



Assessment of Landscape and Visual Effects
Project Beachside Mission Bay – Drive Holdings Limited
Mission Bay | Auckland



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1. Introduction

- 1.1 LA4 Landscape Architects have been requested by Drive Holdings Limited to undertake a landscape and visual effects assessment of the proposed Project Beachside Mission Bay (“**The Project**”) on the site on the corner of Tamaki Drive, Patteson Avenue and Marau Crescent, Mission Bay, Auckland. This landholding comprises the properties at 75-79, 81-87 and 89-97 Tamaki Drive, 6-12 and 14 Patteson Avenue and 26, 28 and 30 Marau Crescent, Mission Bay (“**the Site**”).
- 1.2 The assessment process has involved:
- Background review of plans and documentation;
 - Desktop assessment utilising aerial photographs;
 - Site and surrounding environment investigations;
 - Photographic recording of the site and surrounding environment;
 - Landscape analysis and visibility assessment;
 - Review of the statutory framework; and
 - Assessment of landscape and visual effects.
- 1.3 Site investigations, an analysis of the Site and surrounding environment and a landscape and visual effects assessment of the Project were undertaken between November 2017 and June 2018.
- 1.4 The assessment is structured as follows:
- Description of the Project (Section 2);
 - Description of the site, landscape context and existing visual environment (Section 3);
 - Evaluation of the landscape and visual effects (Section 4);
 - Impact of shading on the surrounding properties (Section 5);
 - Consideration of the statutory framework (Section 6); and
 - Conclusions (Section 7).

2. The Project

- 2.1 The Project involves the demolition of all existing buildings on the Site and the construction of new multi-level buildings that will provide mixed commercial (retail and food and beverage), entertainment (cinema) and residential activities.
- 2.2 Along the Tamaki Drive frontage, the eastern building comprises ground level retail plus four levels of residential apartments. The central block comprises two levels of retail plus four levels of apartments. The western block on the corner of Tamaki Drive and Patteson comprises two retail levels plus six residential apartment levels. Car parking is in two basement levels across the site.
- 2.3 The western block along Patteson Avenue consists of ground floor retail along the entire street frontage plus six residential apartment levels on the northern end, five residential levels in the central zone and four residential levels on the southern end on the corner of Patteson Avenue and Marau Crescent.

- 2.4 Marau Crescent comprises 3 level terraced houses in keeping with the residential characteristics of the streetscape. A fourth level of apartments is set back from the road facing the central podium. Built form along the eastern part of the Site comprises 4 levels of residential apartments. A cinema complex is located within the central level one podium of the Project. Apartments are arranged to ensure each unit achieves a good level of solar access and outlook.
- 2.5 The materials palette is distinctly urban in look attempting to relate and unify both the commercial and residential activities. The materials used are a combination of pigmented concrete, light brick, frameless glass, aluminium extruded frames and aluminium fixed blades with paint finishes. These have been selected to give the building an upmarket residential and commercial character, complementing the mixed-use urban nature of Mission Bay.

Landscape Proposals

- 2.6 The landscape proposals for the Project have been designed to provide an attractive streetscape for the Project as depicted on the landscape plan¹. In my opinion, the landscape proposals complement the building design and character of the surrounding area and provide a high quality environment and amenity for users of the Project and pedestrians

Tamaki Drive Streetscape

- 2.7 Large grade mature Chatham Island nikau palms (*Rhopalostylis sapida Chathamica*) extend along the Tamaki Drive frontage. These will provide a high standard of amenity for the streetscape of appropriate form and scale for the building. This nikau is the most tolerant of exposed situations and retains its neatness in the street environment.
- 2.8 Low growing NZ Rengarenga lily (*Arthropodium cirrhatum 'Matapouri Bay'*) and NZ Iris (*Libertia perigrinans*) within the in-ground kerbside planter will form an evergreen buffer to the road. This lily has broad leaves and mid-summer flowering with masses of long stemmed, star-shaped, cream flowers. It has performed well within Mission Bay and along Tamaki Drive.

Patteson Avenue Streetscape

- 2.9 The Chatham Island nikaus extend along the Patteson Avenue frontage continuing the vegetated theme. No underplanting is proposed along here due to the location of the kerbside bus stops.

Marau Crescent Streetscape

- 2.10 Pohutukawa (*Metrosideros 'Maori Princess'*) street trees are proposed within the grassed berm along Marau Crescent. 'Maori Princess' has a conical upright form with a very straight trunk making it a suitable tree for streets. It has all the features of a traditional Pohutukawa, with dark, rich, green, oval-shaped leaves, crimson red flowers and rough dark brown bark. Massed plantings of evergreen and flowering shrubs and groundcover are proposed on the Patteson Avenue corner and between the footpath and the apartments.

Green Walls

- 2.11 Green walls have been utilised in a number of locations to soften the visual impact of the building. In particular the walls of the internalised cinema complex will be greened with Three Kings Vine (*Tecomanthe speciosa*) trained up stainless steel tensile wires. This vigorous evergreen climber from the Three Kings Islands has large glossy

¹ Pages 147-149 in the RC Application Package

green leaves and creamy white tubular flowers in winter and has been utilised successfully in a number of locations around Auckland.

Eastern Residential Interface

- 2.12 A 3m wide landscaped buffer extends along the eastern interface with the residential apartment building at 32 Marau Crescent. Low groundcover plantings and creepers growing up the building wall will provide a vegetated buffer and soften views towards the Project.

Podium Open Space

- 2.13 A landscaped podium is located on level 1 offering a variety of planted spaces to soften the built expanse and provide a good level of amenity for the residents, cinema patrons and visitors to the restaurants. Massed plantings of evergreen and flowering native and exotic shrubs, palms, ferns and groundcovers will create a vegetated setting for the podium.

3. The Visual and Landscape Context

Landscape Context: The Site

- 3.1 The 6530m² Site is located on the corner of Tamaki Drive, Patteson Avenue and Marau Crescent, Mission Bay, Auckland. The Site is within the Mission Bay local centre, which accommodates a range of commercial, retail, recreation, entertainment and community activities.
- 3.2 The Site is zoned Local Centre in the Auckland Unitary Plan (Operative in Part) (“**AUP OP**”), providing for business and residential activities. New development within the zone requires assessment so that it is designed to a high standard which enhances the quality of the centre’s streets and public open spaces.
- 3.3 The existing buildings within the Site have very mixed characteristics and a number are utilitarian in appearance, typical of their commercial activities. A large sealed car parking area is located at the rear of the shops. Retail and hospitality activities extend along the Tamaki Drive frontage including Italian, Indian, Mexican, American restaurants and an ice cream parlour. The Berkeley Cinema is located mid-block and De Fontein Belgian Beer Cafe is located on the prominent corner site.
- 3.4 The Patteson Avenue frontage to the Site comprises retail services including an ice cream parlour, convenience store, Asian restaurant, café and real estate agency. Between these and Marau Crescent are three single level attached weatherboard and tile residential units.
- 3.5 Marau Crescent comprises the above-mentioned residential units, 2 sets of 4 single level plaster and tile attached residential units and a double storey brick and tile attached dwelling. Vegetation within the Site is sparse and largely restricted to some amenity and tree planting within the residential properties along Marau Crescent.

