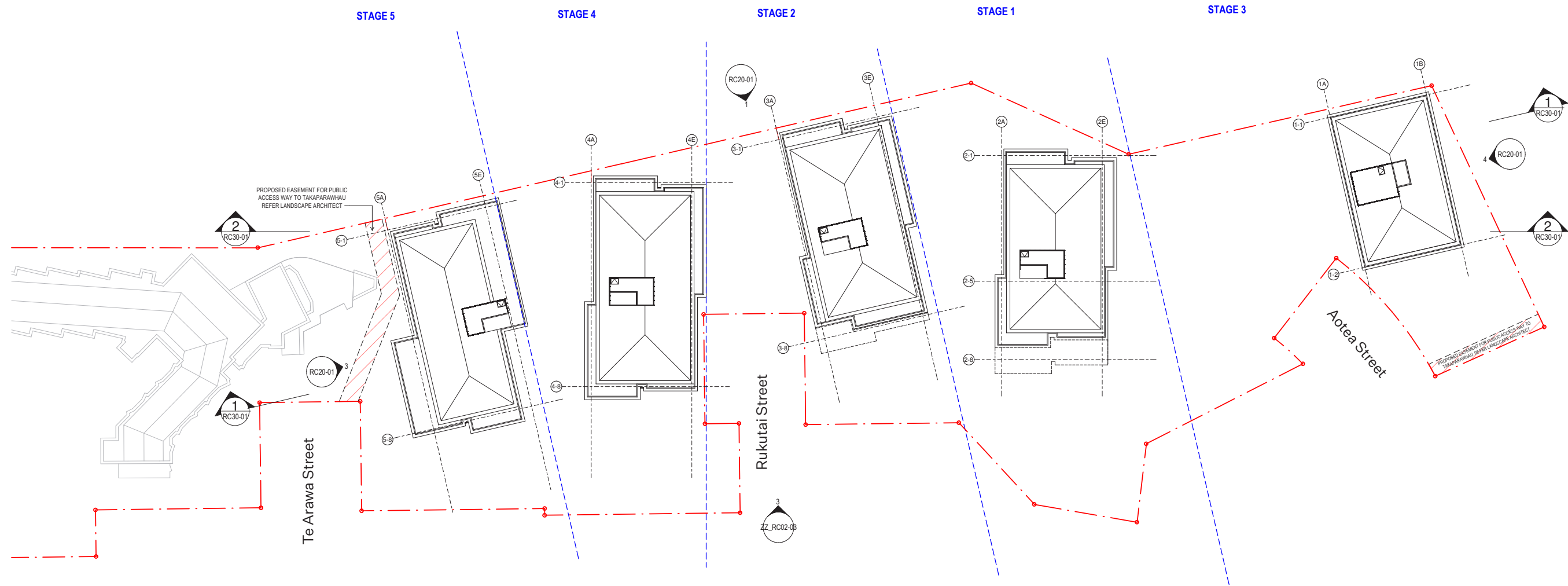
Level 09 is the Penthouse Level of Building 04.



6.13 General Arrangement Plan - Level Roof



Level Roof is the roof level of Building 04, the final roof level of the development.

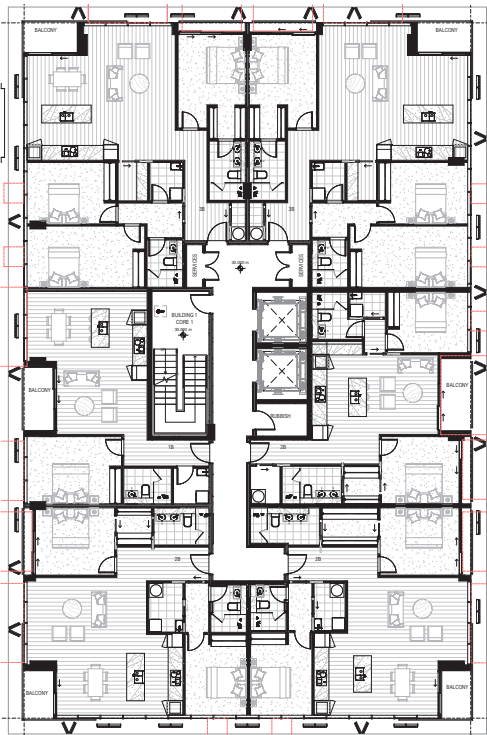
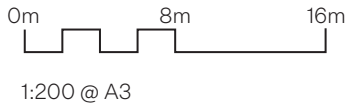


6.14 Typical Floor Plates

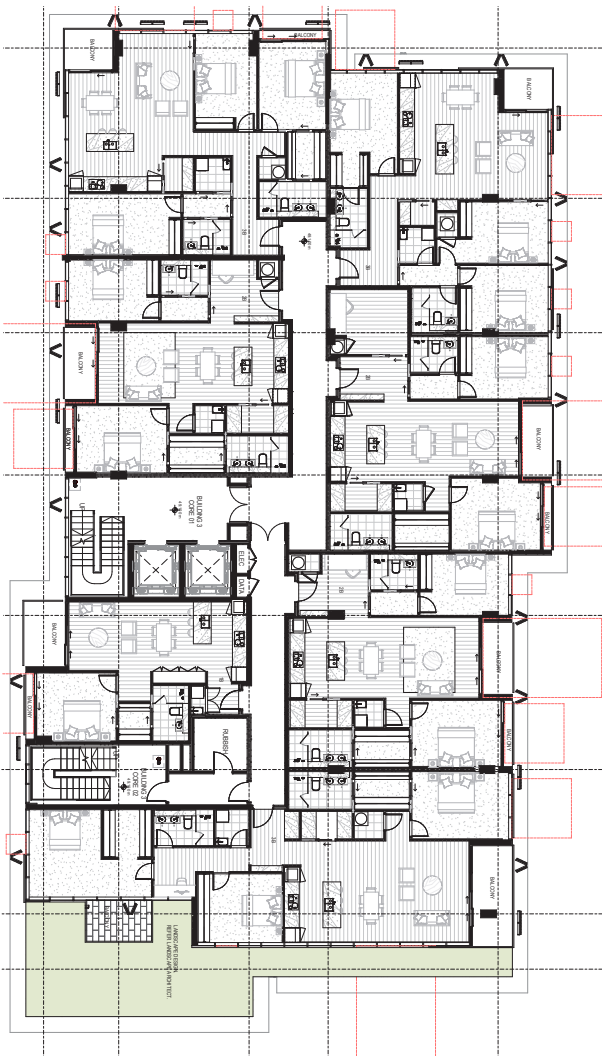
A guiding principle of the masterplan was to create repetitive, efficient buildings. The elevated forms comprise three building types, all using the same or similar apartment types.

