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## PRE-APP MEETING II / THE NORTH SHORE PROJECT

14  
05

2021

# THE NORTH SHORE PROJECT

6-10 THE STRAND | 21 HURSTMERE ROAD |  
31 HURSTMERE ROAD | 33-45 HURSTMERE ROAD

## KEY URBAN DESIGN ISSUES

ISSUE ONE	Creating through-site linkage and developing the easements on site
ISSUE TWO	Ground floor retail activation and street / park scape treatment
ISSUE THREE	Relationship with adjacent buildings and public space



# DESCRIPTION OF THE PROPOSAL

## 1 VISION OF THE DEVELOPMENT

The vision for The North Shore Project is to redevelop the sites at 6-10 The Strand, 21 Hurstmere Road, 31 Hurstmere Road and 33-45 Hurstmere Road, Takapuna (noted herein as the “subject site”). The development will be mixed-use development containing premium and serviced apartments, street front and ground level retail and hospitality offerings, and associated vehicle parking and services. The client is keen to develop the site with a high quality mixed-use residential development, contributing to the development of Takapuna’s urban centre and complementing the beachside environment.

## 2 PROPOSED ACTIVITIES

The proposed activities for the subject site are approx. 300 apartments in a mix of studio, one bedroom, two-bedroom, two bedroom + study, three bedroom, and three bedroom + study configurations. A pool and/or gym facility, private courtyard gardens, and associated basement vehicle parking is included for residents.

A through-site linkage will activate the ground/podium level running east to west, connecting Hurstmere Road to The Strand, and onwards to Takapuna Beach. Activity along the street frontages of Hurstmere Road, The Strand, Channel View Road and the through-site link will be a mix of retail and hospitality offerings, with associated basement vehicle parking.

## 3 HOW SITE AND BUILDING WILL FUNCTION

The subject site is proposed to be redeveloped into a cluster of buildings, arranged around a generous public realm upgrade and atrium linkage at the podium level. The articulation of the built form responds to Takapuna’s character in both its urban and coastal context.

### HURSTMERE ROAD BUILDING

Consisting of approx. 100 serviced apartments and 64 apartments, the Hurstmere Road building is designed with efficiency around two circulation cores centered around an atrium. Along with the north-facing façade, the atrium of the building allows an abundant amount of natural light to infiltrate the accommodation.

The building is sandwiched along the retail promenade of Hurstmere Road and responds to the active frontage with a double-height space within which an atrium activates and connects the urban centre to the beach. A strong podium grounds the building at street level, while a sculptural upper level ‘radiogram’ creates activity and interest against the sky. The basement car park is accessed utilising the existing Right of Way Easement from The Strand and will service both resident parking, and public parking for the whole development as well as the building at 33-45 Hurstmere Road.

The building responds to the finer urban grain, materiality and typology of Takapuna’s retail precinct and retains a certain grit and character lifted from existing buildings whilst contributing to the transformation of Hurstmere Road and a reinvigorated Takapuna.

### CHANNEL VIEW ROAD BUILDING

The Channel View Road building contains approx. 138 premium apartments in a cluster of four separate buildings with a mix of courtyards and pedestrian access ways connecting the blocks together. The form and varied roofscape breaks the mass and provide a sense of depth to the façade while allowing natural light and ventilation to all dwellings. The apartment entry points on Channel View Road provide clear and well-defined entrances to the building. There are separate entry points off the courtyards for the other three buildings. Access to all apartments and associated facilities are from six circulation cores that also provide access to the basement carparks. The private courtyard gardens are able to be accessed by all residents at ground level.

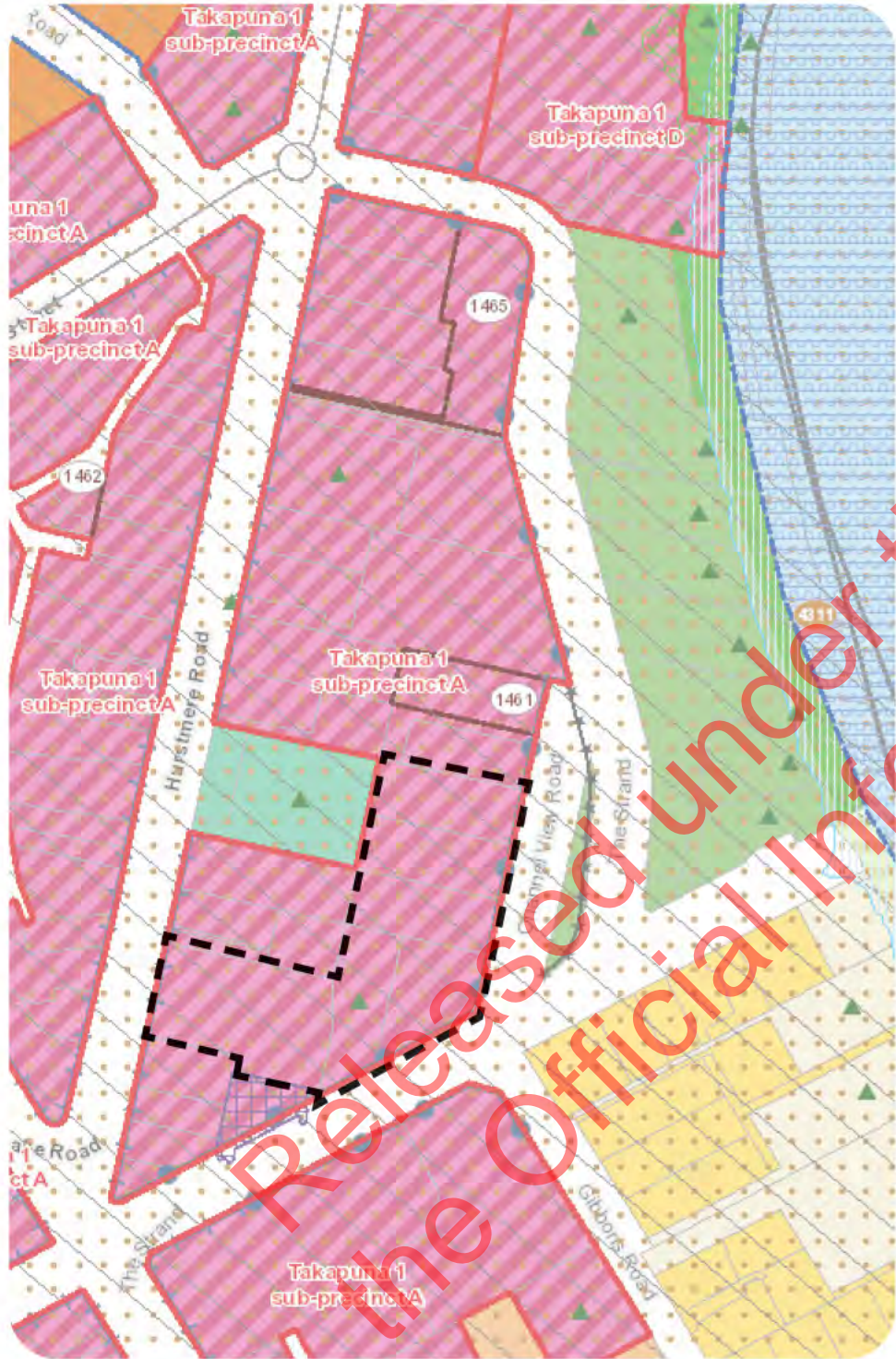
The building responds to its proximity to the beachfront by using materials appropriate for a coastal location — natural, durable and efficient.

## 4 HOW THE PROJECT CONTRIBUTES TO THE PUBLIC REALM

The design of the project is designed to respect the underlying principles of the Auckland Unitary Plan and the context of the site as it is today, and potentially in the future. The building respects and develops the existing Light and Air, Vehicle, and Pedestrian Easements.

The project provides an extension to Hurstmere Green to the east, and a more pedestrian friendly connection from The Strand via the new Square. The through-site link connecting Hurstmere Road, through the Square and down to The Strand or Channel View Road shapes a public space that is activated by retail and hospitality at the edges.





**5 HOW THE PROJECT ENHANCES THE SURROUNDING NEIGHBOURHOOD**

The project enhances the Takapuna neighbourhood by following the underlying principles of the Auckland Unitary Plan with a clear articulation of a shared podium and aligning with the controls and easements of the subject site. The proposed design has been developed with distinct characteristics for street front articulation:

- Hurstmere Road — urban, finer grain, compressed
- Channel View Road — coastal, larger, open

The proposed development is to be a high quality mixed-use development with warm, healthy and smartly-designed apartments to encourage urban living in this part of Auckland. The proposal is to be built with high quality materials and finishes.

**AUCKLAND UNITARY PLAN — GOOD DESIGN PRINCIPLES**

**1 IDENTITY**

The North Shore Project has its own identity with the bulk, form and articulation of the development that respects the neighbourhood into which it is being inserted. There is a diversity of building form, type and material, responding to the different boundary conditions. The development respects its context, but also looks towards the future intensification of the site and surrounds.

**2 DIVERSITY**

The ground floor activation of the street fronts and through-site link provides double-height space that is envisaged to accommodate a variety of vibrant and necessary retail and hospitality tenants. The potential for this activity to activate the neighbourhood and provide for the community will be embedded in the design. The apartment types have been designed with common service stacks and structure in an efficient manner to allow flexibility of the living and bedroom areas, minimising budget expenditure in hidden areas to maintain the integrity of material and architectural finishes.

**3 INTEGRATION**

The North Shore Project integrates into the existing neighbourhood with the bulk, form and articulation responding to and further developing the Auckland Unitary Plan's intention. The mixed-use development continues the work and identity of the apartment typology we have developed on other similar projects. There is already a mix of apartment developments in the area and our development seeks to further develop and articulate that typology.

**4 EFFICIENCY**

The North Shore Project seeks to maximise the site and neighbouring potential of the project and has utilised the restrictions of the site to the developments benefit.

**AUCKLAND UNITARY PLAN PROVISIONS**

**District Plan**

Auckland Unitary Plan — Operative in Park (updated 12 June 2020)

**Modification**

Plan Changes, Plan Change 29 – Notable Trees, Notable Trees Overlay, Proposed 15/08/2019

**Zoning**

Business — Metropolitan Centre Zone

**Precinct**

Takapuna 1 Sub-precinct A

**Overlays**

Natural Heritage: Notable Trees Overlay – 1398, Norfolk Island Pine

**Controls**

Building Frontage Control — Key Retail Frontage, Building Frontage Control — General Commercial Frontage, Macroinvertebrate Community Index — Urban

**Designations**

Designations: Airspace Restriction Designations — ID 4311, Defence purposes — protection of approach and departure paths (Whenuapai Air Base), Minister of Defence





## CHANGES TO THE PROPOSAL

### HURSTMERE ROAD

- Reconfigured design and elevational treatment of the Hurstmere Road elevation.
- North facing apartments on the north face over 31 Hurstmere Road with articulated façade.
- Hurstmere Road Building now a doughnut configuration with atrium
- Added street canopy to align with 33-45 Hurstmere Road canopy and the through site link.
- Eastern end of the Hurstmere Road building shifted back to allow a better visual connection to Norfolk Pine plaza area.

### CHANNEL VIEW ROAD

- Reconfigured block into four separate blocks with reconfigure courtyard spaces between with multiple pedestrian entry points for the residents. More permeated rather than one building.
- The four buildings to have similar materials and elevations but equally with differences.
- Larger pedestrian entry points along Channel View Road frontage.
- Redesigned and reduced penthouse level with fewer blocks and reduced height.
- Penthouses differentiated from apartments below with different materiality.
- Reduction in overall height of the block from previous scheme.
- Reconsidered elevation treatment to Channel View Road frontages to better respond to AUDP commentary.
- Better overall apartment layout and amenity for residents with dual frontage apartments generally.
- Reconsidered materials and colours particularly to the Channel View Road elevation.

### THE STRAND

- Now a separate standalone building from the Channel View Road building
- Creates more space around Norfolk Pine.
- Differentiated with colour and materiality from other buildings.
- Fronts onto the view from Memorial Plaza and opens up the view from The Strand.
- Additional open plaza space adjacent to The Strand.

### NORTH SOUTH LINK

- Removal of the square to create better laneways and more focussed directional movement.
- Added accessible ramp to allow for change in level of the link around the Norfolk Pine tree aligned to position of existing ramp.
- Suggested ground floor activity of Building Manager/Body Corporate along north south link.

### EAST WEST LINK — NORTH

- No change with a retail frontage at grade.
- Elevational changes to buildings above with larger gaps between buildings.

### EAST WEST LINK — SOUTH

- Atrium like space with security control at east and western ends with glass roof over the space.