Landscape Context: Surrounding Environment

- 3.6 A single level real estate agency building, a two-level apartment block and the iconic 1930’s art deco apartment complex, Garden Court, occupy adjacent land to the east along Tamaki Drive. To the east along Marau Crescent are a four-level brick residential apartment building, a single level brick and tile residential dwelling and a two-level art deco apartment block.

- 3.7 Commercial activities prevail on the western side of Patteson Avenue with a chemist, restaurants, takeaways, cafes and a convenience store. Beyond here are two to three level residential activities including the distinctive Bay Terraces.
- 3.8 Residential activities prevail in Marau Crescent with two to four level detached dwellings and apartments on the southern slopes extending up towards the Ronaki Road ridge.
- 3.9 The wider surrounding area beyond the commercial core of the local centre is characterised by residential and recreational activities in close proximity to the beach. Residential dwellings are of varying ages, styles and materials including, standalone dwellings, duplexes and apartment buildings up to three storeys in height.
- 3.10 Mission Bay Beach and Selwyn Domain are the focal point for the area with the sandy beach and grassed reserve extending behind. Other recreational facilities within the area include Mission Bay Tennis Club, Bowling Green, water sports and several neighbourhood parks and play areas.
- 3.11 Schools, churches and community facilities are located within the area. Michael Joseph Savage Memorial Park and Bastion Point form an extensive area of open space and sense of enclosure at the western end of Mission Bay. Eastcliffe Retirement Village is located on the large site to the south of the reserve and the Sisters of St Josephs religious complex occupies a large area of land on the headland to the east of the bay.
- 3.12 The surrounding landform and ridgelines to the east, south and west enclose the bay effectively forming a broad amphitheatre to the local centre on the flat coastal terrace. The wider surrounding area is extensively vegetated with coastal pohutukawa, vegetated slopes and mature tree plantings within individual properties.

Future Built Environment

- 3.13 Understanding the existing environment also requires an understanding of the potential permitted built environment. The up-zoning of the surrounding area with a mix of local centre (“**LC**”), business – mixed use (“**MUB**”) and residential – mixed housing urban (“**MHU**”) has the potential to dramatically change the urban form with a range of building heights. Provisions typically enable buildings up to the maximum height of 18 metres which will significantly change the current low-rise character and visual amenity of the surrounding Mission Bay area in the future.

4 Evaluation of the Project

- 4.1 The key to assessing the visual and landscape effects of the Project on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of the Project on them. In accordance with the Resource Management Act 1991 (“**RMA**”) this includes an assessment of the cumulative effects of the Project combined with existing developments.

Landscape Effects

- 4.2 Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a Site and its surrounds to accommodate change. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.

- 4.3 Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability and rarity.

Landscape Effects Assessment

- 4.4 The landscape values associated with the Site itself are very low due to the heavily modified nature of the Site and existing commercial activities on the Site and surrounding area. As such the landscape sensitivity of the Site to change is very low. A number of dated commercial buildings with little architectural merit are currently located on the Site and the remainder of the Site is paved for access and car parking. No significant vegetation is present within the Site.
- 4.5 The Project will therefore have very low adverse landscape effects on the Site and surrounding urban area.

Natural Character Effects

- 4.6 Natural character values are recognised under the RMA Matters of National Importance (Part 2, Section 6) in relation to managing the use, development and protection of natural and physical resources. Natural character relates to the degree of 'naturalness' of a landscape. It is primarily determined by the nature and extent of modification to a landscape and can be expressed in relation to natural processes, patterns and elements in the landscape.
- 4.7 The highest levels of natural character are where there is the least modification. Natural character effects relate to the degree to which the Project may alter the biophysical and / or perceived naturalness of a landscape.

Natural Character Effects Analysis

- 4.8 While the coastal edge and waterfront retain a reasonably high level of natural character the Site itself has very low natural character values and has been highly modified through previous built development and sealed car parking areas. The Site is a component of the Mission Bay LC and is zoned as such.
- 4.9 Overall, the natural character effects of the Project would be very low.

Visual Effects

- 4.10 The Project raises a number of visual issues, including the potential effects on visual amenity to the following key areas:
- 1) Surrounding streetscape
 - 2) Mission Bay Beach and Selwyn Domain
 - 3) Residential area
 - 4) Wider urban area
 - 5) Wider coastal area
- 4.11 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of the Project, the nature and extent of the viewing audience, the visual qualities of the Project, and the ability to integrate any changes within the landscape setting, where applicable.

- 4.12 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that the Project may bring, specifically in relation to aesthetic considerations and visual character and amenity.
- 4.13 The methodology used in this assessment is designed to assess whether the Project would have adverse visual effects on the nature and quality of the surrounding environment. The key consideration in this assessment is the potential adverse effects of the additional height on the surrounding viewing audience with particular regard to:
- 1) Urban character and amenity
 - 2) Compatibility of building bulk and scale
 - 3) Maintenance and enhancement of amenity values
- 4.14 The visual effects assessment has been undertaken in terms of the following criteria:
- 1) **Sensitivity of the view** – the relative quality of views towards the Site, including landscape character and visual amenity values.
 - 2) **Viewpoint / perceptual factors** – the type and size of population exposed to views towards the Site, the viewing distance to the Site, and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the Site due to its physical character.
 - 3) **Urban amenity** – the impact of the Project on the wider surrounding urban amenity.
 - 4) **Urban form** – the degree to which the Project would fit into the existing urban context of the surrounding environs.
 - 5) **Visual intrusion / contrast** – the intrusion into or obstruction of views to landscape features in the locality and beyond and the impact upon key landscape elements and patterns.
 - 6) **Mitigation potential** – the extent to which any potential adverse effects of the Project could be mitigated through integration into its surrounds by specific measures.

The Visual Catchment and Viewing Audience

- 4.15 The visual catchment is the physical area that would be exposed to the visual changes associated with the Project. The Site's location on the scenic waterfront route results in a high level of visual exposure for those travelling along both directions on Tamaki Drive within Mission Bay. The containing headlands of Michael Joseph Savage Memorial Park and Bastion Point to the west and Pipimea Head to the east means that views beyond these headlands are restricted.
- 4.16 The north-south running Kupe Street ridge restricts views from the west and the Kohimarama Road ridge restricts views from the east of here. Being located on the corner of Marau Crescent and Patteson Avenue results in views being gained from these streets as well as views from Ronaki Road traveling in a northerly direction.
- 4.17 The residential properties in Marau Crescent and Ronaki Road on the southern slopes will gain close views towards the Project due to proximity, the elevated slopes and the increased height of the buildings within the Site.
- 4.18 Properties on the surrounding slopes enclosing the bay to the east, south and southwest will be exposed to views to varying degrees depending on proximity, orientation, elevation, and buildings, structures and vegetation in the line of sight.

These views will be across the foreground of the residential built and vegetated fabric and the views from these locations are panoramic encompassing the harbour and beyond to Rangitoto.