In terms of apartment arrangement on the floorplate, effort was made to locate the core on the least preferable side of the site (generally the south west), and to create premium, larger 3 bedroom homes, on the north. Smaller dual aspect 2 bedroom apartments are located on the south, and the single aspect apartments are generally 2 bedrooms, with the exception of a 1 bedroom on the west.

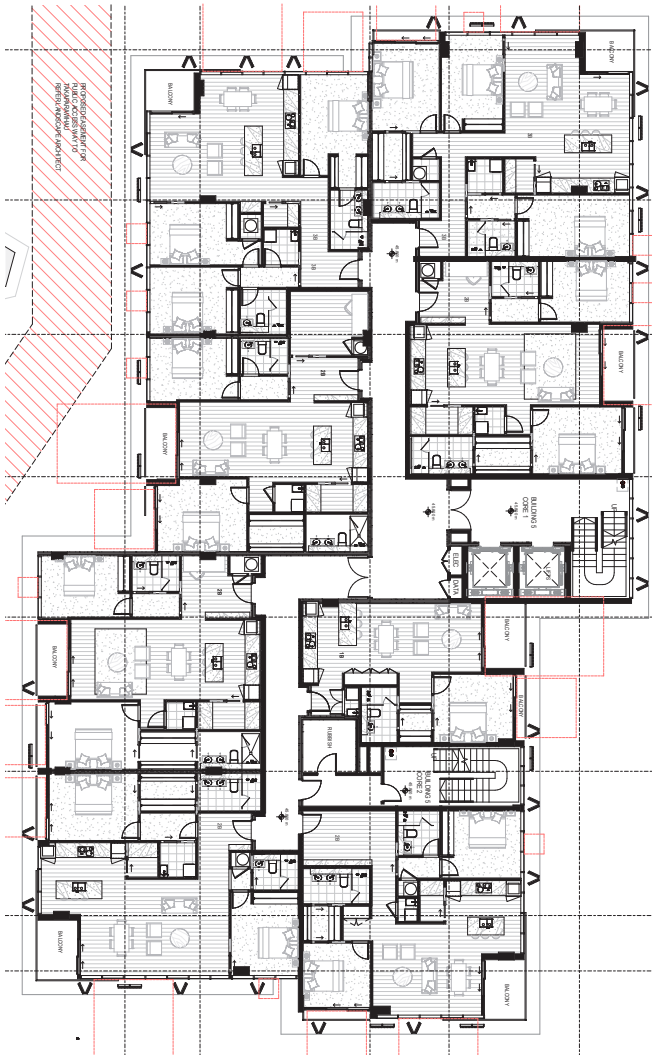
Apartment sizes are referenced on the area schedule and spatial arrangements have been established through briefing with Genus Living Group.



Building 1



Building 2, 3 and 4



Building 5



Expression

7.0 Familiar, but Refined

The Point, Mission Bay, emulates the experience of a luxury resort, and draws inspiration from both global and local references. Connections to the landscape and the sea beyond are important drivers for the masterplan and architectural concepts. Driven by an ambition to ‘belong in the Eastern Bays’, the architectural expressions are intended as a contemporary reinterpretation of Auckland’s seaside architecture.



At the Edge of Land and Sea

Kauri Cliffs by David Harman takes inspiration from classic American lodge architecture. It features expansive verandahs, pitched roofs and large windows the offer panoramic views of the landscape and ocean beyond. The use of natural materials enhance its luxurious yet rustic charm, blending seamlessly with the stunning coastal environment.



Grounded

The Datai, Langkawi, designed by Kerry Hill blends with the rainforest environment, successfully combining traditional Malaysian design elements with modern luxury. The resort’s masterplan priorities privacy and a seamless integration with the environment, offering guests a serene and immersive experience.



Balconies Above

The Hotel Il Sereno, designed by Patricia Urquiola sits on the shore of Lake Como in Northern Italy. The hotel celebrates natural materials with the use of local stone and timber throughout. Airy balconies with slatted timber screens frame picture-perfect views of the lake beyond, allowing guests to relax in private suites whilst enjoying the natural beauty of the lakeside environment.



The Verandah

The verandah epitomises seaside living. It offers an extended living space that enhances indoor-outdoor living. It provides shade and shelter, allowing for relaxation and social activities while enjoying fresh air and views. Architecturally, verandahs offer depth in a facade, an opportunity for light and shadow, as well as provide a way to improve the building’s performance in terms of solar shading.



By the Seaside

Living by the seaside means enjoying a lifestyle with easy access to beautiful beaches, fresh ocean air and stunning views. It means being part of a close-knit community, taking part in outdoor activities like swimming and boating and a generally slower, more relaxed pace of life.



Familiar

A familiar Eastern Bays architecture has a lightness. It has layers, repetition, rhythm and depth. It has a porosity and a strong connection to the outside.