1:5000 @A3

KEY

PROPOSED SITE

PANUKU DEVELOPMENT SITE

KEY COMMERCIAL STREETS

SIGHTLINE TO RANGITOTO ISLAND

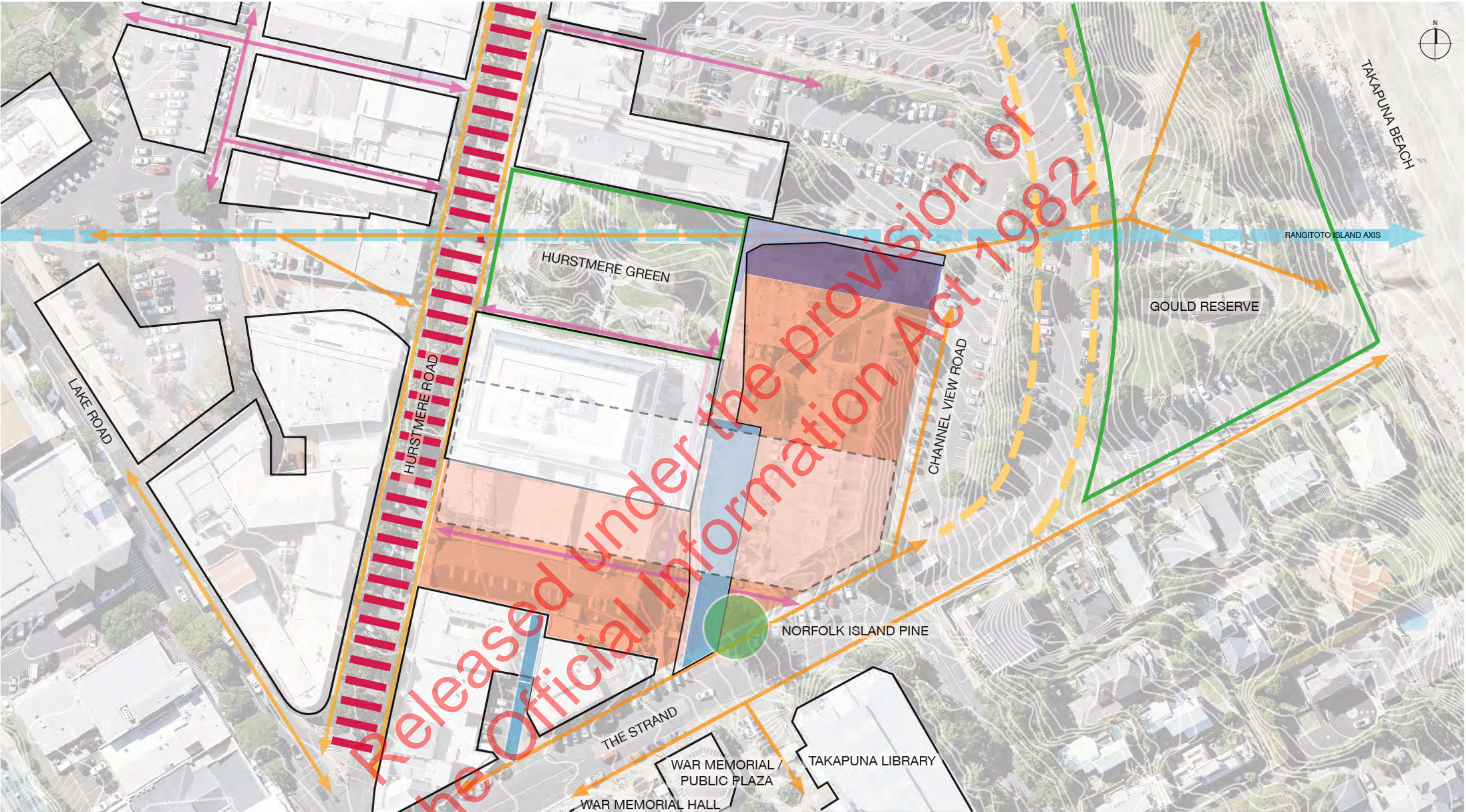
NATURAL SITES

KEY COMMUNITY SITES

SHARED PEDESTRIAN ROAD

400 RADIUS FROM THE SITE





1:1000 @A3  
CONTOURS @ 0.25m INTERVALS

KEY



PROPOSED SITE



SIGHTLINE TO RANGITOTO ISLAND



STRAND FOOTPATH COLLECTORS



LANEWAY / COVERED ARCADE



NATURAL SITES



SHARED PEDESTRIAN ROAD



STREET / PUBLIC SPACE CONNECTION



PEDESTRIAN EASEMENT



NOTABLE TREE



RIGHT OF WAY EASEMENT



LIGHT AND AIR EASEMENT



I540.10.3 INDICATIVE THROUGH-SITE LINK



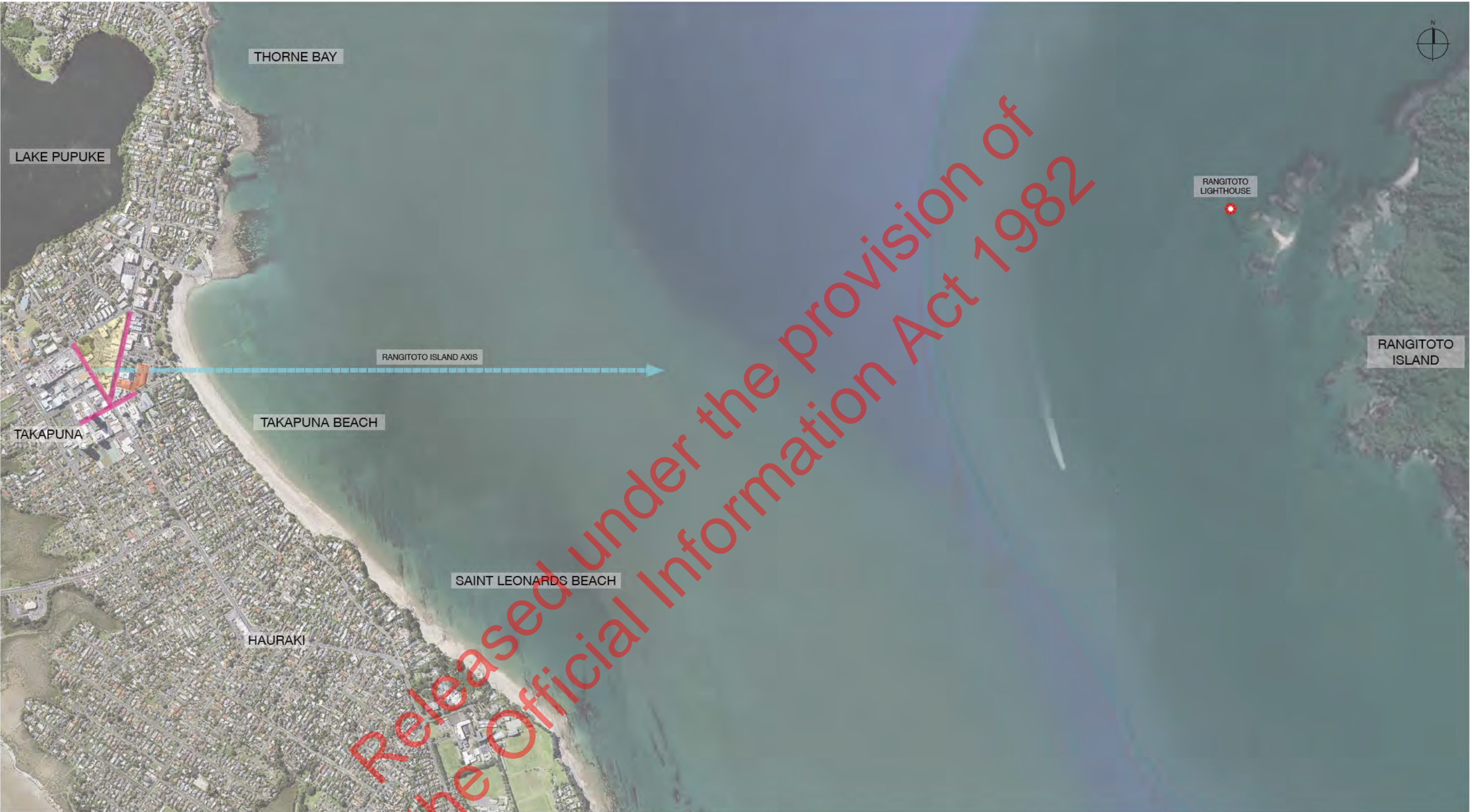


1:1000 @A3

KEY

- |  |                            |  |                 |
|--|----------------------------|--|-----------------|
|  | PROPOSED SITE              |  | VIEW DIRECTIONS |
|  | PROPOSED THROUGH-SITE LINK |  | KEY INTERFACES  |
|  | NOTABLE TREE               |  | SUN PATH        |
|  | EXISTING PUBLIC OPEN SPACE |  | KEY ADJACENCIES |





1:15000 @A3

- KEY**
- PROPOSED SITE
  - PANUKU DEVELOPMENT SITE
  - KEY COMMERCIAL STREETS
  - SIGHTLINE TO RANGITOTO ISLAND



SITE + CONTEXT PHOTOGRAPHS



VIEW FROM TAKAPUNA BEACH



VIEW FROM TAKAPUNA BEACH (LOW TIDE)



VIEW FROM TAKAPUNA BEACH RESERVE



VIEW FROM THE INTERSECTION OF LAKE ROAD AND NORTHCROFT STREET



VIEW FROM 38 HURSTMERE ROAD



VIEW FROM THE STRAND



VIEW FROM HURSTMERE ROAD / TOWARDS THE NORTH



VIEW FROM HURSTMERE ROAD / TOWARDS THE SOUTH



VIEW FROM THE STRAND / TOWARDS THE EAST



SITE + CONTEXT PHOTOGRAPHS



VIEW FROM THE STRAND / TOWARDS THE CARPARK



VIEW FROM CHANNEL VIEW ROAD / TOWARDS THE NORTH



VIEW FROM CHANNEL VIEW ROAD / TOWARDS THE SOUTH



VIEW FROM CARPARK / TOWARDS NORFOLK ISLAND PINE



VIEW FROM CARPARK / FOOTPATH



VIEW FROM CARPARK / TOWARDS THE WEST



PROJECT PRECEDENTS



BASILICA APARTMENTS (MOLLER ARCHITECTS), AUCKLAND



SURREY HILLS VILLAGE, SYDNEY



JESOLO LIDO CONDOMINIUMS, JESOLO



PACE OF COLLINGWOOD, MELBOURNE



CASBA, SYDNEY



BIGYARD APARTMENTS, BERLIN



LEIGHTON APARTMENTS, PERTH



HELSINKI DREISPITZ, BASEL



BARCELONA APARTMENTS, BARCELONA



109 HOUSING UNITS, PARIS





STEAM MILL LANE, SYDNEY



TULOU HOUSING, GUANGZHOU



79&PARK, STOCKHOLM



LANEWAYS, MELBOURNE



THE POINT (MOLLER ARCHITECTS) AUCKLAND

















LIGHTER ELEMENTS ABOVE SET  
BACK REQUIREMENTS

OPPORTUNITIES TO VARY FACADE  
TREATMENT ACROSS THE CHANNEL  
VIEW ROAD FRONTAGE

HEAVIER' ELEMENTS GROUND THE  
BASE OF BUILDING

BUILDING BROKEN BY MULTIPLE  
PEDESTRIAN ENTRY / ACCESS POINTS

ACTIVATED RETAIL EDGE













CONNECTION THROUGH HURST-  
MERE GREEN TO TAKAPUNA BEACH

STRONG URBAN INTERFACE

CONNECTION TO EXISTING HURSTMERE GREEN

CONNECTION TO NORTH/  
SOUTH AXIS

ACTIVATES EDGE RETAIL  
AT THROUGH-SITE LINK TO  
CHANNEL VIEW ROAD

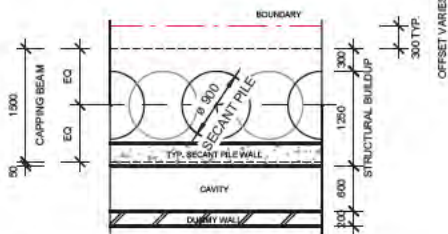






DRAFT

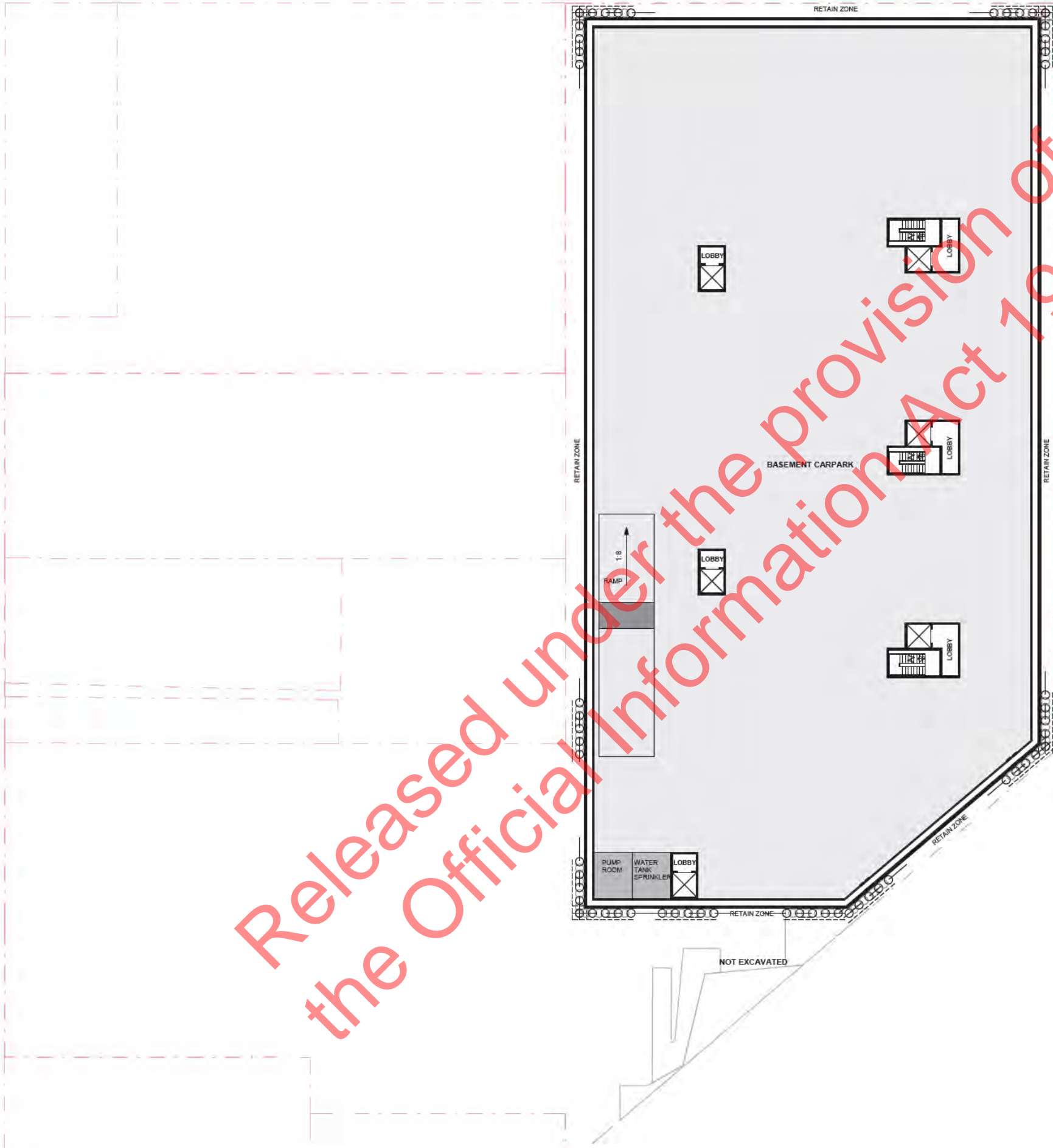
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2 Boundary Retain Zone Allowance - Typical  
A1 1 50