- 4.19 Views will be gained from the beachfront and Selwyn Domain although these will be seen beneath or over the canopies of the pohutukawa trees within the reserve. Recreational users and visitors to the Michael Joseph Savage Memorial on the slopes to the west will gain views to the Project.
- 4.20 Views will also be gained from recreational users and ferry passengers on the Waitemata Harbour. Distant views will be gained from North Head and parts of Devonport although these will be from more than 3 kilometres away.
- 4.21 The full extent of the visual catchment is illustrated on **Appendix 1 – ZTV Visibility Analysis Map**. The ZTV map illustrates the potential (or theoretical) visibility of the Project in the landscape. The phrase ‘potential visibility’ is used to describe the result because the analysis does not take into account any landscape features such as trees or buildings that might obstruct the visibility. The analysis is made based on topography alone. The results are not intended to show the actual visibility of the Project, they are intended to indicate where the Project may be visible from. Conversely, a ZTV map does show where an object cannot be seen from.
- 4.22 The viewing audience that will be exposed to views towards the Project will therefore comprise:
- 1) Motorists and pedestrians travelling in both directions along Tamaki Drive near the Site;
 - 2) Motorists and pedestrians travelling in both directions along Marau Crescent;
 - 3) Motorists and pedestrians travelling north along Patteson Avenue and Ronaki Road near the Site;
 - 4) Residents in properties to the south, east and west of the Site;
 - 5) Distant residents on the surrounding slopes extending down from the Kepa Road ridge and Kohimarama Road ridge;
 - 6) Workers and visitors to the commercial businesses along Tamaki Drive;
 - 7) Recreational users of Selwyn Domain and the Mission Bay beachfront;
 - 8) Recreational users and ferry passengers on the Waitemata Harbour; and
 - 9) Distant viewers on North Head and parts of Devonport.

Visual Effects Assessment

- 4.23 The visual effects of the Project have been assessed from a number of representative viewpoints within the visual catchment area, which have potential for visual effects. Nineteen viewpoints have been identified following consultation with Auckland Council from which the visual effects have been assessed. This is achieved by using both descriptive and analytical means.
- 4.24 The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Project. The analysis from the viewpoints is representative of the potential views from the most affected surrounding properties and roads.
- 4.25 Survey accurate and view verified photomontages have been prepared by U6 Photomontages for twelve of the viewpoints. Buchan Architects have also prepared seven architectural renderings for the remaining seven. While these are not view

verified, comparisons between these and the accurately surveyed photomontages illustrate very close accuracy levels.

- 4.26 Four architectural renders have also been prepared to illustrate the potential view from the most affected residential properties immediately behind the Site. These views have been computer generated utilising the known ground floor levels of the dwellings. A view verified photomontage has also been prepared from the residence at 6 Ronaki Road that confirms their close accuracy.
- 4.27 A detailed assessment and analysis of potential effects has been carried out using a Visual Effects Matrix (score sheet), which ensures that each view and changes within each view are evaluated thoroughly and consistently. The key factors contained in that matrix are given in detail in **Appendix 3 – Visual Effects Matrix**. It covers aspects such as the sensitivity of the view to change, the size of the viewing audience that would be affected, the legibility of the Project, how well the Project integrates with its surroundings and whether the Project intrudes into any existing views.
- 4.28 The total scores given in the descriptions denote the overall visual effects rating, which has the following range of potential ratings and effects from each viewpoint. In general terms, visual effects in the no effect to moderate effect range are acceptable in landscape and visual terms, provided mitigation is carried out for close-up viewers, or for particularly intrusive elements.
- 4.29 For those units where high effects result, significant mitigation is required, and/or a redesign of parts of the Project. Where a very high effect is created, the effects would be unacceptable in visual and landscape terms.
- 4.30 The following seven-point scale has been used to rate effects, based on the guidelines contained within the NZILA Best Practice Guide – Landscape Assessment and Sustainable Management 2010:

Negligible | Very Low | Low | Moderate | High | Very High | Extreme

Negligible Effect

The Project would have no effect on the receiving environment.

Very Low Effect

The Project has discernible effects but too small to adversely affect other persons.

Low Effect

The Project constitutes only a minor component of the wider view. Awareness of the Project would not have a marked effect on the overall quality of the scene or create any significant adverse effects.

Moderate Effect

The Project may form a visible and recognisable new element within the overall scene and may be readily noticed by the viewer. The Project may cause an adverse impact but could potentially be mitigated or remedied.

High Effect

The Project forms a significant and immediately apparent part of the scene that affects and changes its overall character. The Project may cause a serious adverse impact on the environment but could potentially be mitigated or remedied.

Very High Effect

The Project becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character. The Project causes extensive adverse effects that cannot be avoided, remedied or mitigated.

Extreme Effect

The Project is completely at odds with the surrounding area and dominates the scene to an extreme degree. The Project very significantly affects and entirely changes the character of the surrounding area. The Project causes extreme adverse effects that cannot be avoided, remedied or mitigated.

Analysis of Results

- 4.31 The assessment has been taken in relation to the following key areas from within the visual catchment:
- 1) Surrounding streetscape
 - 2) Mission Bay Beach and Selwyn Domain
 - 3) Residential area
 - 4) Wider urban area
 - 5) Wider coastal area
- 4.32 The following summaries describe the implications that the Project has for each viewpoint. In so doing they touch on key findings in the matrix analysis and the implications that these might have for areas and audiences in close proximity to any given viewpoint.

Surrounding streetscape – west end

- 4.33 Viewpoints 1 – 6² are a series of views taken from Tamaki Drive to the west of the Site progressively moving in an easterly direction. The views are from between 300m (VPT1) and 75m (VPT6) away from the Site.
- 4.34 The visual amenity values are largely derived from vegetation within Selwyn Domain and the expanse of open space and grass in the reserve. The road corridor, road markings, streetlights and signage on the commercial properties impart fairly utilitarian characteristics to the scene.
- 4.35 The viewing audience comprises motorists and pedestrians travelling in an easterly direction along Tamaki Drive, and residents and visitors to the residential properties and commercial premises in the immediate vicinity. Many viewers will therefore be transient, in vehicles, bicycles or on foot and therefore the sensitivity of the view to change is reduced.
- 4.36 From these locations the Project will be viewed prominently in the focus of view progressively becoming more visible in close proximity as illustrated in the photomontages. Its form and scale will provide a landmark building and identifier to the Mission Bay local centre, which is currently lacking due to the generally dated and low-rise characteristics of the centre.
- 4.37 While larger and more prominent buildings will be introduced into the streetscape, they would be viewed in the context of the existing surrounding local centre activities. In visual terms the Project would add coherence and interest to the overall streetscape that is currently lacking and dominated by low rise and dated buildings.

² Pages 61-68, 94-95 and 98-101 in the RC Application Package

- 4.38 In terms of the visual bulk of the building, the combination of the setback of the upper level and the articulation of the building facades visually modulates the Project and reduces its visual scale. The height, form and scale of the buildings proposed is appropriate given the linearity and wide expanse of the road, extent of open space within Selwyn Domain and diversity of elements within the surrounding area. The Project would not detract from the amenity of the surrounding area which is influenced by the commercial, vehicular and pedestrian activities along Tamaki Drive.
- 4.39 The architectural design has incorporated modulation, façade relief, openings and a mix of textures in building design to enhance the visual interest of the building and interface with the street. High quality, lasting and durable building materials have been utilised.
- 4.40 As illustrated in the photomontages looking in an easterly direction along Tamaki Drive, the Project sits comfortably into its context. The form and mass has been broken up by the hierarchy of height along Patteson Avenue and the separation of the buildings providing visual ‘breathing space’ and compartmentalising the blocks. The setback of the upper levels successfully reduces the height and dominance of the buildings, particularly for close views (VPT 5-6). While the Project would introduce a new, contemporary and taller built form into the local centre, it would be entirely appropriate in this location.
- 4.41 Overall, I consider that the visual effects for the streetscape environs to the west will be moderate, however entirely appropriate in light of the Site’s location within the local centre, the width and expanse of the street and waterfront reserve and the high quality architectural design and detailing of the building.