7.1 Facade Expression

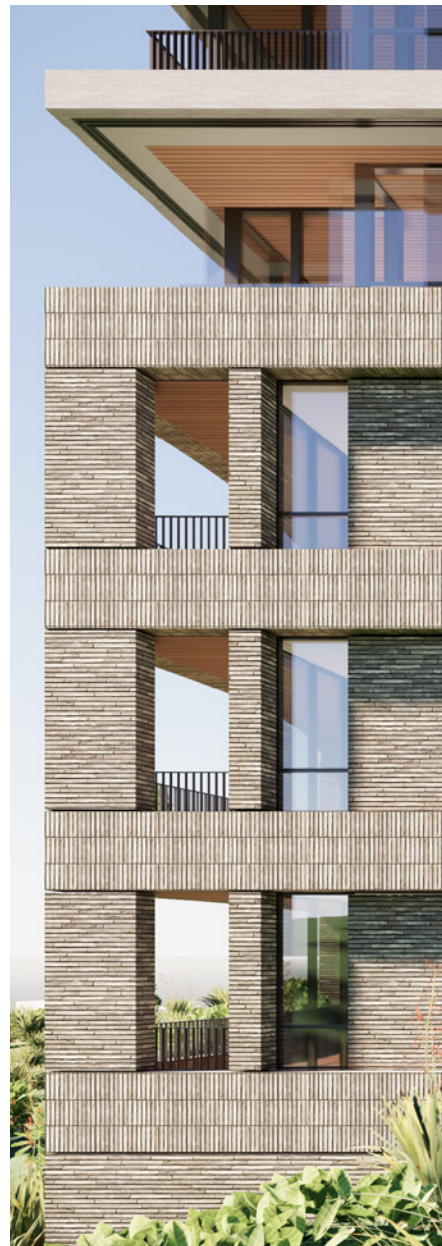
Facade Types

Upper Facades / Kapua (Clouds)



'Elevated' facades above podium levels offer depth, layering, and warm tones to express residential occupation. Irregular massing and facade screen arrangements respond to the cultural narrative of clouds breaking up over a headland.

Podium Facades / Mātārae (Headlands)

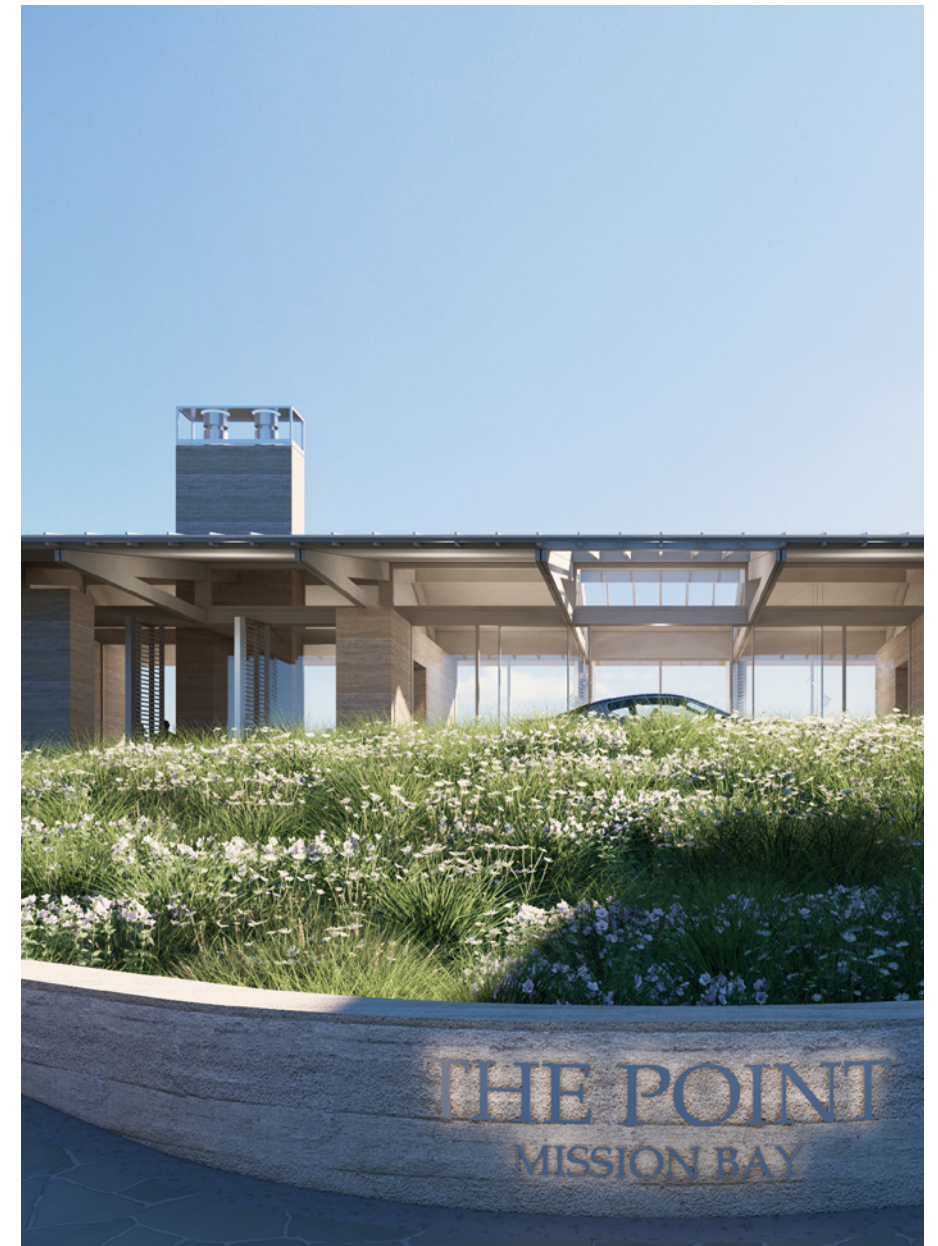


'Urban' podium facades respond to the neighbourhood context with more traditional residential proportions & brick materiality.



'Park' podium facades incorporate open and wide balconies that frame the view with a sculptural and planted edge condition inspired by eroded headland narrative.