Notes:



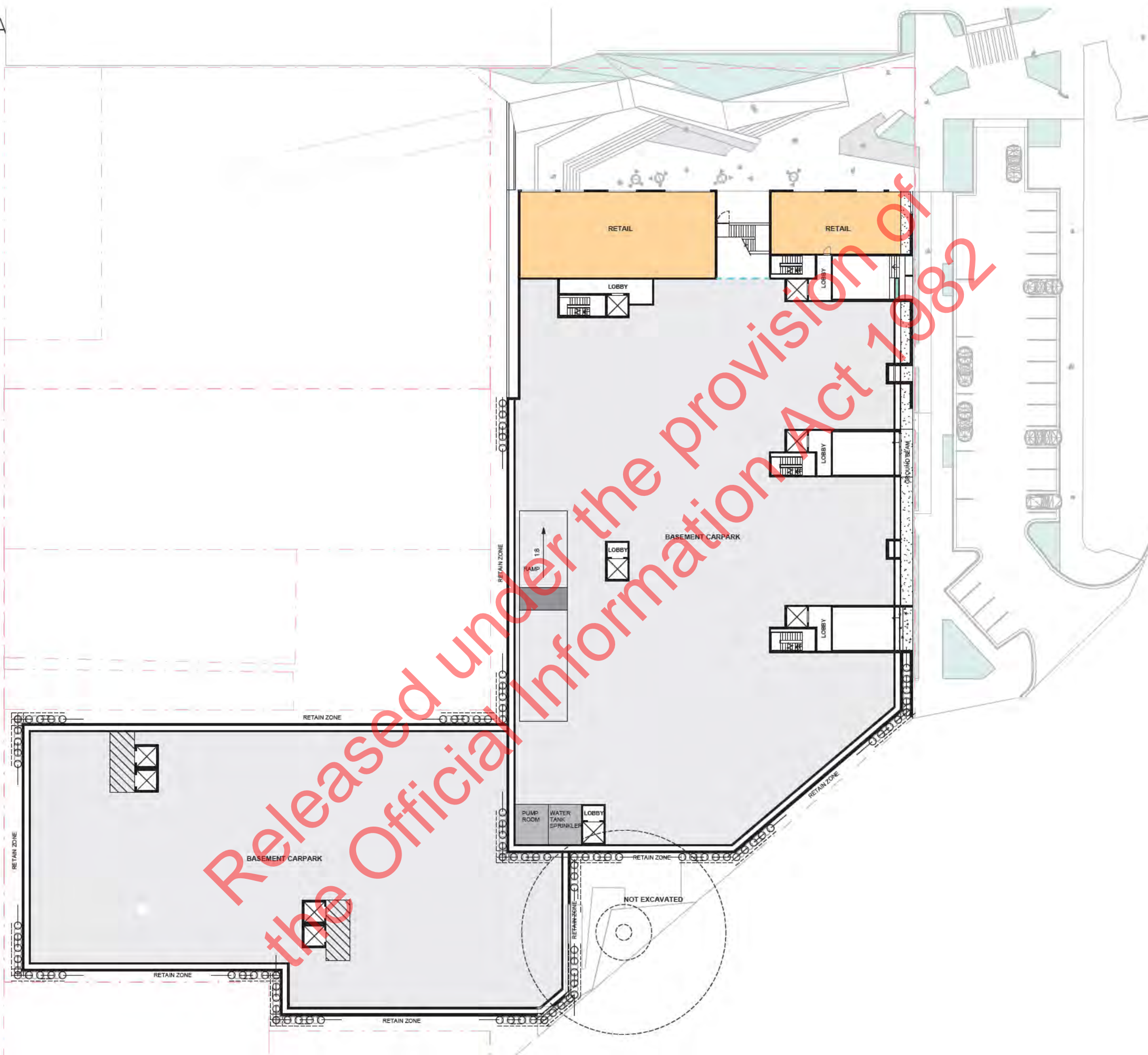
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Project  
The North Shore Project  
for  
HND TS Limited  
Address  
Takapuna, Auckland  
Sheet  
Level B3 - Floor Plan

Original Scale (A1):	250
Design:	Moller
Drawn:	-
Check:	-
Issue:	WIP
Date:	14/05/2021 11:15:18 pm
Drawn by:	-
Check by:	-
Issue by:	-
Scale:	0 10 20 50mm
North Arrow:	N
Do not scale drawings. On plot paper scale. This drawing is a copy of the original drawing. This drawing shall be read in conjunction with all relevant documents. Copyright 2019 Moller Architects Limited	
Drawing No.	Revision







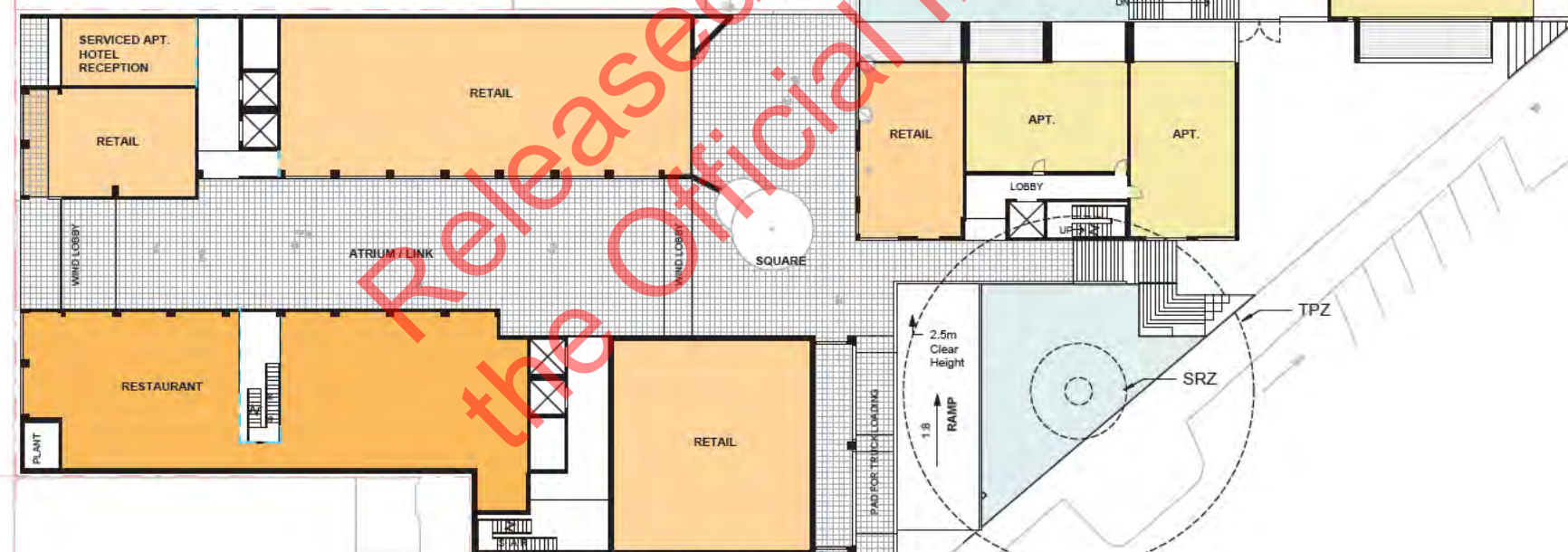
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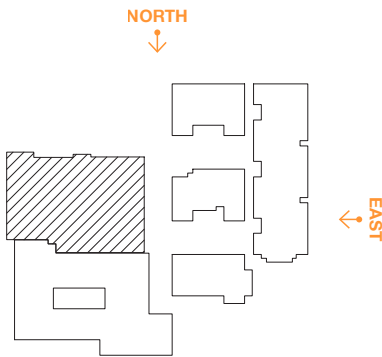
LEVEL 1  
HURSTMERE ROAD

LEVEL 2  
CHANNEL VIEW ROAD





ELEVATIONS



NORTH ELEVATION  
1:1000 @A3

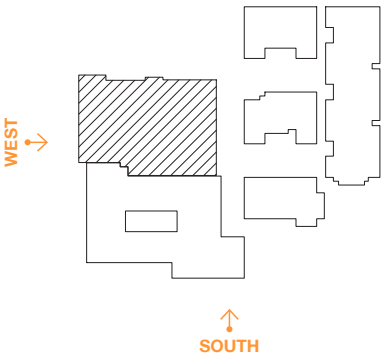


EAST ELEVATION  
1:1000 @A3

- NOTE:
- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
  - All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.



ELEVATIONS



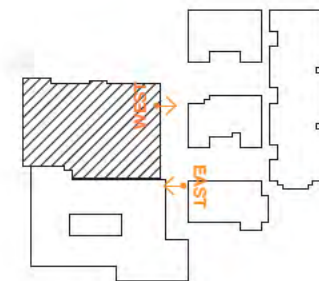
SOUTH ELEVATION  
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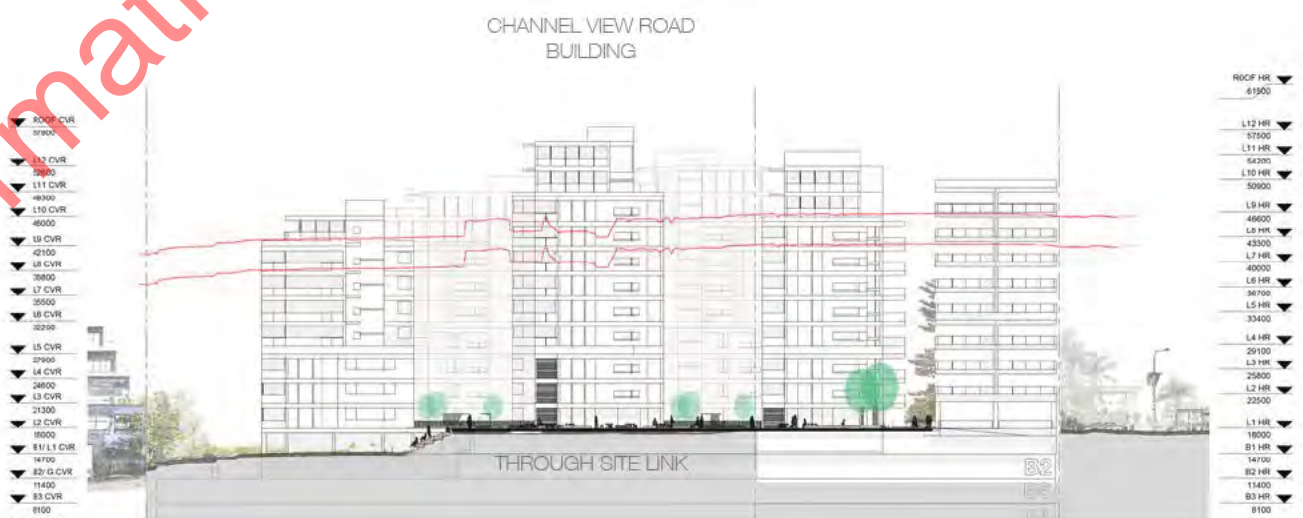
WEST ELEVATION  
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- NOTE:
- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
  - All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.





EAST ELEVATION AT THROUGH-SITE LINK  
1:1000 @A3



WEST ELEVATION AT THROUGH-SITE LINK  
1:1000 @A3

NOTE:

- The site has been modelled using the survey information as provided by AROLAB (dated December 2020).
- All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.