Surrounding streetscape – east end

- 4.42 Viewpoints 7 – 10³ are a series of views taken from Tamaki Drive to the east of the Site progressively moving in an easterly direction. The views are from between 300m (VPT 7) and 125m (VPT 10) away from the Site.
- 4.43 Similar to the views from the west of the Site, the visual amenity values are derived from the expansive coastal edge, the extent of the beach and bay back dropped by the vegetated Selwyn Domain and the pohutukawa clad coastal headland of Bastion Point. The mature Norfolk pines in the reserve form prominent natural elements in the view. The distinctive Garden Court apartments sit prominently in the view with their terracotta roofs, plastered walls and stately Phoenix palms.
- 4.44 The viewing audience comprises motorists and pedestrians travelling in a westerly direction along Tamaki Drive. The viewers will largely be transient, in vehicles, bicycles or on foot and the sensitivity of the view to change is reduced. Similar views would be gained for recreational users of the beach in the vicinity.
- 4.45 From these locations there will be noticeable visual changes due to the increased height of buildings within the Site than currently exists. The Project will not impact on the surrounding urban amenity and the pattern of development and will sit comfortably into the existing urban fabric dominated by the commercial activities flanking the busy arterial road. The Project will be seen as an integral component of the Mission Bay local centre from here and is of an appropriate form and scale for its location.
- 4.46 The Project will not intrude into or obstruct views to the key landscape features or adversely impact upon key landscape elements and patterns. The Bastion Point headland and the coastal edge will retain their visual integrity and remain the

³ Pages 69-70 and 104-109 in the RC Application Package

dominant landscape features and natural character elements. The Project will not contrast with the prevailing characteristics and will fit comfortably into the surrounding mixed commercial and residential environment.

- 4.47 The Project provides a suitable hierarchy and level of interest of building forms stepping up from the lower eastern apartments to the taller prominent corner block on the intersection. The eastern apartments are set back and form an appropriate transition to the adjoining residential neighbours, creating an appropriate separation from the taller elements.
- 4.48 As illustrated in the photomontages, the surrounding environment has the capacity to absorb a Project of this height, form and scale. The expanse of the reserve, coastal edge and seascape, back dropped by the headland creates a setting of significant scale and grandeur capable of accommodating the Project.
- 4.49 Overall, in the context of the existing landscape, the visual effects of the Project will be moderate from these viewpoints. While readily visible, the Project would not appear out of character and would be viewed as an integral part of the established commercial and residential settlement pattern within the bay. The Project is of an appropriate form and scale for the streetscape and surrounding area and will be a positive addition to the Mission Bay local centre.

Surrounding streetscape – south

- 4.50 Viewpoint 11⁴ is taken from Ronaki Road looking in a northerly direction towards the Site and Viewpoint 12⁵ is the view looking northeast from Patteson Avenue. These close views are from approximately 60m away.
- 4.51 These typically urban views are characterised by the diverse mix of residential and commercial buildings, the road corridor, grassed berms and utilitarian streetscape elements including the power poles and overhead lines, car parking areas and views towards the existing commercial centre.
- 4.52 The viewing audience comprises motorists and pedestrians travelling in a northerly direction along these roads. Again, for these viewers they will largely be transient, in vehicles, bicycles or on foot and the sensitivity of the view to change is reduced. Residents within the houses flanking the streets may gain similar views, however existing vegetation and dwellings and structures within the line of sight will largely screen views.
- 4.53 From these close locations, the Project will be prominent due to the height and close proximity to the viewer. It will be seen however in the context of the surrounding commercial and residential area and viewed as an integral component of the Mission Bay local centre.
- 4.54 The height, form and scale of the built elements have addressed the streetscape sensitively and in an appropriate manner. The built form has stepped down from Tamaki Drive corner to the Marau Crescent frontage to minimise the visual effects and provide an appropriate transition to the residential area to the south. The building form has been successfully broken up through the visual separation of the Patteson Avenue buildings into three individual buildings.
- 4.55 The sleeving of the Marau Crescent frontage with residential activities creates a suitable buffer of appropriate form, nature and scale with the higher buildings set back from the road. From here the Project will effectively identify the local centre and

⁴ Pages 71-72 and 102-103 in the RC Application Package

⁵ Pages 73-74 in the RC Application Package

add a level of interest to the townscape that is currently lacking in the view and dominated by the dated commercial buildings and housing stock within the Site. The built form of the buildings addresses the surrounding area well effectively utilising a mix of commercial and residential building materials.

- 4.56 Overall the visual effects of the Project will be moderate to high from these viewpoints. While readily visible, the Project would not appear out of character. The Project will introduce a new built urban form with superior character, form and scale than currently exists within the area. It will be viewed in the context of the surrounding local centre, commercial environment and residential urban fabric and will not appear incongruous in this setting.

Mission Bay Beach and Selwyn Domain

- 4.57 Viewpoints 13 – 15⁶ are taken from Selwyn Domain looking in southerly directions towards the Site. From here the densely vegetated and open space characteristics of the reserve are evident with the mature pohutukawas lining the reserve and beachfront and the open grassed areas. These characteristics provide a dense vegetated setting and buffer to the Project.
- 4.58 The viewing audience from these locations includes local residents, visitors, and recreational users of the domain. From Viewpoint 13 the 3-level Bay Terraces currently provide the main visual built element in the view. The Project will be partially visible above the dense evergreen canopy of the pohutukawa trees. As illustrated it will have minimal adverse visual effects on the visual amenity and landscape values of the reserve.
- 4.59 Viewpoint 14 is a closer view and again illustrates the screening effect and moderating attributes of the mature pohutukawas within the reserve. The views from here extend across the commercial centre to the residential slopes rising up from Marau Crescent.
- 4.60 The Project will reinforce the local centre characteristics and provide a high level of amenity to the centre. From here the mass of the building has been visually broken up by the visual separation of the buildings, use of horizontal blades, differentiation of materials and colours and set back of the upper levels from the street.
- 4.61 Viewpoint 15⁷ is taken from the beach looking south towards the Site. Again, from here the Project will introduce a new built form of superior character, height, form and scale than currently existing within the Site. It will be viewed in the context of the surrounding mixed-use environment and urban fabric and will not appear incongruous in this setting. The vegetated reserve and expanse of open space provide a partial screen and good setting and buffer to the Project effectively sitting it into the landscape.
- 4.62 Viewpoint 16⁸ is taken from the eastern end of Selwyn Domain looking in an easterly direction. From here, the commercial characteristics of the local centre are evident on the southern side of the street co-existing comfortably with the surrounding residential fabric to the south and east. From here there will be noticeable visual changes due to the increased height of buildings within the Site than currently exists.
- 4.63 The Project will not impact on the surrounding urban amenity and will sit comfortably into the existing urban fabric dominated by the commercial activities. The Project will

⁶ Pages 75-78 and 96-97 in the RC Application Package

⁷ Pages 77-78 in the RC Application Package

⁸ Pages 79-80 in the RC Application Package

be seen as an integral component of the Mission Bay local centre from here and is of an appropriate form and scale for its location.