Pavilions / Wahi Huihui (Gathering Places)



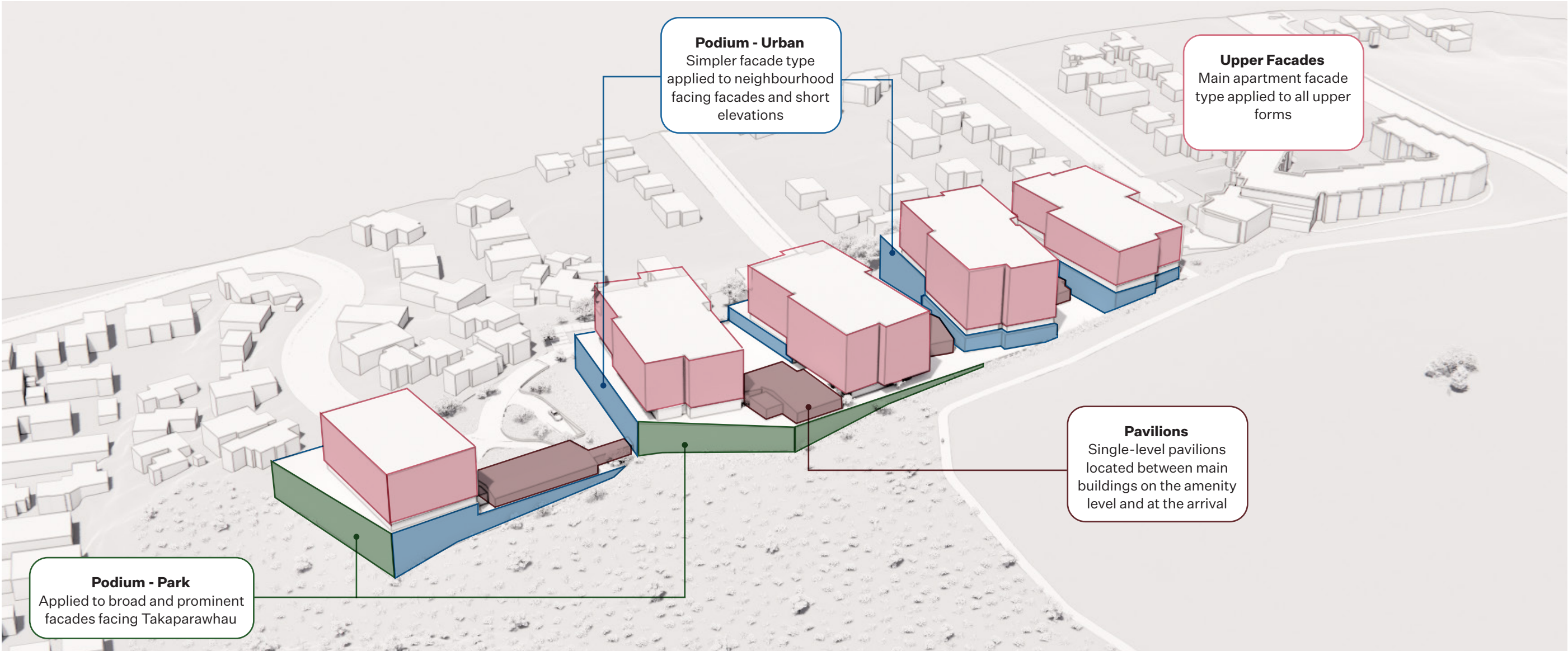
Low-rise timber pavilions draw inspiration from seaside architecture connecting the building to the Eastern Bays while offer a sense of domestic familiarity with pitched roof forms, shutters, chimneys, and warm materials.

7.2 Facade Expression

Application Strategy

The below diagram illustrates the allocation of the different facade languages around the different building forms. The podium massing utilises the park-side podium language to the terrace apartments that look out to Takaparawhau and the eastern bays. The other zones of the podium utilise the more compact and formal urban podium language.

Above the podium, the upper forms utilise a consistent facade language, whilst the pavilion buildings utilise the more domestic, seaside language and aesthetic.



7.3 Elevated Apartments The Clouds

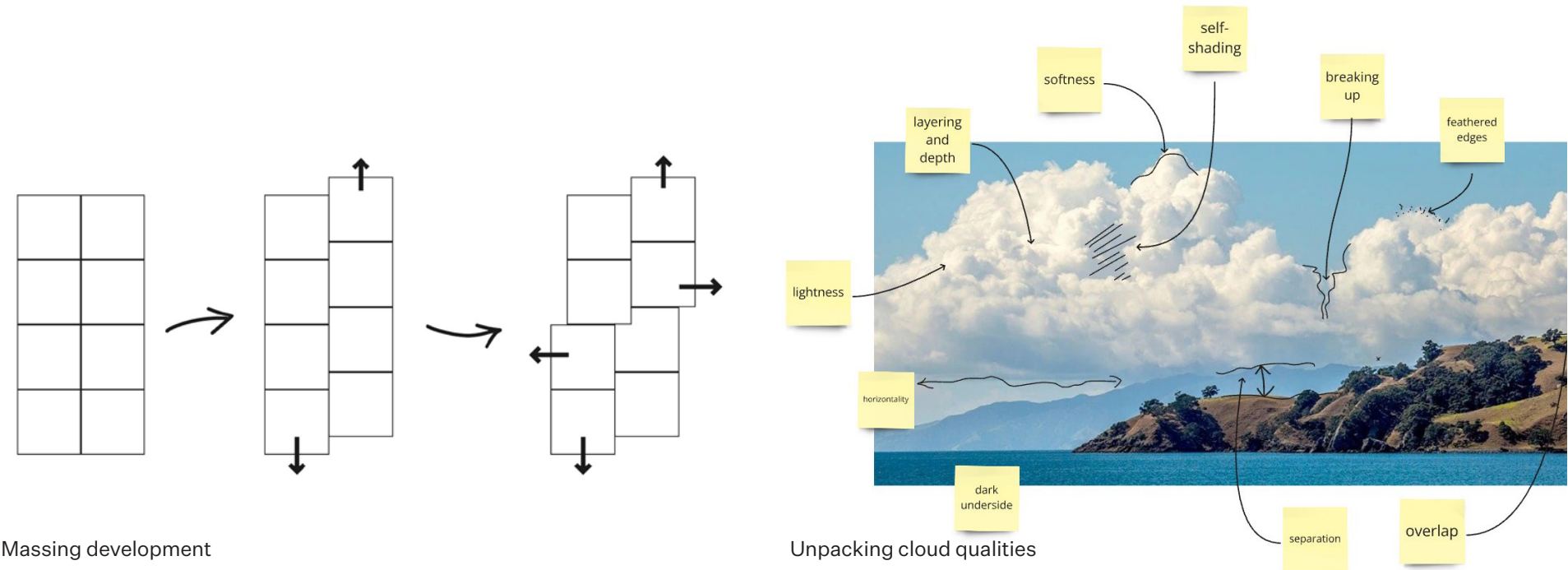
Inspired by the formation of clouds settling above a headland, the design language developed for the elevated apartment buildings expresses qualities of lightness and movement. This is articulated through the shifts in massing and the layering of facade elements.