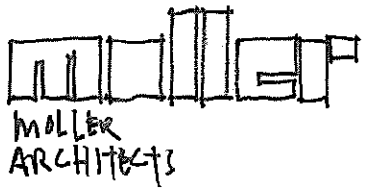
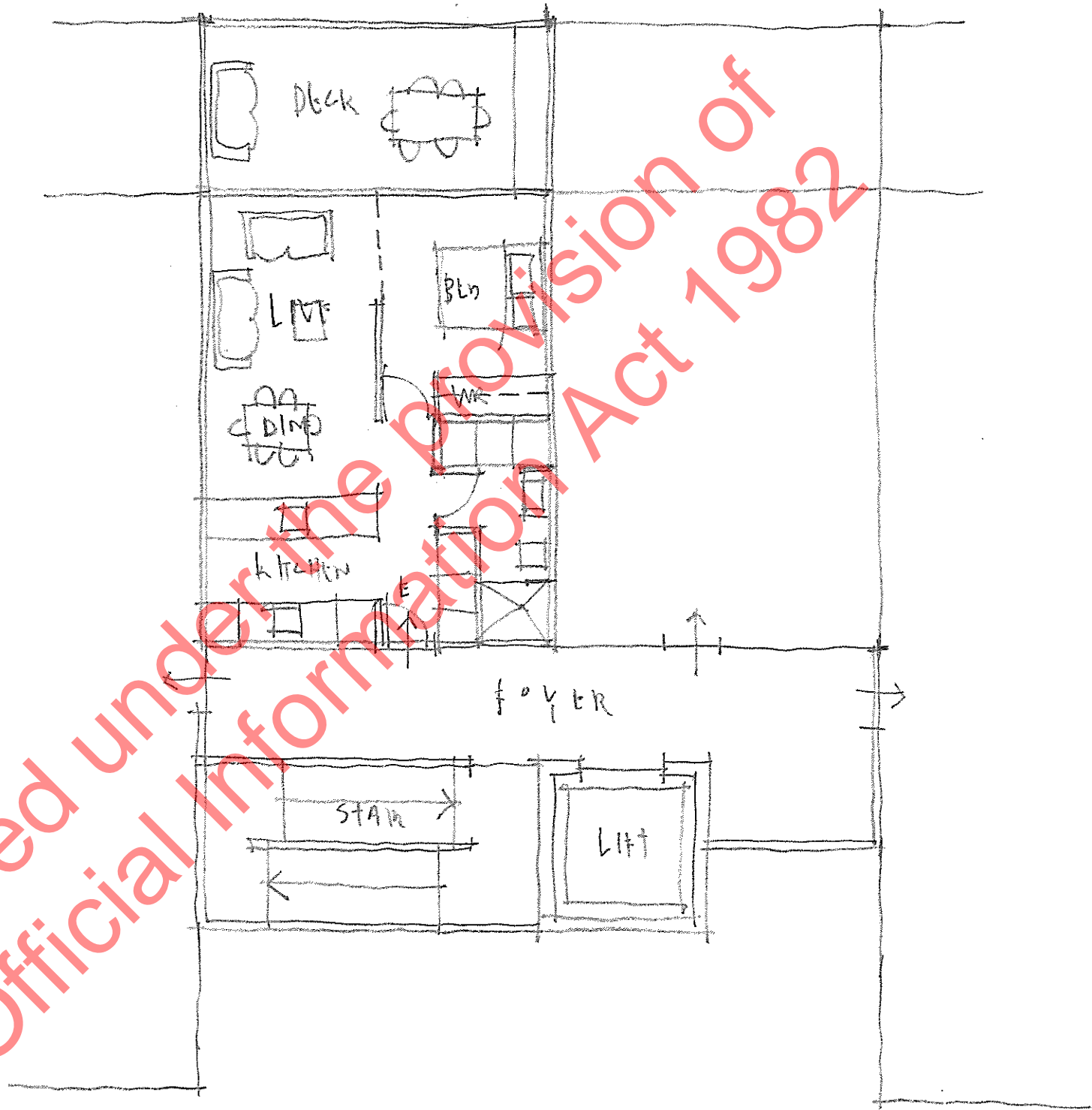
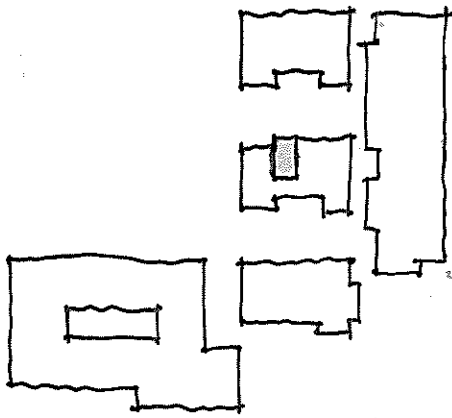
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## PRE-APP MEETING II / APARTMENT PLANS — INDICATIVE

14  
05

2021





HND

NSP TAKAPUNA

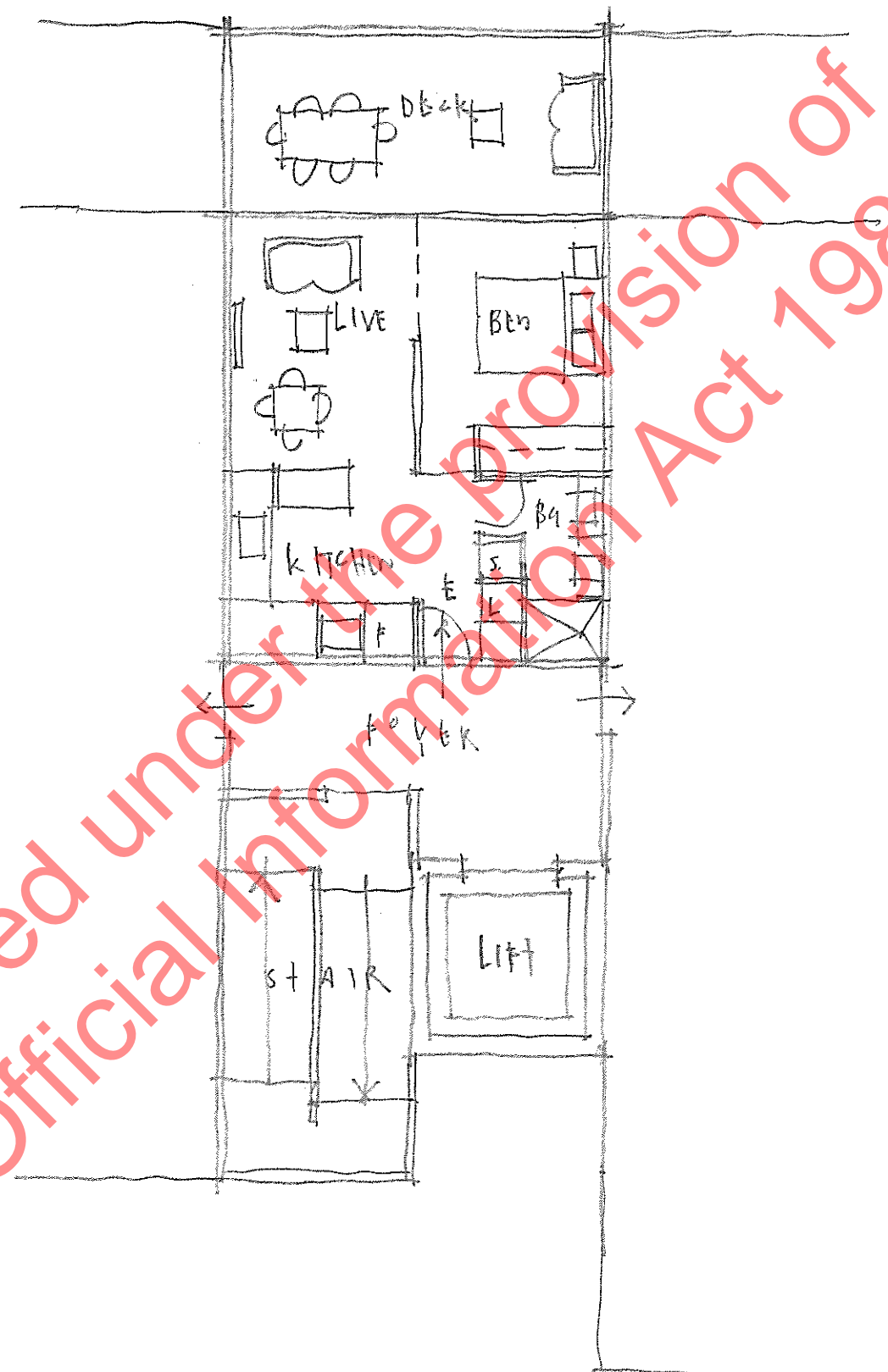
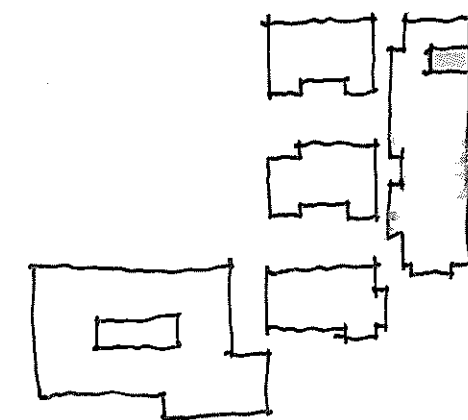
APARTMENT TYPE  
T11

1 Bedroom 48m<sup>2</sup>  
Deck 18m<sup>2</sup>

SCALE 1:100 @ A3

26 APRIL 2021





MOLLER  
ARCHITECTS

HND

MSR TAKAYAMA

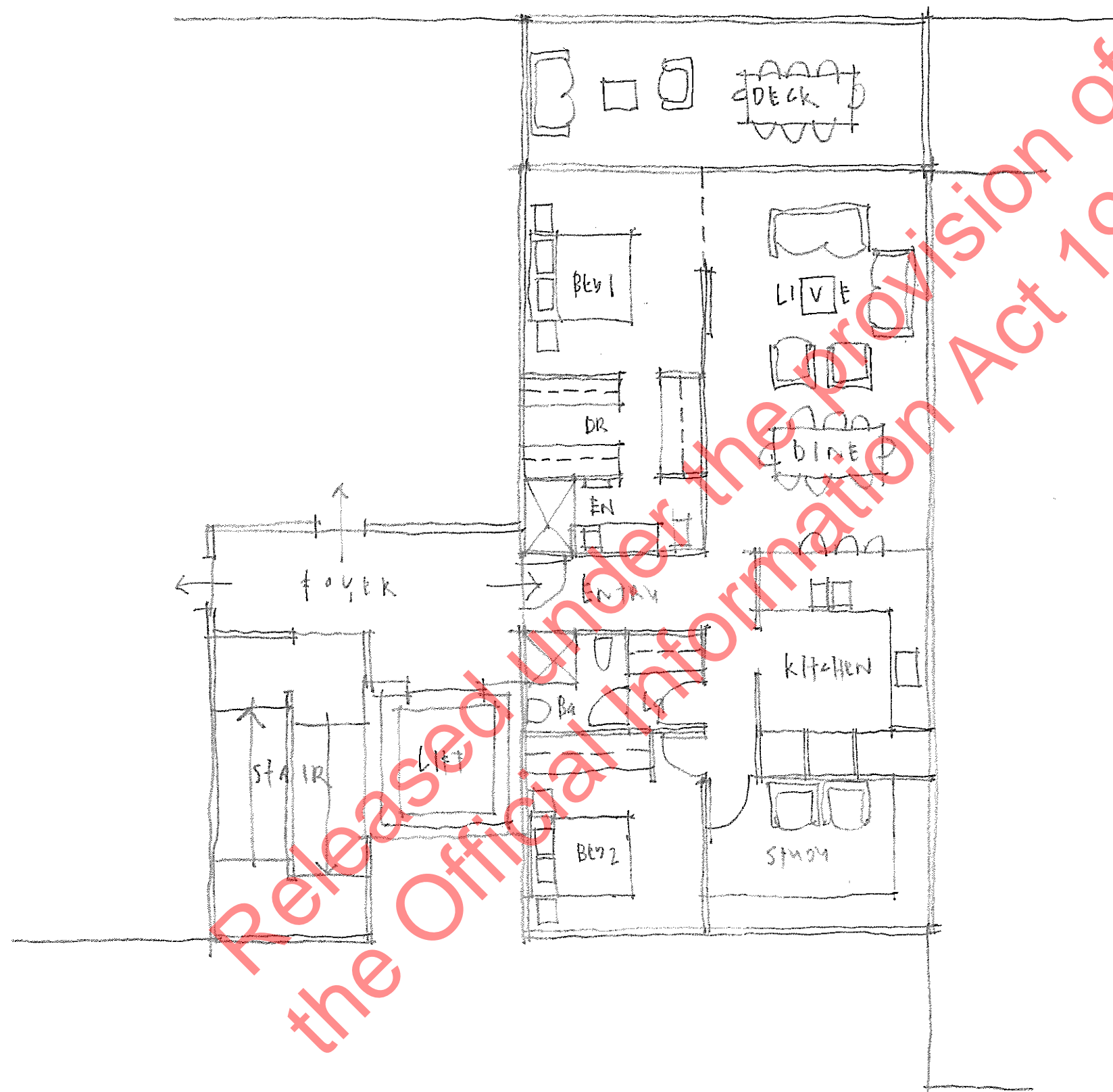
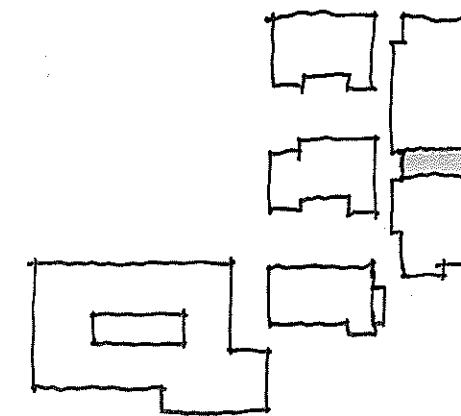
Apartment Type  
T12