- 4.64 The Bastion Point headland and the vegetated coastal edge will retain their visual integrity and remain the dominant landscape features and natural character elements. The Project will not contrast with the prevailing characteristics and will fit comfortably into the surrounding mixed commercial, residential and coastal environment.
- 4.65 Again, from this direction the Project provides a suitable hierarchy and level of interest of building forms stepping up from the low eastern apartments to the taller prominent corner block. The eastern apartments form an appropriate transition to the adjoining residential neighbours and create an appropriate separation from the taller elements.
- 4.66 This architectural detailing and treatment to the building recognises the relationship of the Project to the reserve by minimising the perception of dominance and views towards the upper level. The extensively vegetated reserve environs provide an additional level of softening and visual reduction of scale of the building.
- 4.67 As illustrated in the photomontages the surrounding environment has the capacity to absorb built form of this height, form and scale. The expanse of the reserve, coastal edge and seascape, back dropped by the headland creates a setting of significant scale and grandeur capable of accommodating the Project.
- 4.68 From the reserve and beachfront, where visible, the Project will be viewed as an integral component of the Mission Bay commercial and mixed-use area. The Project will not adversely affect the existing visual amenity and landscape integrity of the reserve and beach and the Project will positively address the surrounding area. Overall the visual effects of the Project from Selwyn Domain and the beachfront will be low to moderate and entirely in keeping with the prevailing and future planned urban settlement pattern.

Residential Area

- 4.69 From the immediately adjacent residential area in Marau Crescent to the south extending up to Ronaki Road there will be a significant visual change. While the existing local centre is currently characterised by low-rise urban development, the future planning context for the area typically enables buildings up to 18 metres (16m plus 2m) in height. This will have a significant effect on the existing visual character of the area particularly for the residential area on the southern slopes.
- 4.70 Four architectural renders have been prepared to illustrate the potential view from the most affected residential properties immediately behind the Site in Marau Crescent and Ronaki Road⁹. These views have been computer generated utilising the known ground floor levels of the dwellings. A view verified photomontage has been prepared for the residence at 6 Ronaki Road¹⁰.
- 4.71 The renders have also been overlaid with a complying building envelope illustrating the permitted 16m height plus a 2m allowance for roof form. The plan provisions also allow for development of these residential properties up to a height of 11m which would significantly change the visual outlook for the residential area. This provides a useful comparison between the Project and a complying building.

⁹ Pages 111-127 in the RC Application Package

¹⁰ Pages 87-88 in the RC Application Package

- 4.72 As illustrated in the views, there will be a significant visual change from the current view across the roofs of rather dated buildings and residential dwellings. There will be a loss of some coastal views currently enjoyed by the residential properties, however it is important to note that views are not protected and the AUP (OP) allows built development up to 18 metres in height. Also of note, is that views of built development in an urban setting such as this are not inherently adverse.
- 4.73 The Project has been sensitively designed in cognisance of its surroundings and in particular the residential interfaces to the south and east. The building height hierarchy, form and scale have addressed the streetscape and residential area sensitively and in an appropriate manner. The built form has stepped down from Tamaki Drive corner to the Marau Crescent frontage to minimise the visual effects of the Project and provide an appropriate transition to the residential area to the south. The building form has been successfully broken up through the visual separation of the Patteson Avenue buildings into three individual buildings, the lower scale terraces along Marau Crescent, the internalised cinema building and the lower residential apartments to the east.
- 4.74 For the Marau Crescent and Ronaki Road properties in close proximity to the Site, the sleeving of the Marau Crescent frontage with residential activities creates a suitable buffer of appropriate form, nature and scale with the higher buildings set back away from the road and residential area. From these locations to the south the Project will be viewed as a comprehensive and integrated Project sitting within the LC.
- 4.75 The photomontages prepared from 6 Ronaki Road illustrate the Project and a building of complying mass as viewed from 6 Ronaki Road¹¹. While the Project blocks the views of a slightly larger area of sea/sky than a complying building, I consider it also has a number of positive visual amenity benefits for the residential area to the south as follows:
- The Site layout and building design has effectively reduced the bulk and scale of the Project from the elevated residential slopes through the lower height built form provided along Marau Crescent.
 - The separation of the built forms, and use of gaps and openings created by the building locations within the Site and the hierarchy of height has minimised the visual effects to an acceptable level.
 - The tallest built form of the Project is located in excess of 130m away from the residence at 6 Ronaki Road.
 - The building form has been broken up through the visual separation of the Patteson Avenue buildings into three individual buildings further reducing their bulk and scale.
 - The extensive use of glazing and articulation of the facades has reduced the bulk and form of the Project.
 - Massing of the built form around the periphery of the Site creates a 'breathing space' internally, within which the standalone cinema building sits. This massing also allows views into the green spaces within the Project as well as through and across the site.

¹¹ Pages 89-90 in the RC Application package

- The lower scale terraces along Marau Crescent and the lower residential apartments to the east of the Site addresses the adjoining residential area in a sympathetic and appropriate manner.
 - The relocation of the building mass from the Marau Crescent frontage to the landmark building on the corner of Tamaki Drive and Patteson Avenue has positive visual effects for a number of properties in Ronaki Road (other than 6 Ronaki Road). It is appropriate to balance the increased adverse visual effects on 6 Ronaki Road against the reduced adverse visual effects for a larger number of the properties in Ronaki Road.
- 4.76 The architectural montages prepared for 4 and 12A Ronaki Road¹² and 27A and 27B Marau Crescent¹³ clearly illustrate that a building of compliant mass would have similar or greater visual effects to the Project. The bulk and scale of the Project as viewed from these locations has reduced the dominance of the built form along Marau Crescent through the reduced height. The variety of built form and residential characteristics of the built form along the Marau Crescent frontage has positively addressed the residential interface.
- 4.77 While there will be high visual effects from the Project for some of the properties in Ronaki Road I consider that they will be acceptable within the context of the existing and planned future urban environment. I also note that the views from the slopes behind the Site are extensive and panoramic and extend well beyond the extent illustrated in the photomontages.
- 4.78 Overall, I consider that the Project will have similar or lesser potential adverse visual effects to a complying building in the LC zone which anticipates relatively large and continuous building bulk without any requirement to provide variation in height, building form or permeability through the Site.

Wider Urban Environment

- 4.79 From the wider urban environment, the views towards the Project will be highly variable due to distance, the diversity of elements within the view, the existing commercial context of the Site, and screening elements within the line of sight.
- 4.80 Viewpoint 17¹⁴ is taken from Michael Joseph Savage Memorial Park looking in an easterly direction across Mission Bay at a distance of approximately 500m away. The views from here are extensive and panoramic encompassing the bay, residential slopes of Mission Bay and Kohimarama and the coastal views of the Gulf.
- 4.81 From here the proposed buildings will be viewed sitting prominently within the centre. The Project will not adversely impact on the surrounding urban and coastal amenity and pattern of urban development and will sit comfortably into the existing urban fabric characterised by a mix of commercial activities and peripheral residential.
- 4.82 Viewpoint 18¹⁵ is taken from North Head, Devonport at a distance of approximately 3 kilometres. This view is expansive encompassing the harbour and coastal edge extending from Okahu Bay to Achilles Point. Given the urban context of the view within which the buildings would sit and the considerable viewing distance from North Head, as illustrated the Project sits comfortably into the urban setting.