At the massing scale, the apartment buildings alternate in their orientation to improve apartment outlook while offering a sense of visual moment along the landscape.

Each building mass also has a shift near the centre of every elevation to visually break the mass while also enabling some flex in the floorplate to suit the irregular boundary lines.

To enhance the sense of the apartments ‘hovering’ like clouds above, the floor level connecting to the podium rooftop is set-back providing a deep shadow gap that separates the podium from the elevated apartments.

While retaining the efficiencies offered by the simple and repeated building approach, these massing strategies help to reduce the perception of bulk and repetition, and offer an organic visual quality (particularly when viewed obliquely) that invokes the silhouette of a cloud breaking apart above a headland.



Facade Locations



Narrative development



7.4 Elevated Apartments

Facade Approach

As part of the concept design workshops, various facade design approaches were tested and discussed with Generus Living Group to establish a set of design principles as well as a preferred architectural language for the purposes of concept design and the early consenting objectives.

The design principles guiding the facade development include:

- Supports a high standard of residential living
- External expression of residential uses within the building (not commercial looking)
- Domestic and familiar materiality
- Legible reflection of the cultural narrative
- Balances views out with the need for privacy
- Climate responsive (reducing solar gain and wind impacts)
- Uniform approach (a repeatable ‘kit of parts’)

By deploying these design principles, a facade approach has developed that features the following:

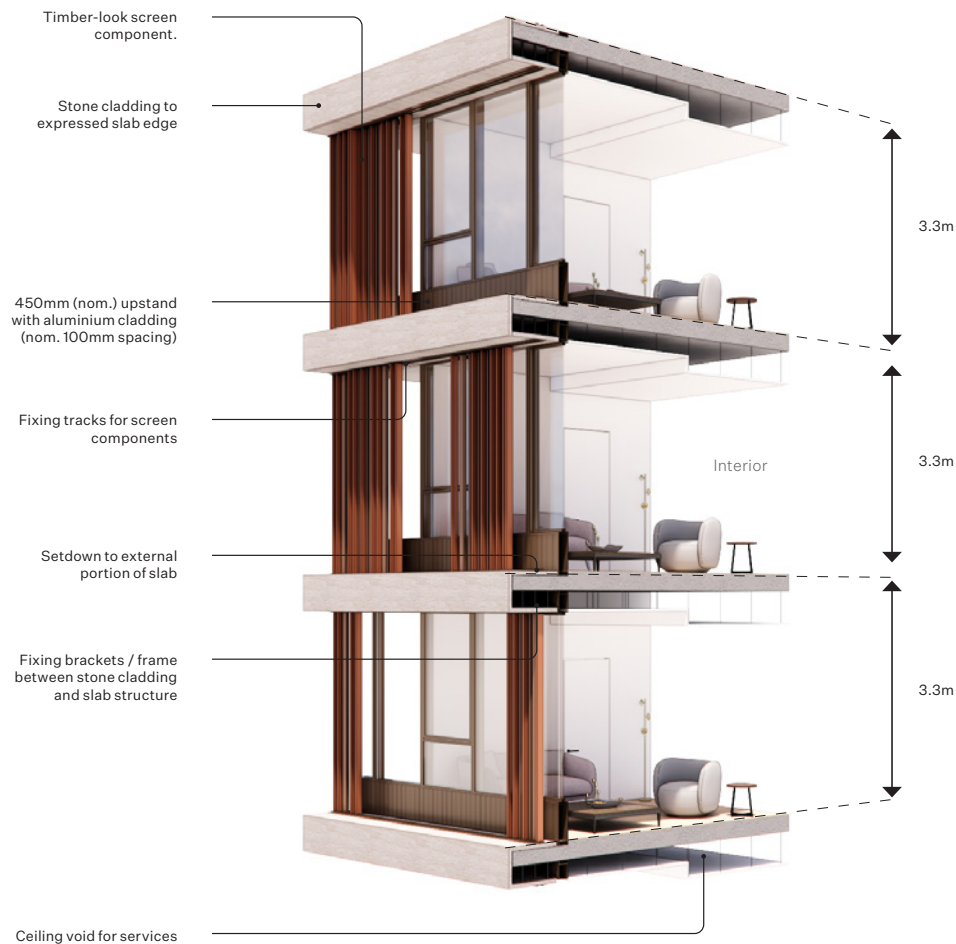
- A deep floor edge projection that provides shading from high sun and a strong horizontal expression
- Vertical screening elements offset from the glazing line providing sun shading and a domestic ‘shutter’ like impression.
- A high quality, residential material palette including stone panel, timber soffits, and a warm, varied timber tone screen
- Vertical floor to ceiling windows that balance views out with privacy and thermal performance
- Inboard balconies with glass wintergarden screens and raised fin balustrades for privacy and protection from the elements



7.5 Upper Forms

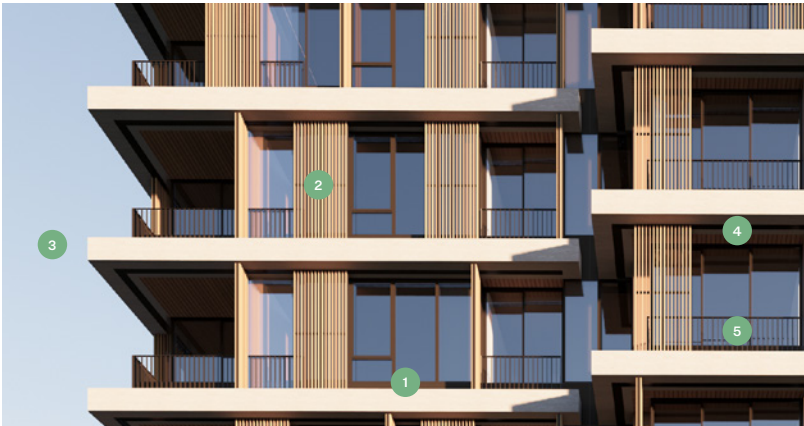
Build-up | Typical Facade

Typical Upper Form Facade



The adjacent diagram illustrates a typical cut-away 3D section of the upper forms. The section illustrates the key components that comprise the facade expression and considers how these various elements come together.