1 Bedroom 42m<sup>2</sup>  
Deck 18m<sup>2</sup>

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26 APRIL 2021





HND

NSP TAKAPUNA

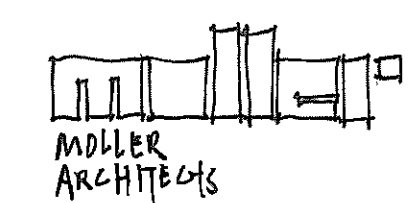
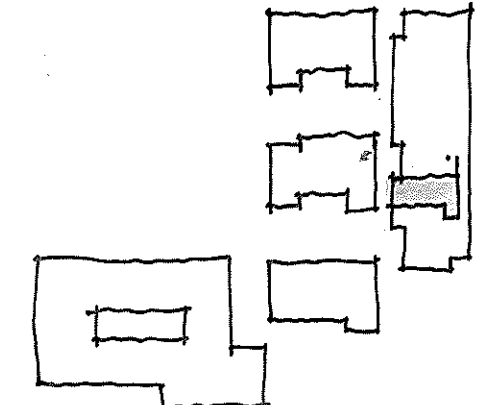
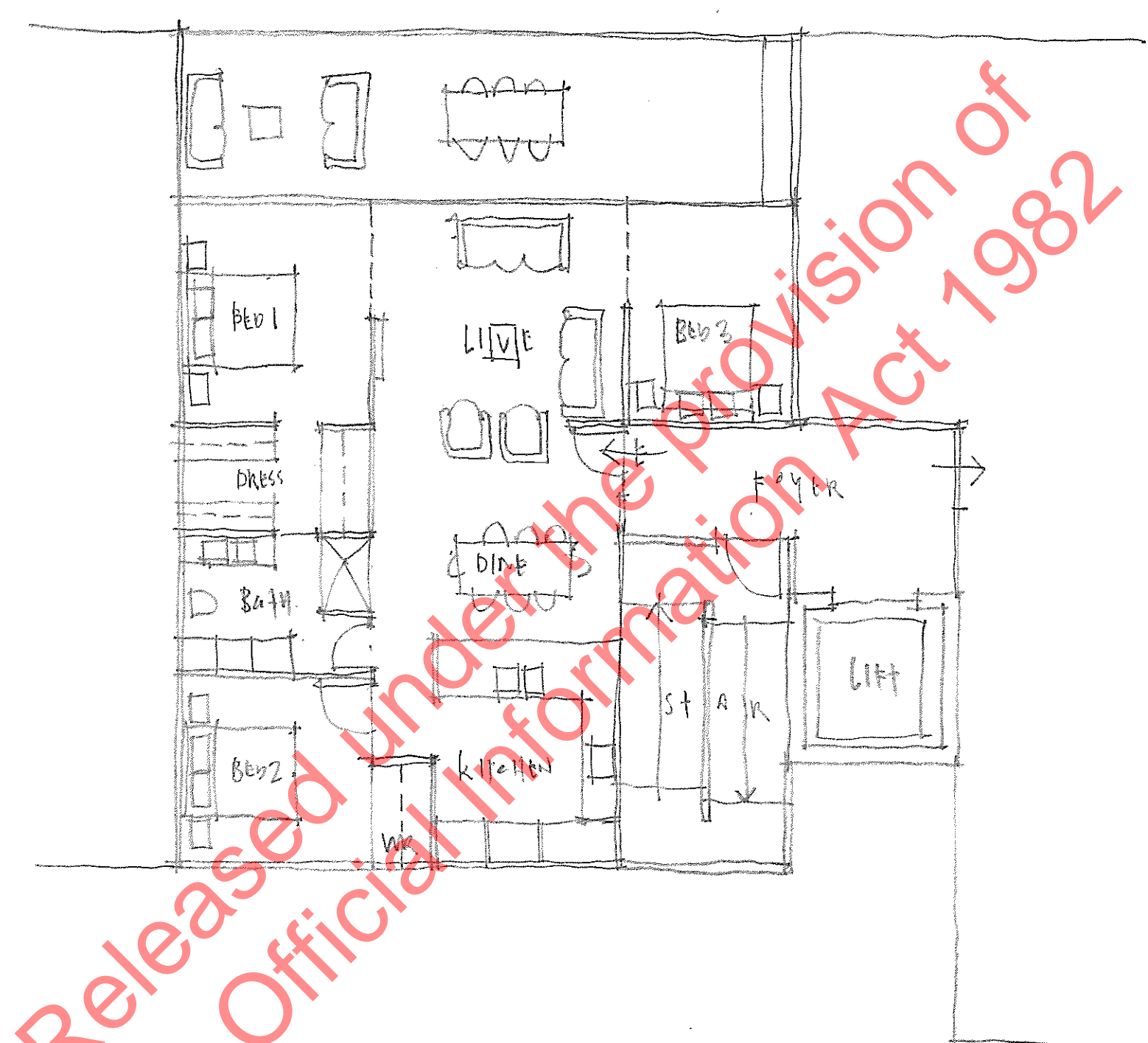
APARTMENT TYPE  
T21

2 BED + STOREY 120m<sup>2</sup>  
DECK 24m<sup>2</sup>

SCALE 1:100 @ A3

26 APRIL 2021





HND

NSP TAKAPUNA

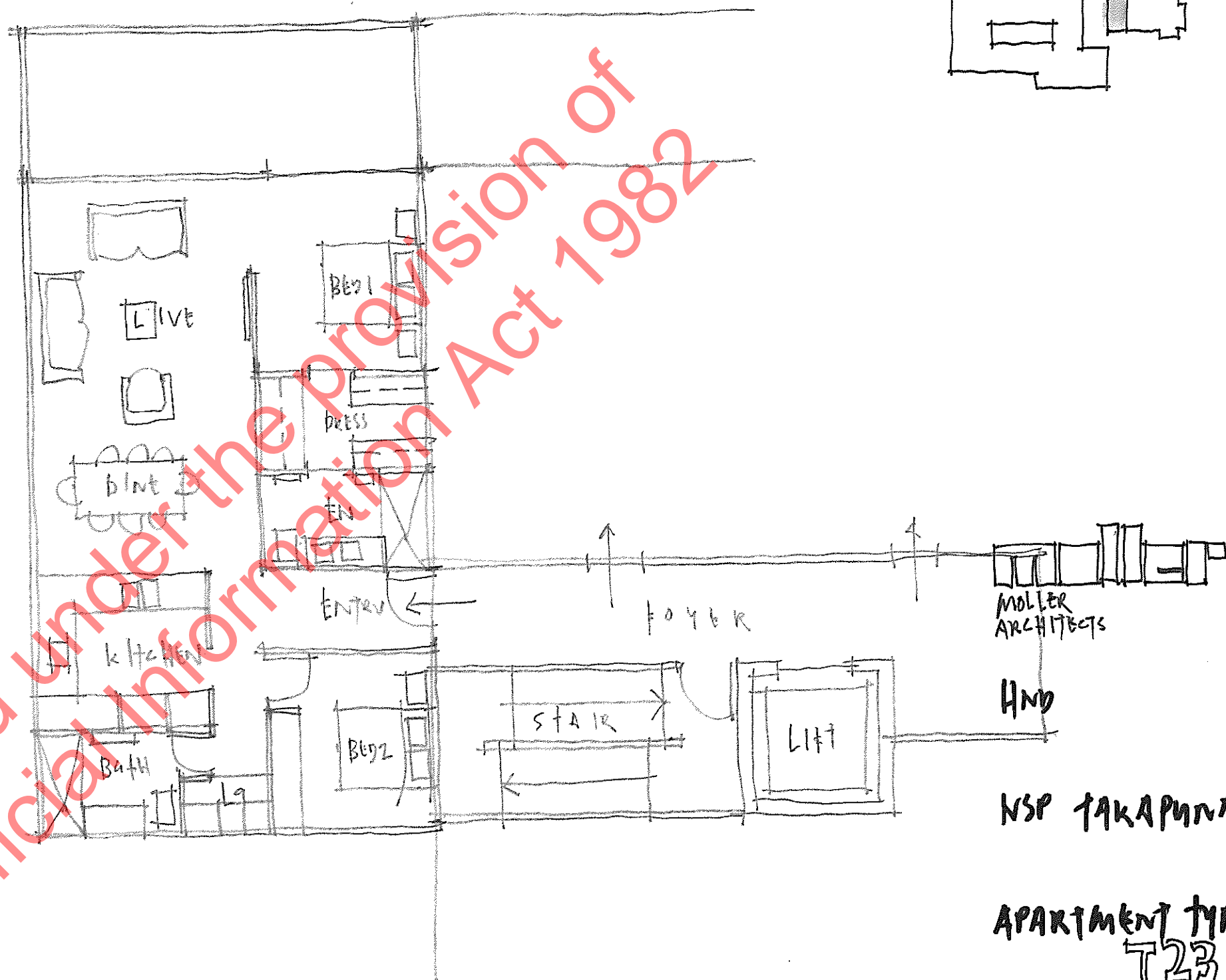
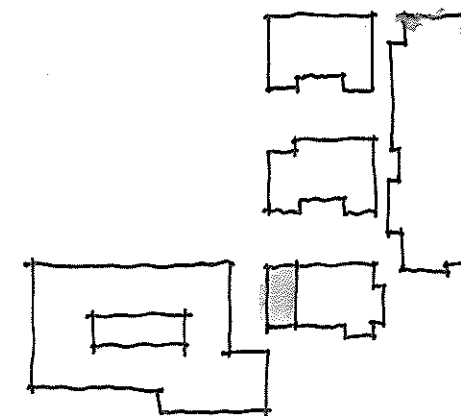
APARTMENT TYPE  
T22

3 BEDROOM 108m<sup>2</sup>  
DECK 33m<sup>2</sup>

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NSP TAKAPUNA

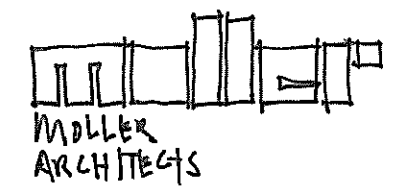
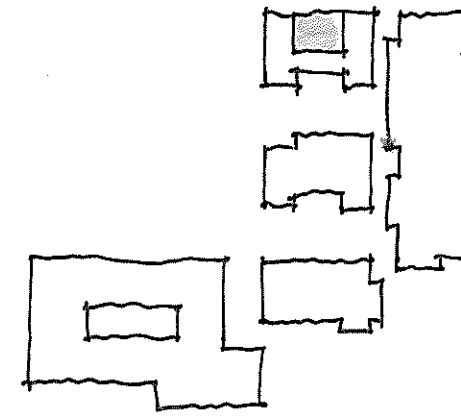
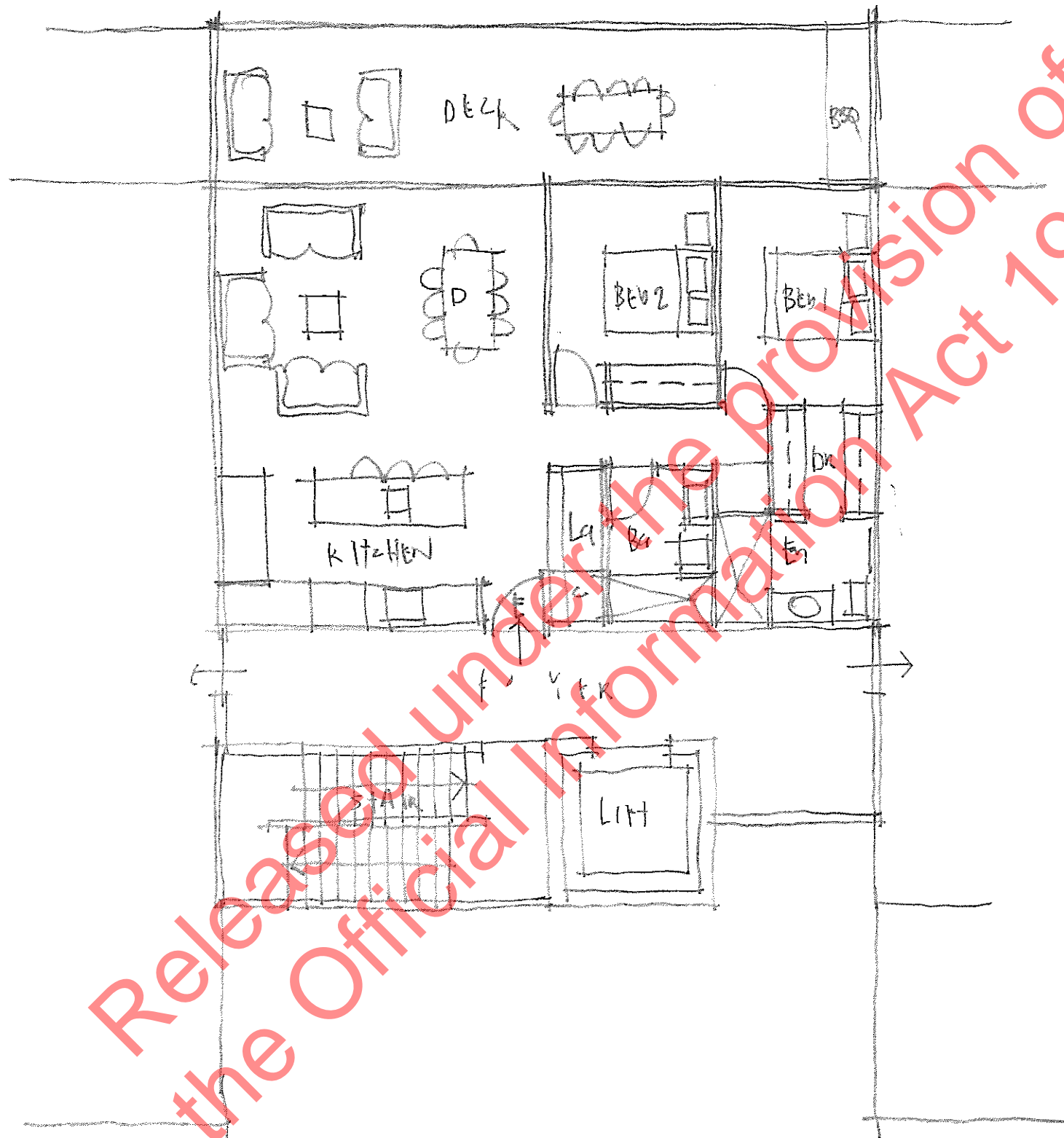
APARTMENT TYPE  
T23