¹² Pages 107-111 and 116-119 in the RC Application Package

¹³ Pages 112-115 in the RC Application Package

¹⁴ Pages 81-82 in the RC Application Package

¹⁵ Pages 83-84 in the RC Application Package

- 4.83 Overall the visual effects of the Project will be negligible to low from the wider urban environment.

Wider Coastal Environment

- 4.84 Similarly, from the wider coastal environment the views towards the Project will be highly variable. Views will be across the closer and more expansive harbour vista to which the viewer's eye is more naturally drawn towards the more distant coastal landform and water-land interface and skyline.
- 4.85 Viewpoint 19¹⁶ is taken from the Waitemata Harbour looking in south-westerly direction towards Mission Bay at a distance of approximately 500m. The view encompasses the Mission Bay Local Centre flanked by the vegetated coastal cliffs and headlands either side of the bay. Bastion Point forms a dominant natural feature in the view.
- 4.86 As illustrated in the photomontage, the Project, while visible, is well integrated into the urban setting. The mature tree plantings within Selwyn Domain form a vegetated setting for the Project and the buildings are viewed in the context of and complementing the prominent Garden Court apartments to the east. The Project will have no adverse effect on the visual integrity of Bastion Point and the coastal edge.
- 4.87 Overall the visual effects of the Project will be negligible to very low from the wider coastal environment. The Project will be entirely in keeping with the Mission Bay Local Centre and viewed as an integral component of the eastern bays urban and coastal environment.

Summary of visual effects

- 4.88 As demonstrated in the above analysis, the greatest visual effects arise in relation to the streets and properties closest to the Site. The main change will be the introduction of more intensive buildings of greater height, mass and scale onto the subject Site than currently exists, albeit that this level of built form is not unanticipated in recognition of the zoning and planned future urban form for the area.
- 4.89 The proposed additional height will provide an increase in the scale of the building, however the effect of this additional height will be more than offset by setback of the upper level and change in design and materiality which will minimise the perception of the building's bulk and height. The distribution of building mass, form and bulk acknowledges the Site's opportunities and constraints both within and outside the Site, in particular the placement of lower height and separated buildings along the southern boundary facing Marau Crescent to remain sympathetic to the residential amenity in this location.
- 4.90 Close views from the surrounding area will see the Project as providing a prominent landmark building within the centre generally in keeping with the planned future urban form of the surrounding area. The additional height on the Tamaki Drive and Patteson Avenue corner building will provide variety on the skyline and will not significantly detract from the existing and anticipated future urban form.
- 4.91 The façade treatment and restricted visibility of the upper level of the buildings through their setbacks will reduce the potential dominance effects for pedestrians within the surrounding streets in the immediate environment. The façade design includes modulation, articulation, variation, extensive glazed areas, and projections and recesses that in conjunction with the materiality proposed mitigate the potential effects of building scale and dominance.

¹⁶ Pages 85-86 in the RC Application Package

- 4.92 The Project will give a stronger sense of identity to the Mission Bay Local Centre. The architectural treatment, materials, building form and detailing will ensure that the Project contributes positively to the surrounding environment, will have high aesthetic values and add to the character and amenity of the streetscape.
- 4.93 Change in visual character is not necessarily an adverse effect and taller buildings, if well designed, can have positive visual outcomes. In urban terms, the Project would lift the amenity of the Site and surrounding area and provide an impetus for further revitalisation of the centre. I consider that the form and scale of the buildings are entirely appropriate within the surrounding setting.
- 4.94 While the existing centre is currently characterised by low-rise buildings, the future planning context for the area anticipates buildings up to 18 metres in height which will significantly change the current low-rise character and visual amenity of the surrounding area in the future.
- 4.95 In summary, for more proximate viewpoints, the visual effects would vary between moderate to high. For those in the moderate to high ratings the building design, hierarchy of built form, and appearance will reduce and therefore remedy and mitigate the potential adverse effects to an acceptable level. For close-up views the Project would be seen as an integral component of the existing centre, albeit of a considerably superior quality. For more distant views from the urban area and Waitemata Harbour environs the visual effects will vary between negligible and very low and the Project would be seen as an integral component of the Mission Bay Centre.

5 Impact of Shading on Surrounding Properties

- 5.1 The Buchan Group have prepared shading diagrams¹⁷ to illustrate the shading impacts on the surrounding properties at varying times of the day for the Project for the following dates.

Autumn Equinox:	21 March
Winter Solstice:	21 June
Spring Equinox:	21 September
Summer Solstice:	22 December

- 5.2 Comparisons have also been made for the Project against a complying scheme which meets the relevant development controls as anticipated in the AUP (OP) provisions.

Residential areas

- 5.3 The greatest impact from shading of the Project will be on a small part of the residential area to the west in Patteson Avenue and south of the Site in Marau Crescent. The impact of shading is, as expected, greatest during the winter solstice (21 June) due to the lower elevation of the sun. There is however minimal difference between the shading effects of the Project compared to the shading effects of a scheme that meets the relevant development controls of the AUP (OP) as illustrated in the shadow diagrams.

Autumn Equinox – 21 March

- 5.4 During the autumn equinox there will be very minor additional shading to the property at 29 Marau Crescent from 5pm onwards. Shading to the street and southern footpath is slightly less than a compliant scheme.

¹⁷ Pages 128-136 in the RC Application Package

Winter Solstice – 21 June

- 5.5 For the winter solstice a complying massing building would have a similar shading impact to the Project. At 9am there will be slightly additional shading to the residential area on the western side of Patteson Avenue. At midday, the Project would create slightly less shading to the properties on the southern side of Marau Crescent. Shading from 3pm onwards is similar for both schemes.

Spring Equinox – 21 September

- 5.6 During the spring equinox there will be no impact from shading to the residential properties to the west in Patteson Avenue and south in Marau Crescent. Shading to the street and the southern footpath is slightly less than a complying scheme.

Summer Solstice – 21 December

- 5.7 For the summer solstice there will be no impact of shading to the residential area to the south.

Commercial areas

- 5.8 The commercial area on the western side of Patteson Avenue will only be marginally affected to a greater degree from the Project as compared to a complying scheme prior to around 9.30am during the autumn equinox (21 March).

Shading Conclusions

- 5.9 The Project has been designed to minimise the shading impacts as far as practicable through the location of the taller built elements within the Site. The location of all the buildings within the Site addresses the surrounding streets well and minimises the potential adverse effects of shading on surrounding properties.
- 5.10 Overall, the Project will have a very small shading impact on some parts of the surrounding residential area to the south during the winter solstice. However, the extent of shading potentially resulting from the Project is not significantly greater than that generated by a building complying with the AUP (OP) provisions.

6. Statutory Context

- 6.1 The statutory context is covered fully in the application. The Site is zoned 'Local Centre' in the AUP (OP).

Auckland Unitary Plan – Operative in Part

- 6.2 The zone primarily provides for the local convenience needs of surrounding residential areas, including local retail, commercial services, offices, food and beverage, and smaller-scale supermarkets. Large-scale commercial activity requires assessment to ensure that a mix of activities within the local centre is enabled. The expansion of local centres will be appropriate if it provides greater social and economic well-being benefits for the community. Provisions typically enable buildings up to four storeys in height, enabling residential use at upper floors.
- 6.3 New development within the zone requires assessment so that it is designed to a high standard which enhances the quality of the centre's streets and public open spaces.
- 6.4 The objectives for all Centres relevant to this assessment are:
- (1) *A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment,*

housing and goods and services, all at a variety of scales.