- | | |
|---|-------------------|
| 1 | 450mm upstand |
| 2 | Screens |
| 3 | 500mm stone edge |
| 4 | Screen tracks |
| 5 | Steel balustrades |



Typical Corner Balcony Facade



The adjacent diagram illustrates a typical cut-away 3D section of the upper forms at the corner balconies. The section illustrates the key components that comprise the expression of the corner balconies and considers how these various elements come together.

- | | |
|---|-------------------|
| 1 | 450mm upstand |
| 2 | Screens |
| 3 | 500mm stone edge |
| 4 | Screen tracks |
| 5 | Steel balustrades |



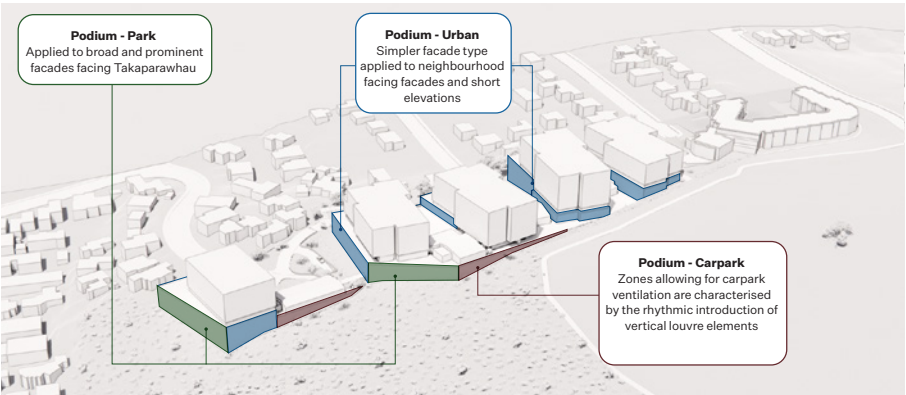
7.6 The Podium The Headlands

Beneath the elevated apartments is a podium carpark sleeved with residences. This element connects four of the five apartment buildings with a level amenity platform designed to ease the accessibility issues of a sloping site. It also provides a stepping down transition of scale to the low rise neighbourhood to the south.

Visually, the podium serves as an anchoring element that connects the development with the natural ground. In response to the conceptual idea of a headland, we envisage a podium design that reads as being ‘of the landscape’ using a sandstone-coloured brick referencing the sandstone cliffs on the edge of Takaparawhau. The podium is visually heavy but split and carved to provide porosity like the Karā stone where vegetation can be grown on balconies and integrated with planters that soften and blend the edges with the landscape beyond. Plant species are intended to be native and reflect Ngāti Whātua Ōrākei’s plantation to the north of the site.



Headland erosion & vegetation on Tamaki Drive

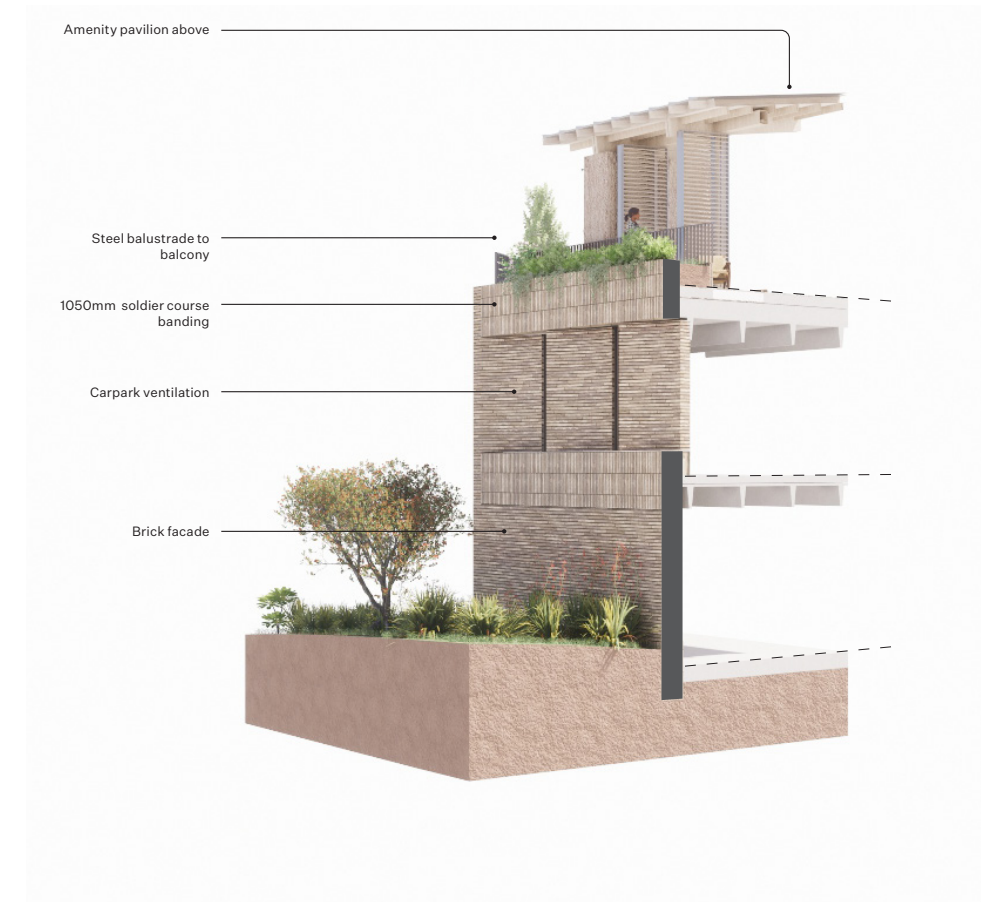
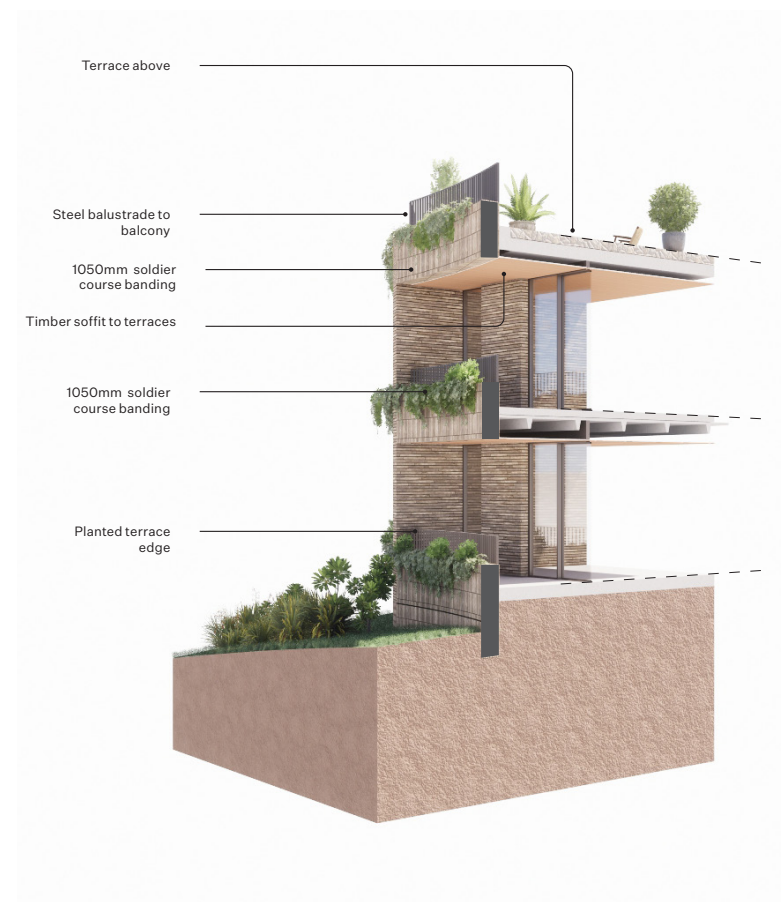