2 Bedroom 104m<sup>2</sup>  
Deck 24m<sup>2</sup>

SCALE 1:100 @ A3  
26 APRIL 2021

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HMO

NSP TAKAPUNA

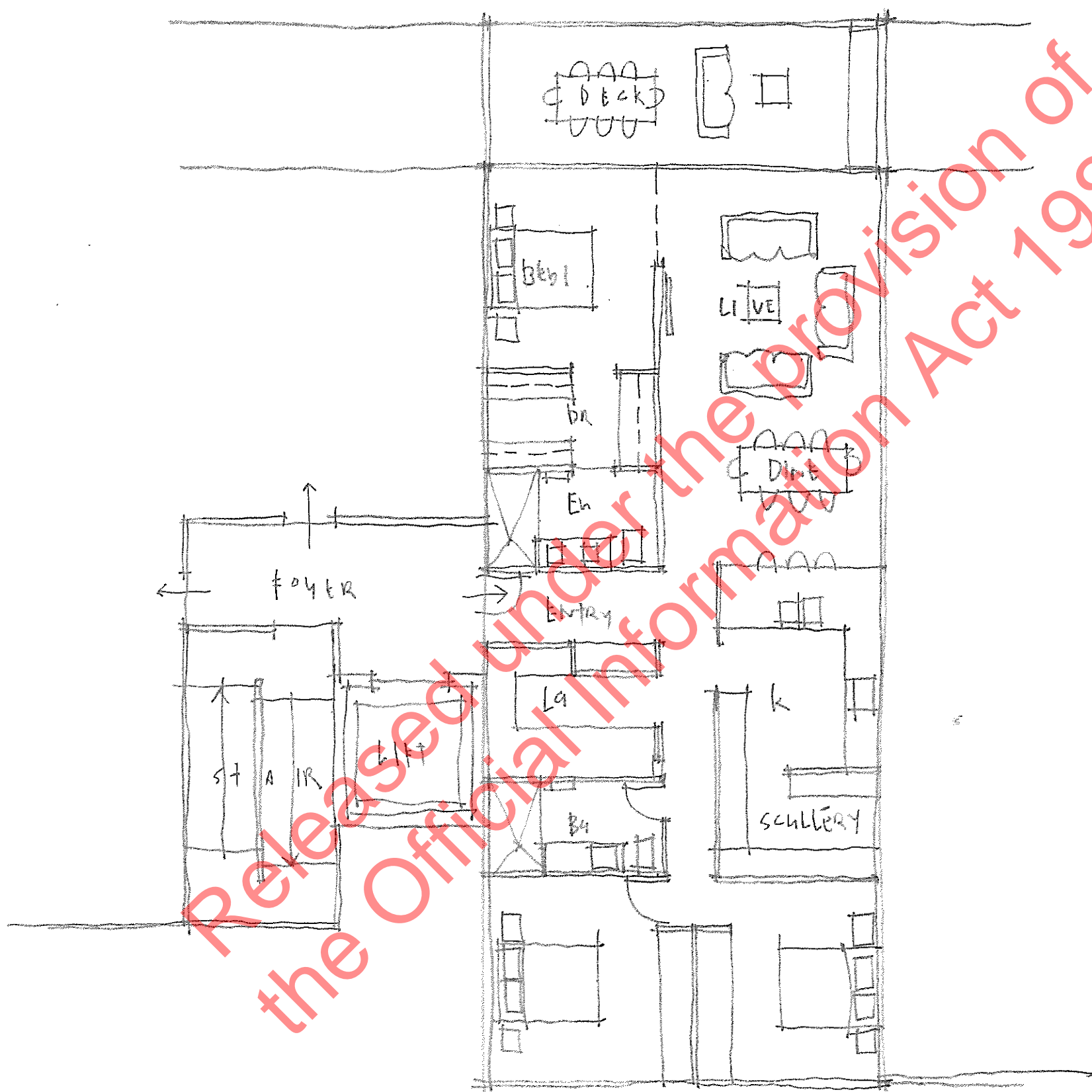
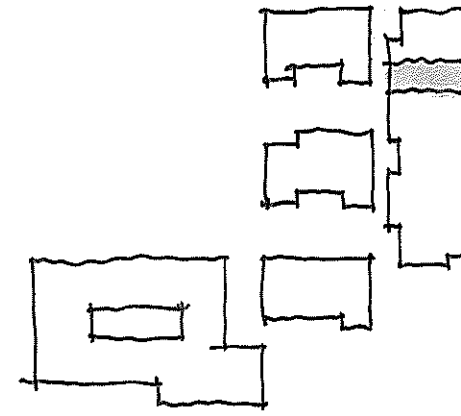
APARTMENT TYPE  
T24

2 Bedroom 96m<sup>2</sup>  
block 36m<sup>2</sup>

SCALE 1:100 @ A3

26 APRIL 2021





MOLLER  
ARCHITECTS

HND

NSP TAKAPUNA

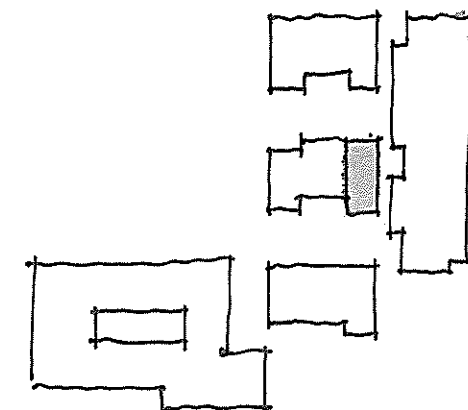
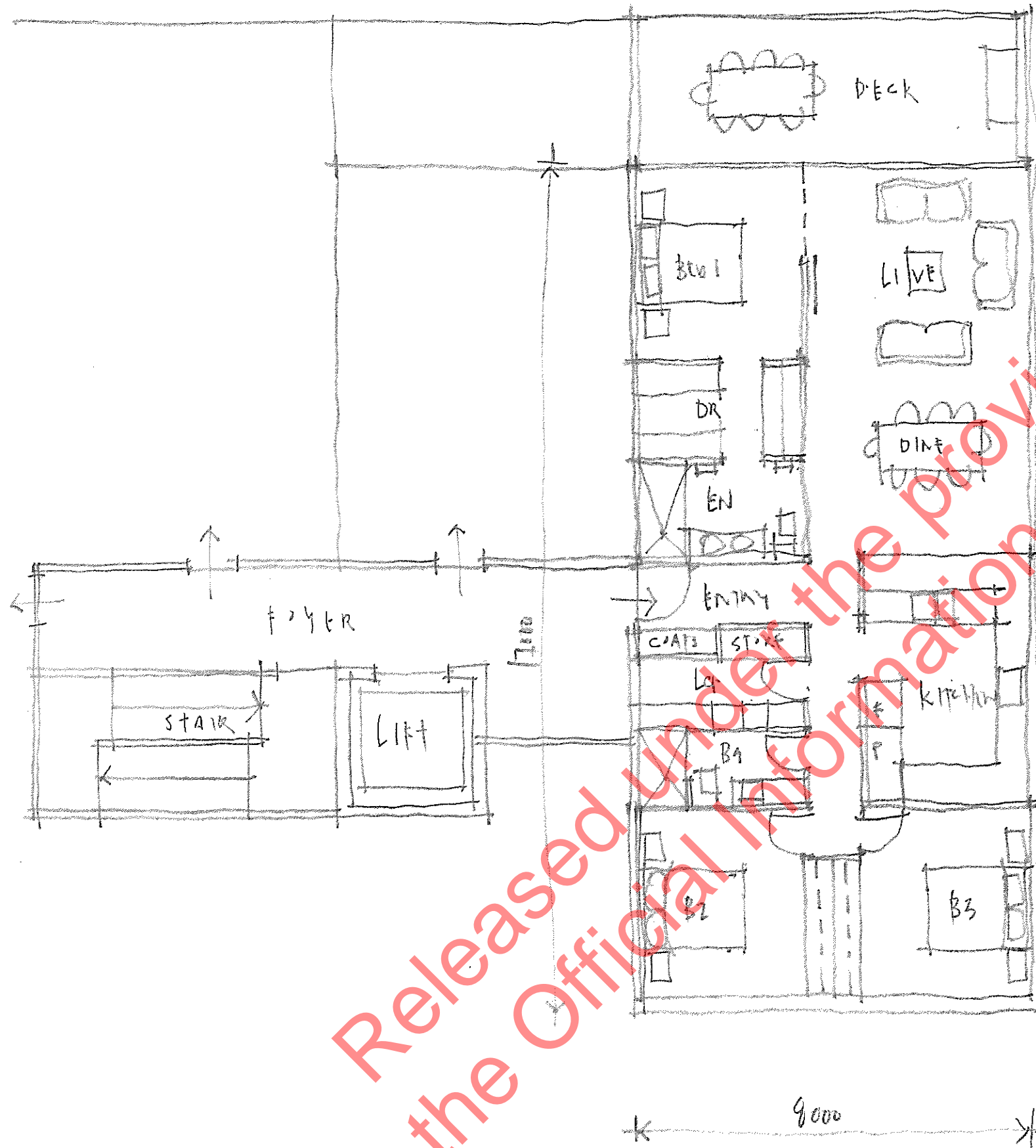
APARTMENT TYPE  
T31

3 Bedroom 144m<sup>2</sup>  
Deck 24m<sup>2</sup>

SCALE 1:100 @ A3

26 APRIL 2021





AND

NSP TAKAPUNA

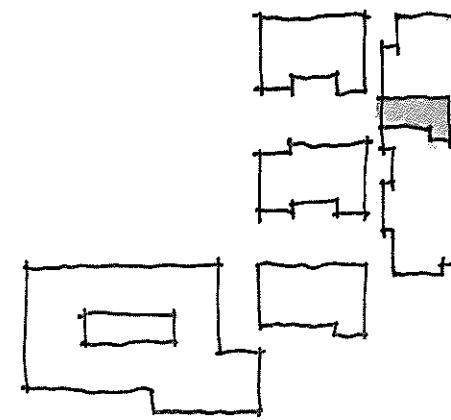
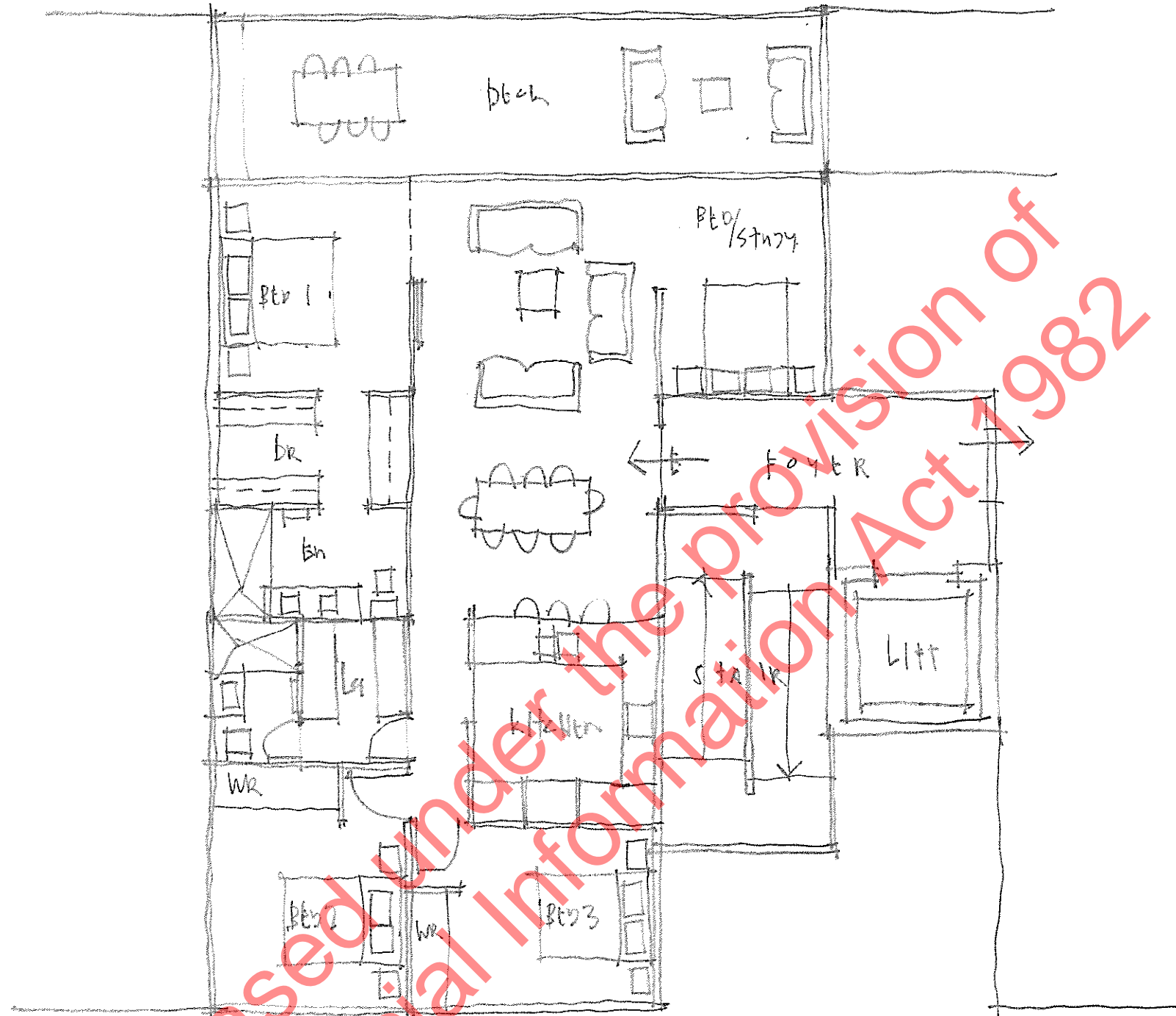
APARTMENT  
TYPE T32