- (2) *Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.*
- (3) *Development positively contributes towards planned future form and quality, creating a sense of place.*

...

6.5 Relevant policies for all Centres can be summarised as:

- *Requiring development to be of a quality and design that positively contributes to:*
 - (a) *planning and design outcomes identified in this Plan for the relevant zone;*
 - (b) *the visual quality and interest of streets and other public open spaces; and*
 - (c) *pedestrian amenity, movement, safety and convenience for people of all ages and abilities.*
- *Requiring large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.*
- *Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zone*
- *Requiring development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.*
- *Recognise the functional and operational requirements of activities and development.*

6.6 The Local Centre zone objectives relevant to this assessment are:

- (6) *Local centres enable commercial activity which primarily services local convenience needs and provides residential living opportunities.*
- (7) *The scale and intensity of development within local centres is in keeping with the planning outcomes identified in this Plan for the surrounding environment.*
- (8) *Local centres are an attractive place to live, work and visit.*

6.7 Relevant policies for the Local Centre zone are:

- (16) *Enable activities for the local convenience needs of the surrounding residential area, including retail, commercial services, office, food and beverage and small-scale supermarkets.*
- (17) *Enable large scale commercial activity where this:*
 - (a) *supports:*
 - (i) *a diversity of activities within the local centre; and*
 - (ii) *the centre's on-going ability to provide for the local convenience needs of its surrounding community;*
 - (b) *does not significantly adversely affect the function, role and amenity of the Business - City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competitors; and*
 - (c) *manages adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.*
- (18) *Provide for the expansion of local centres to better provide for community social and economic well-being, where expansion is suitable for growth in*

terms of strategic and local environmental effects.

(20) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.

Comment

- 6.8 The Project has been architecturally designed to provide a high level of visual quality and amenity. It addresses the Tamaki Drive and Patteson Avenue frontages well through the use of extensive areas of glazing along the street level frontages. Both the residential apartments above and the commercial tenancies below will provide passive surveillance and a high level of activity to the streetscape.
- 6.9 The visual amenity values of the more distant residential areas have been addressed by the architectural response. The Project has been articulated in its form and the buildings broken up and stepped to reduce potential height, scale and dominance effects. The upper levels have also been set back from the street frontages. The materials palette is restrained and distinctly high quality urban in its look attempting to relate and unify both the commercial and residential activities in keeping with the surrounding environment.
- 6.10 The Project responds well to the street and surrounding commercial and residential environment. The amenity values of the surrounding area will be retained and positively enhanced by the Project. The buildings are of an appropriate form and scale for the prominent corner location and have been architecturally designed in full consideration of its Site context. A high standard of visual quality and interest will be achieved from the surrounding streets and public spaces through the architectural design and detailing of the buildings.
- 6.11 The ground level of the Project has been designed to interact with the surrounding streets through the provision of the retail and hospitality spaces fronting these streets providing a good level of pedestrian interaction.
- 6.12 The Project will contribute to a positive change in the character for the Mission Bay Local Centre and has been designed in such a way that will ensure that there is a positive human scale on the surrounding streets and the protection of character and amenity values.
- 6.13 The Project is of a high quality design and built form and will integrate well with the surrounding streetscape and buildings and contribute to the centre's sense of place. The Project will contribute positively to the surrounding amenity and achieve a high quality urban design outcome. The Project has been comprehensively planned and designed and will provide a well-integrated and attractive centre with an active, attractive, safe and convenient pedestrian environment.

Statutory Context Summary

- 6.14 Through the above analysis I consider that the Project is consistent with the landscape and visual amenity objectives and policies of the AUP (OP). The Project has been architecturally designed to create a statement within the Mission Bay Local Centre of appropriate design, form and scale.
- 6.15 The Project will enhance the streetscape amenity and provide an interactive edge along Tamaki Drive and Patteson Avenue. The height and bulk of the building will not adversely affect the amenity of the surrounding streets or neighbouring properties. The distribution of the form, mass and height results in an architectural statement entirely appropriate to the Site's location within the centre.

7. Conclusions

- 7.1 The Site is part of an established and varied predominantly commercial environment, within a local centre. The Site and surrounding landscape has the capacity to visually absorb the landscape and visual effects of the Project through the existing physical characteristics and prevailing commercial attributes and urban fabric within the Mission Bay environs. The Project provides a unique opportunity to establish a comprehensively designed Local Centre that will be an asset to those visiting and working within it as well as to the wider surrounding urban area.
- 7.2 While the visual character and landscape qualities of the Site and surrounding environs will change from a relatively dated low rise suburban shopping area to a more upmarket level of built form, the Project will invigorate the Site and result in an improved form of urban amenity. This will be a positive change and provide potential impetus for further revitalisation of the Local Centre.
- 7.3 The Project will give a strong sense of identity to the Mission Bay Local Centre, which is currently lacking. The architectural treatment, materials, building form and detailing, screening and landscaping will ensure that the Project contributes positively to the surrounding environment, will have high aesthetic values and add to the character and amenity of the streetscape and surrounding commercial, open space and residential environment.
- 7.4 The Project will be highly visible from various locations in the surrounding urban environment due to its height, form and scale. The Project will however, enhance the streetscape and interface with both Tamaki Drive and Patteson Avenue through the interactive street frontage and passive surveillance afforded by the apartments' outlook over the streets. The Project will provide an attractive and interesting frontage to the street and any potential adverse effects on the amenity of the streetscape have been appropriately avoided.
- 7.5 The Project is of a scale and form that manages adverse visual amenity effects on the environment through the architectural design and detailing of the buildings and the distribution and hierarchy of building height throughout the Site. The Project is of a quality and design that positively contributes to the visual quality and interest of the surrounding streets and public open spaces. The buildings have been comprehensively planned and designed and will provide an attractive landmark with an active, safe and convenient pedestrian environment.
- 7.6 The Project will have minimal adverse landscape or visual effects and can be readily accommodated in the prominent location. The architectural design and layout of the buildings has redistributed and reduced the bulk and scale of the Project and addressed the prominent Site in a sensitive and appropriate manner.
- 7.7 The potential adverse effects upon the landscape character and visual amenity values will be minimised to an acceptable level. The additional height of some of the buildings will introduce acceptable visual effects and overall the Project will collectively be compatible with both the existing and planned future urban environment.
- 7.8 The location of the residential apartments within the taller buildings on the Site addresses the surrounding streets well and minimises potential adverse visual effects on surrounding properties. The Project is of a high architectural standard and has been designed in a manner that reduces the apparent size, bulk and scale of the buildings through the redistribution of building bulk to appropriate locations within the Site. The design is sympathetic to the surrounding residential environment and the

landscape treatment of the street frontages will enhance the amenity of the surrounding streets and public open spaces.

- 7.9 Shading from the Project would be largely consistent with a compliant massing building.
- 7.10 Overall, I consider that the visual and landscape effects of the Project would be entirely acceptable within the context of the existing and planned future urban environment. The Project can be visually accommodated within the landscape without adversely affecting the visual amenity, character, aesthetic value and integrity of the surrounding Mission Bay environment.