Location illustrating different podium strategies



7.7 The Podium

Typical Building + Detailing



Podium Facade - Urban

The urban facade is the most common facade type along the podium. This facade type is characterised by the strong horizontal banding of the soldier course brick bands, with a secondary order of 400mm and 800mm vertical elements.

Flatter portions of the facade are set back to create depth and punctuated by a primarily vertical fenestration rhythm.



Podium Facade - Park Side

The parkside podium apartments are characterised by large terrace zones with a slight scalloping in plan.

A 1050mm brick soldier course separates each floor with the opportunity for planters on the outer edge.



Podium Facade - Carpark

This facade type is located in isolated location along the northern podium boundary and southern vehicle entrances.

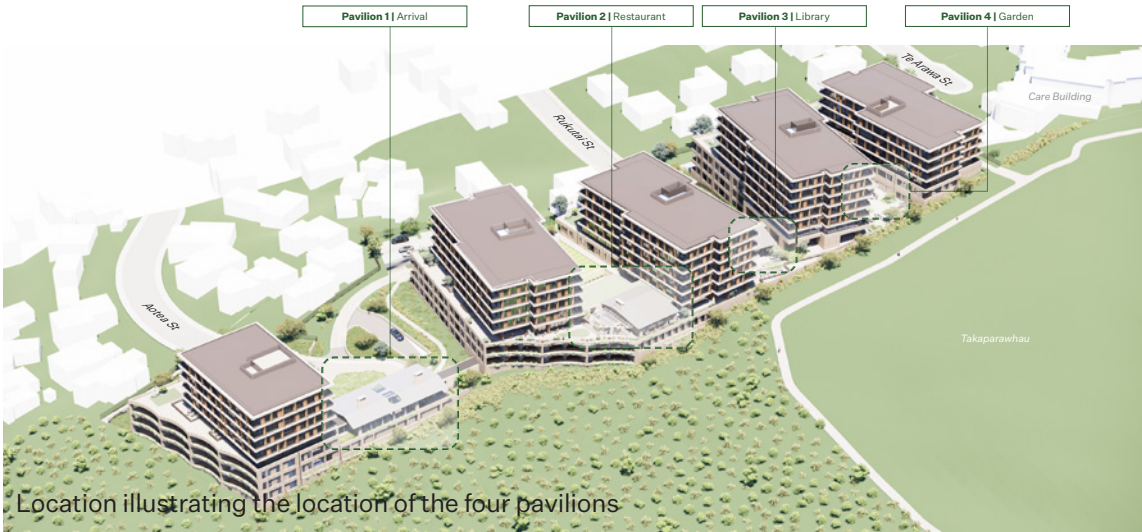
Ventilation slots are integrated into the brick facade with a regular rhythm to work harmoniously with the wider podium language.



7.8 Garden Pavilions The Gathering Spaces

This component of the architectural composition considers the amenity and arrival pavilions. While the apartment facades capture domestic qualities, these lower-rise structures offer an opportunity to reflect domestic architecture at a smaller scale.

Taking inspiration from pergola structures typically found in a home garden, the pavilion components are imagined as calm arrangements of simple, white-washed timber portal frames that can be enclosed or open to frame both indoor and outdoor spaces. The openness of this approach enhances connections to the landscape by blurring the threshold between inside and out allowing nature to participate in the spatial experience. A calm and natural, material palette offers a feeling of relaxation and respite.