3 Bedroom 136m<sup>2</sup>  
Deck 24m<sup>2</sup>

SCALE 1:100 @ A3

20 APRIL 2021





HND

NSP TAKAPUNA

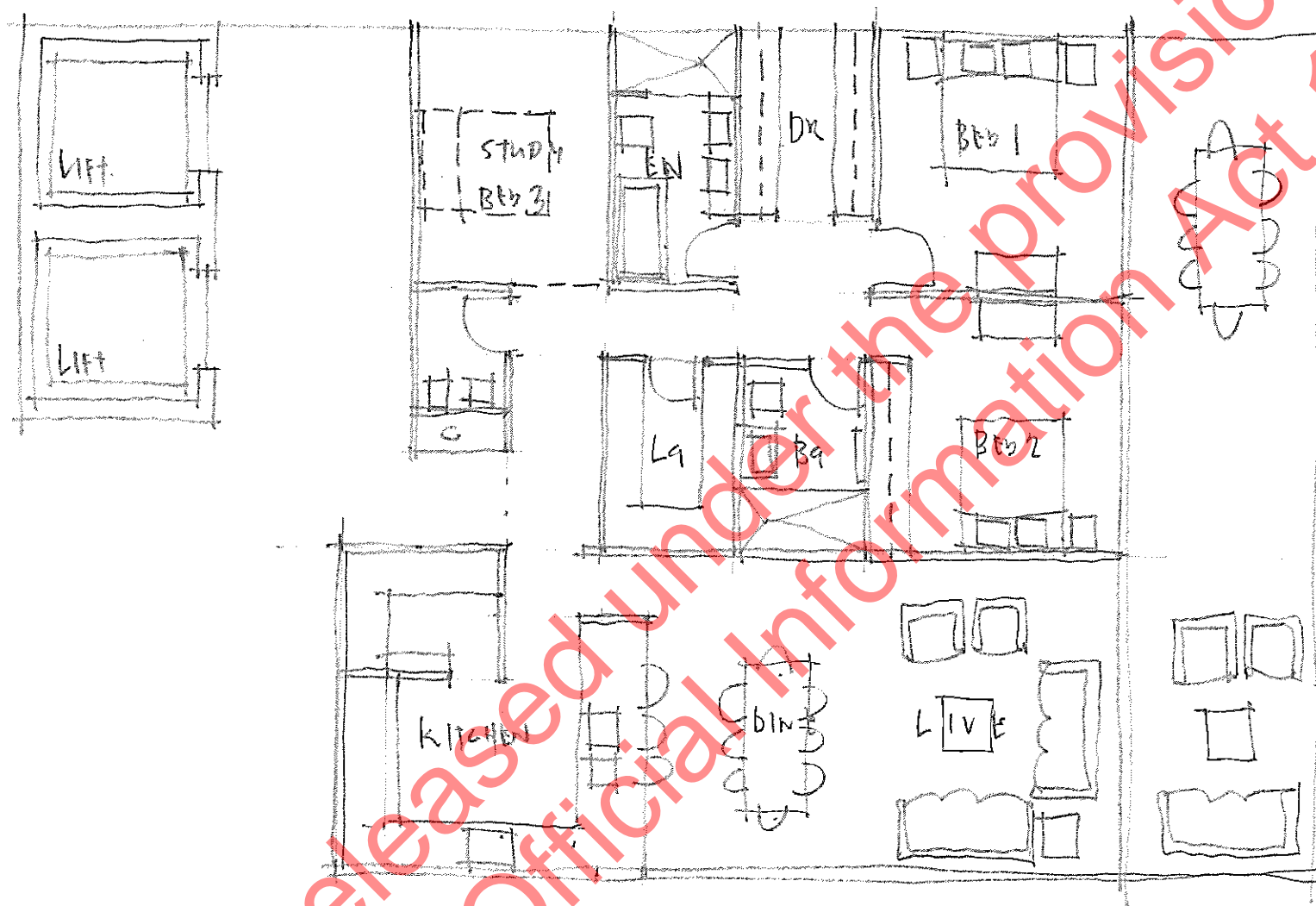
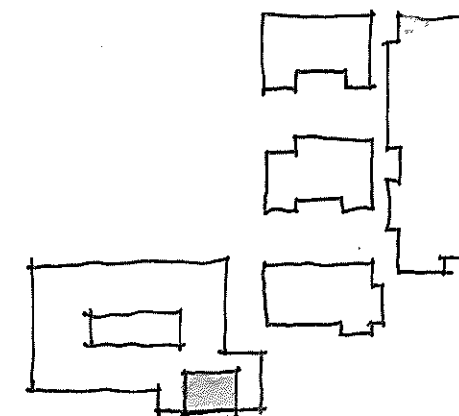
APARTMENT TYPE  
T33

3 Bds + Study 132m<sup>2</sup>  
Deck 33m<sup>2</sup>

SCALE 1:100 @ A3

26 APRIL 2021





AND TAPPAW

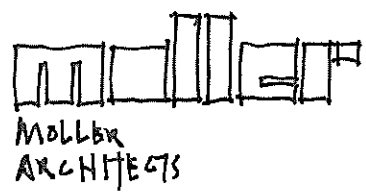
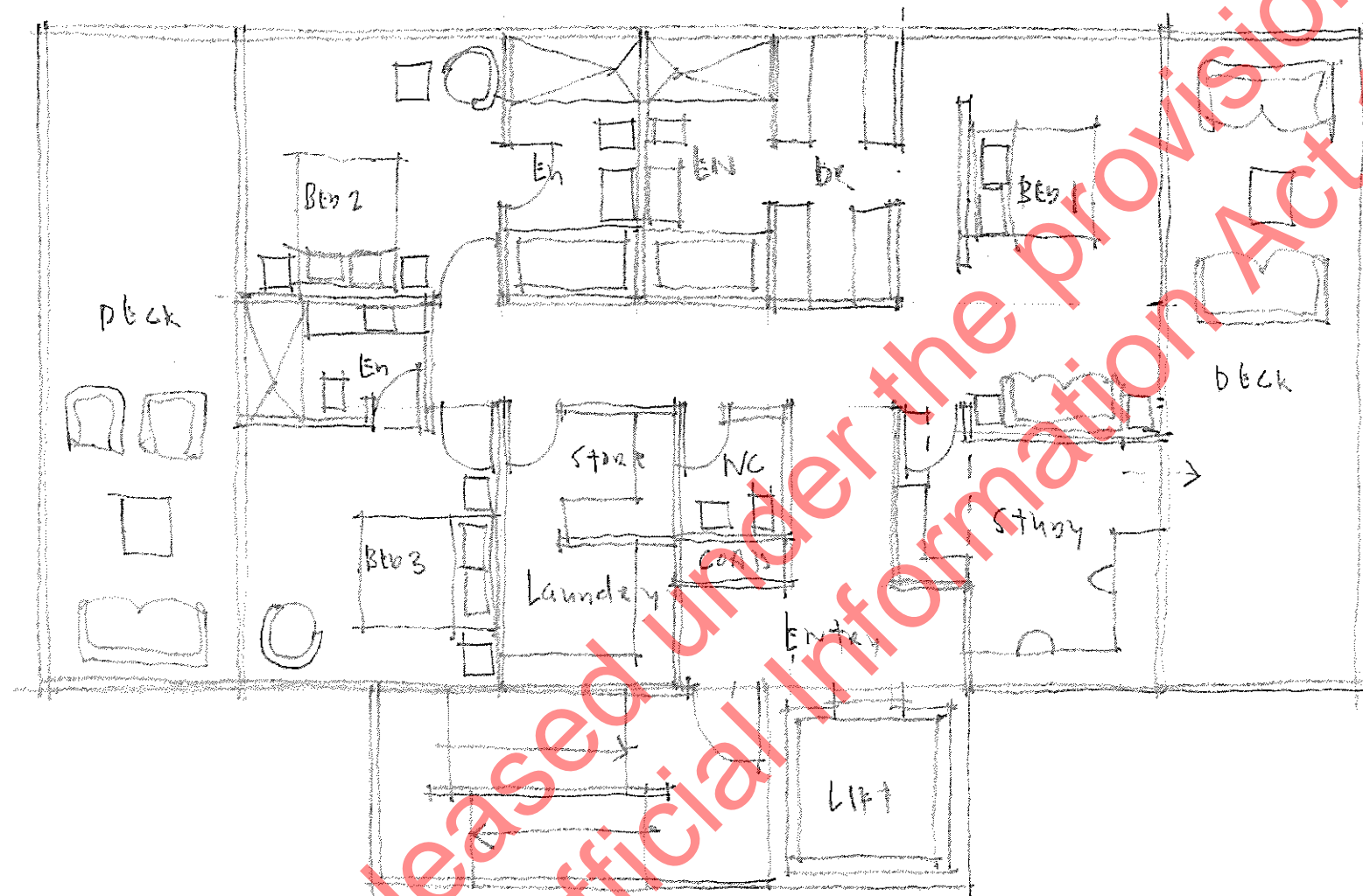
NORTHSHORE  
PROJECT

## APARTMENT TYPES

PENHOUSE 148m<sup>2</sup>  
DECK 39m<sup>2</sup>

SCALE 1:100 @ A3  
02. MAY 2021





HND 79KAPUNA

NORTHSHORE  
PROJECT

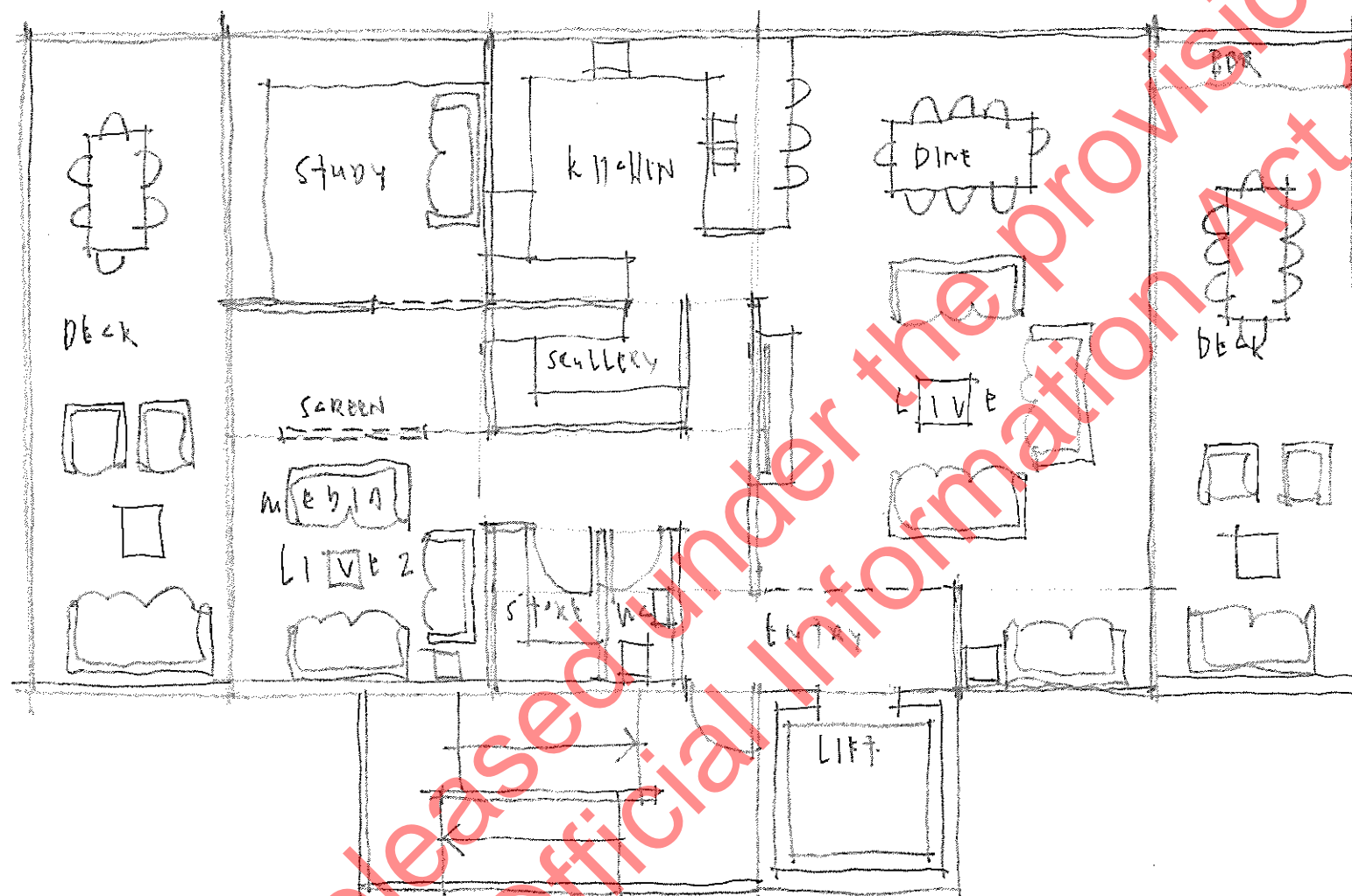
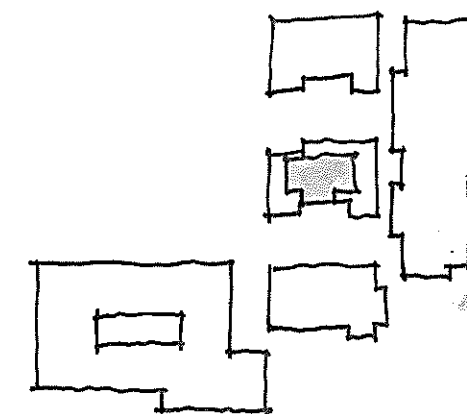
APARTMENT TYPES