Rob J Pryor
NZILA Registered Landscape Architect
August 2018



APPENDIX 3: VISUAL EFFECTS MATRIX

Use of a matrix offers one way in which the various facets of visual change - qualitative change, visual contrast etc. - can be pulled together and evaluated in a way which gives due weight to each. This matrix was designed to measure the scale of no or low visual effects through to high visual effects.

The assessment matrix is broken into two stages. The first involves looking at the existing situation and assessing the visual quality and sensitivity of the present view to change. This is followed by an evaluation of the changes associated with the Project. Key issues or variables are addressed within each stage and ratings for these are eventually combined to provide a composite visual effects rating. Set out below is the basic structure, showing what these key variables are and how they are arranged:

PART A - SENSITIVITY OF THE VIEW AND SITE TO CHANGE

A1. Analysis of the view's **Visual Quality** is carried out on the basis that higher quality views are more sensitive to potential disruption and degradation than poorer quality views.

A2. Analysis of the view's **Visual Absorption Capability** is an evaluation of the degree to which a view is predisposed, or otherwise, to change by virtue of its land uses and/or screening elements and will either accommodate change or make it stand out from its setting.

A3. Analysis of **Perceptual Factors**. In this section the type and size of population represented by the viewpoint, the viewing distance to the Project site and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the viewpoint to the site because of its physical character is assessed.

PART B - INTRUSION AND QUALITATIVE CHANGE

B1. Analysis of **Intrusion / Contrast**: the degree to which a Project's location and specific structural content and appearance make it either blend into its surroundings or be made to stand out from them in terms of form, linearity, mass, colour and physical factors. Whether or not the Project would intrude into existing views.

B2. Analysis of the Project's **Aesthetic Characteristics**: exploring the degree to which it would relate aesthetically and in terms of general character to its surroundings.

Ratings are combined for each viewpoint via a system of averaging and multiplying of ratings to progressively indicate each viewpoint's **sensitivity**, followed by levels of **intrusion and qualitative change**, and culminate in an **overall visual effects rating**.

APPENDIX 1: ZTV VISIBILITY MAPPING

APPENDIX 2: VERIFIED PHOTOMONTAGE METHODOLOGY



Photomontage Methodology.

14 June 2018

Project: Proposed Mission Bay Project, corner Tamaki Drive and Patteson Avenue, Mission Bay, Auckland.

Client: LA4 Landscape Architects Limited.

Viewpoints: x13

Viewpoint 1 - Tamaki Drive east, south side
Viewpoint 2 - Tamaki Drive east, north side
Viewpoint 6 - Tamaki Drive, central north side
Viewpoint 9 - Tamaki Drive - east end
Viewpoint 11 - Ronaki Road
Viewpoint 12 - Patteson Avenue
Viewpoint 14 - Selwyn Domain - central
Viewpoint 15 - Mission Bay Beach
Viewpoint 16 - Selwyn Domain - east end
Viewpoint 17 - Memorial lookout
Viewpoint 18 - North Head, Devonport
Viewpoint 19 - Waitemata Harbour
Viewpoint 20 – 6 Ronaki Road

Photomontages issued: 14 June 2018.

Photomontages prepared by: U6 Photomontages Limited.

Photography and viewpoint data recording.

The photography was performed over several days between 29th November - 13th December 2017. All photographs were shot in landscape fashion using a 17mm and a 50mm fixed lens fitted to a full frame sensor digital SLR camera mounted on a tripod. VPT 19 photograph was shot from a boat and was hand held.

After each photograph was taken the ground was marked with survey paint so that the surveyor could then conduct his survey and record the easting and northing co-ordinates and elevation for each viewpoint location. Selected control point items in each scene (such as street power poles, and structural features on surrounding and distant buildings) were also identified and surveyed for their coordinates. A surveyor was able to accompany us on the boat for VPT 19 where he recorded the camera coordinates once our shot was taken.

Photomontage preparation.

VPT 11, 15, 17 were stitched together using several separate 17mm photographs to achieve an approximate 124 degree horizontal field of view and a 55 degree vertical field of view. Each frame was manually overlapped by approximately 30 - 50% to achieve precise joining and to eliminate any edge distortion. VPT 1, 2, 6, 9, 12, 14, 16, 19 images are true 93 degree horizontal field of views captured by a single 17mm lens shot. They each portray a 55 degree vertical field of view.

VPT 18 has been stitched together using several separate 50mm photographs to achieve an approximate 68 degree horizontal field of view and a 27 degree vertical field of view. Each frame was manually overlapped by approximately 30 - 50% to achieve precise joining and to eliminate any edge distortion.

For each A3 photomontage publication set there is one panoramic image showing the existing landscape scene and a second showing the landscape scene containing the Project. This means that a comparison can be made between the existing and proposed situation. Each photomontage document states the recommended optimal viewing distance when printed out on selected paper sizes.

Software setup.

The processed survey data and the 3D model of the Project were loaded into 3D design software where a computer camera was created at each viewpoint location within the artificial 3D environment.

The correct camera specifications, time of day and date were entered into the program to simulate the precise conditions experienced at the time the photographs were taken on site.

An exact snapshot / render of the Project was then captured replicating the same camera height, location and direction as the photographer.

Overlaying and matching up the rendered Project achieved accurate placement of the Project in each panoramic image and control point items with the actual surveyed control point items in each view. Leaving only the proposed project visible in its correct location, the control point items were then swapped over to a second layer and switched off for later reference.

Lower parts of the Project were erased where it appeared to be behind foreground topography and vegetation etc.

APPENDIX 3: VISUAL EFFECTS MATRIX

Use of a matrix offers one way in which the various facets of visual change - qualitative change, visual contrast etc. - can be pulled together and evaluated in a way which gives due weight to each. This matrix was designed to measure the scale of no or low visual effects through to high visual effects.

The assessment matrix is broken into two stages. The first involves looking at the existing situation and assessing the visual quality and sensitivity of the present view to change. This is followed by an evaluation of the changes associated with the Project. Key issues or variables are addressed within each stage and ratings for these are eventually combined to provide a composite visual effects rating. Set out below is the basic structure, showing what these key variables are and how they are arranged:

PART A - SENSITIVITY OF THE VIEW AND SITE TO CHANGE

A1. Analysis of the view's **Visual Quality** is carried out on the basis that higher quality views are more sensitive to potential disruption and degradation than poorer quality views.

A2. Analysis of the view's **Visual Absorption Capability** is an evaluation of the degree to which a view is predisposed, or otherwise, to change by virtue of its land uses and/or screening elements and will either accommodate change or make it stand out from its setting.

A3. Analysis of **Perceptual Factors**. In this section the type and size of population represented by the viewpoint, the viewing distance to the Project site and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the viewpoint to the site because of its physical character is assessed.

PART B - INTRUSION AND QUALITATIVE CHANGE

B1. Analysis of **Intrusion / Contrast**: the degree to which a Project's location and specific structural content and appearance make it either blend into its surroundings or be made to stand out from them in terms of form, linearity, mass, colour and physical factors. Whether or not the Project would intrude into existing views.

B2. Analysis of the Project's **Aesthetic Characteristics**: exploring the degree to which it would relate aesthetically and in terms of general character to its surroundings.

Ratings are combined for each viewpoint via a system of averaging and multiplying of ratings to progressively indicate each viewpoint's **sensitivity**, followed by levels of **intrusion and qualitative change**, and culminate in an **overall visual effects rating**.