7.9 Material Palette

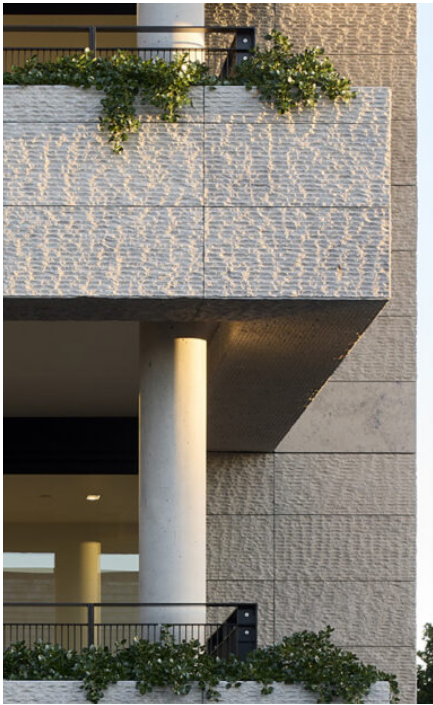
The indicative material palette of The Point incorporates a number of quality, durable materials including stone, brick, concrete, timber, and metal cladding systems, with textures and colours that reflect the flora and fauna surrounding The Point, and the views of the Waitematā beyond. These selections will be further refined in following stages of design development.



Solid Base

The materiality of the podium is ‘of the land’, reading as a mātārae/ headland.

Materials (such as stone and brick) are used to create a podium that is visually solid and provides a grounded base.



Integrated landscaping

Planters integrated into the podium base - through planters - references the ledges of planting hanging onto the sandstone cliffs along Tamaki Drive forming the edge of Takaparawhau.

Refer to Landscape Architect’s documentation for further detail.



Stone Banding

Each floor is framed by a band of light coloured stone. These durable edges provide a high quality finish and a subtle link to Generus Living’s Foundation development.



Timber-look Screens

High quality timber-like materials that comply with fire restrictions can be used alongside natural materials.

Timber tones are used in the elevated apartments to reference rakau/trees on top of the mātārae.



Dark Accents

The apartments have a dark bronze base on the balustrade that grounds each apartment and increases privacy from public and common spaces below.



Double Glazing

The essence of seaside living is celebrated through the use of double glazing to capture the stunning views of the Waitematā, and create an airy, light-filled experience in both the apartments and communal amenity spaces.



Public Realm Interface

8.1 Public Realm Interfaces

The site interfaces with three streets - Aotea Street, Rukutai Street and Te Arawa Street. The street interfaces have been designed to create a buffer between the suburban neighbourhood and the elevated forms, with the brick podium buildings and generous landscaped areas creating the transition.

Aotea St



The primary entrance for the development is from Aotea Street, for both visitors, drop-offs and vehicular entrance to Car Parking O1 (which includes the development’s primary loading bay) and Car Parking O2. As you reach the top of Aotea Street, visitors are greeted with a low-slung pavilion and porte cochere.

Rukutai St



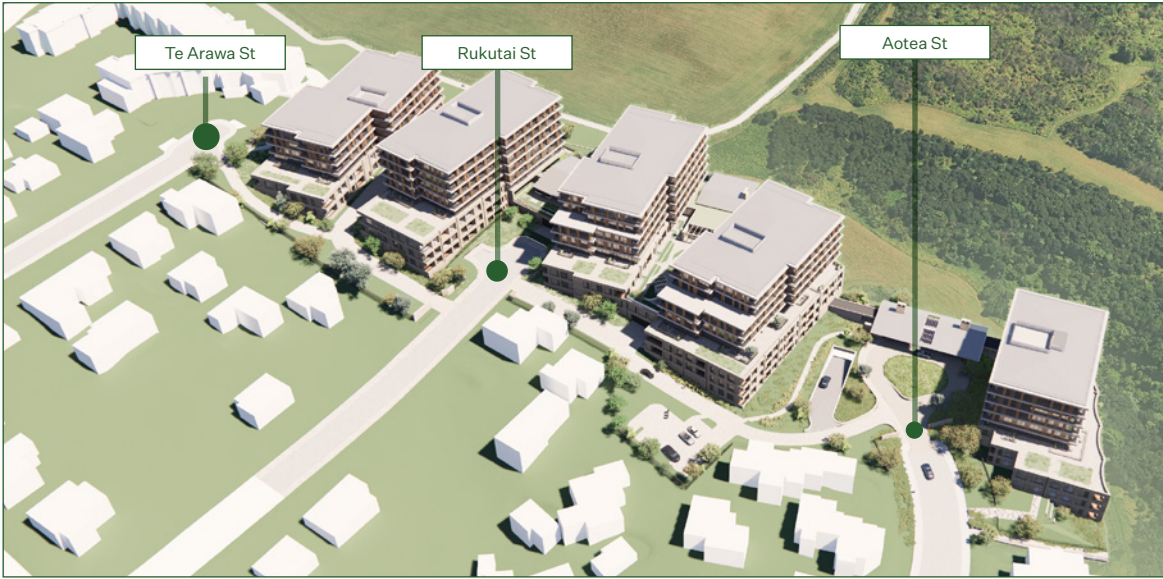
There are three entrance / exit points to the development at the end of Rukutai Street. The entrance to the east is primarily serves traffic exiting the development. The entrance to the north provides access to Car Parking O3 and the entrance to the west provides pedestrian and vehicular access to 5 no. car parks situated between Building 4 and 5.

Te Arawa St



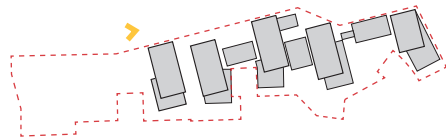
There is one entrance / exit point to the development from Te Arawa Street. It primarily serves as a pedestrian entrance for residents into the development for those who are walking across to the existing care facility’s amenities and those who are walking to the nearby bus stop.

Entry Location Diagram

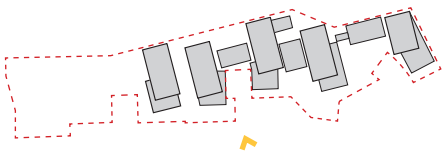


Visualisations

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



9.1 Conceptual Visualisations
View from Rukutai Street looking North.




9.2 Conceptual Visualisations
View from Takaparawhau looking South West.



One studio
7 locations
350+ people
49 principals
65 years
1000+ awards

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