UPPER LEVEL  
PENTHOUSE - SERIAL  
DECK 60m<sup>2</sup>

SCALE 1:100 @ A3

01.11.2021





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NORTHSHORE  
PROJECT

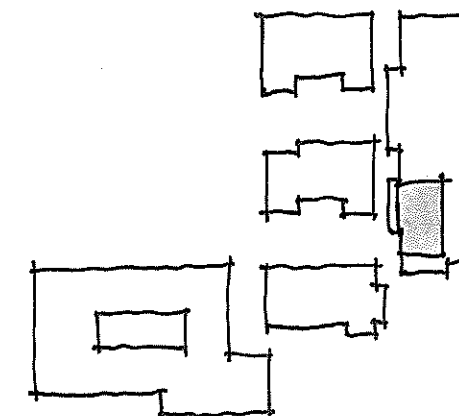
APARTMENT TYPES

LOWER LEVEL  
PENTHOUSE 280m<sup>2</sup>  
DECK 60m<sup>2</sup>

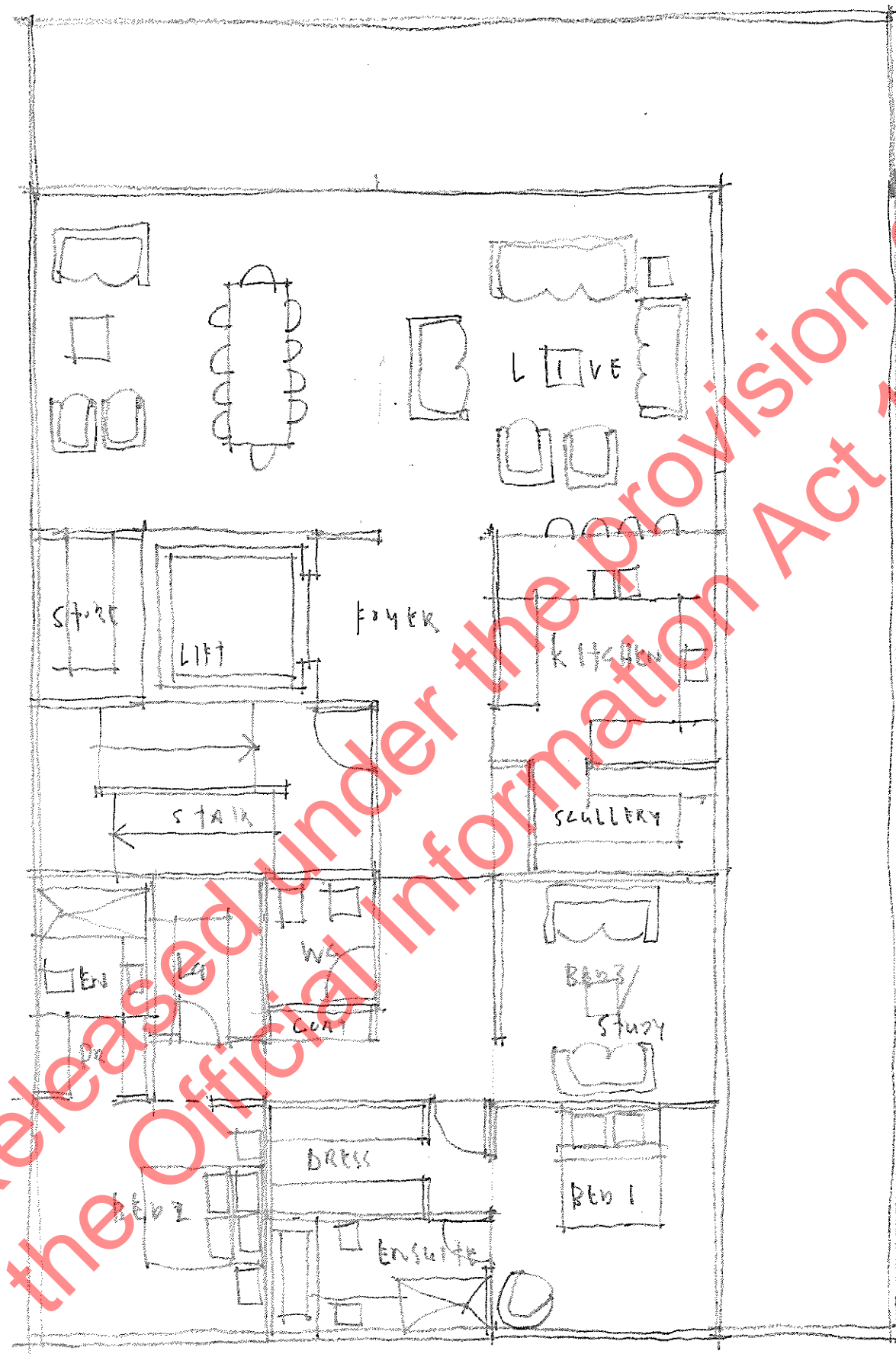
SCALE 1:100 @ A3

01. MAY. 2021





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HND TAKAPUNA

NORTHSHORE  
PROJECT

APARTMENT TYPES

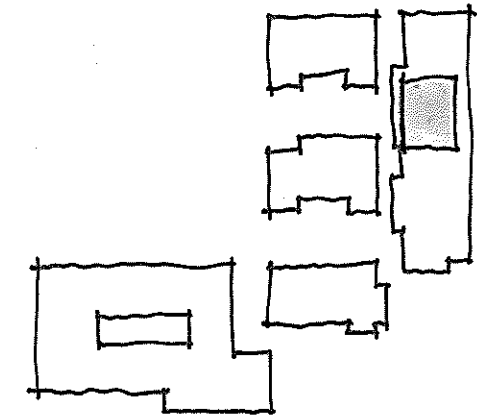
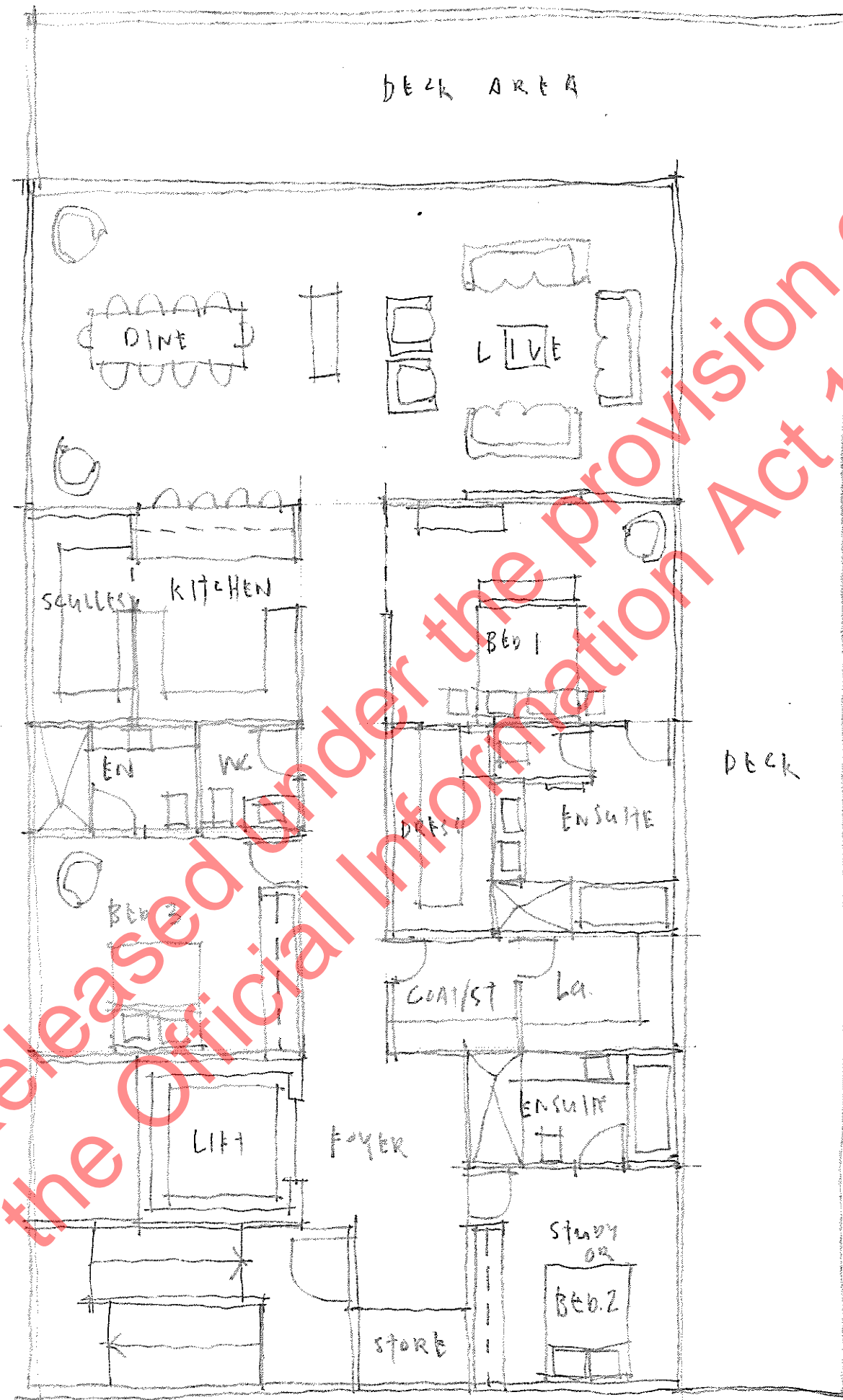
PENTHOUSE 240m<sup>2</sup>  
DECK 105m<sup>2</sup>

SCALE 1:100 @ A3

01 MAY 2021



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the Official Information Act 1982



MOLLER  
ARCHITECTS

HND TAKAPUNA

NO. 145 ST 37  
PRJ 149

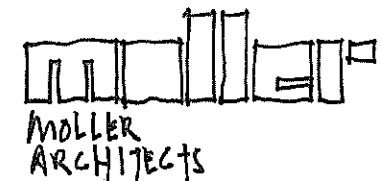
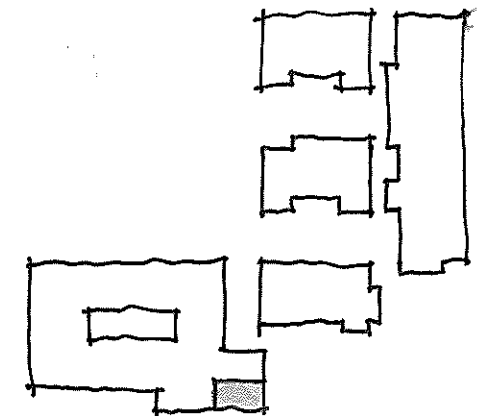
APARTMENT TYPES

PENTHOUSE 264m<sup>2</sup>  
DECK 111m<sup>2</sup>

SCALE 1:100 & A3

01 MAY 2021





HND

NORTHSHORE  
PROJECT

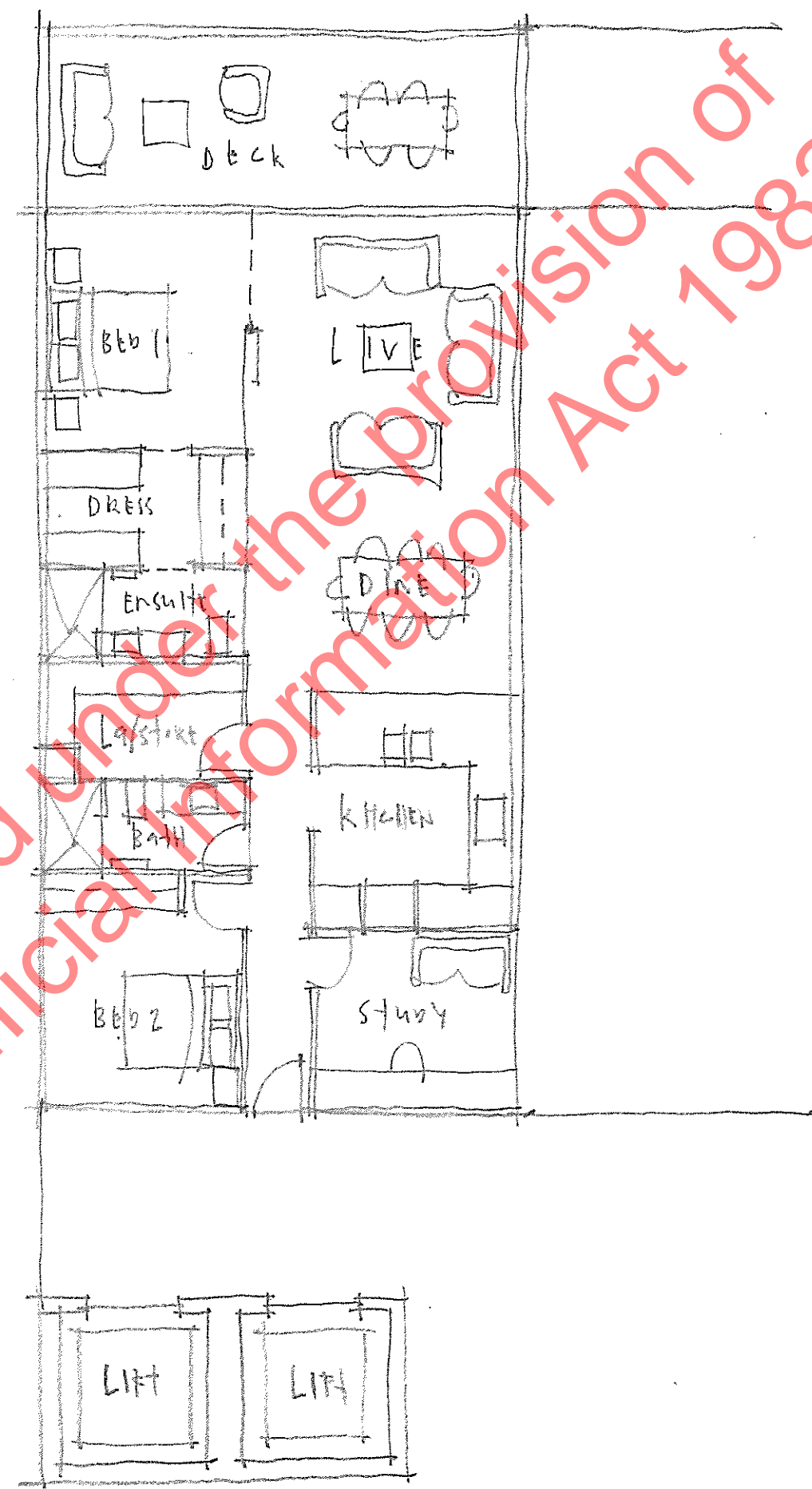
APARTMENT TYPES

T37H

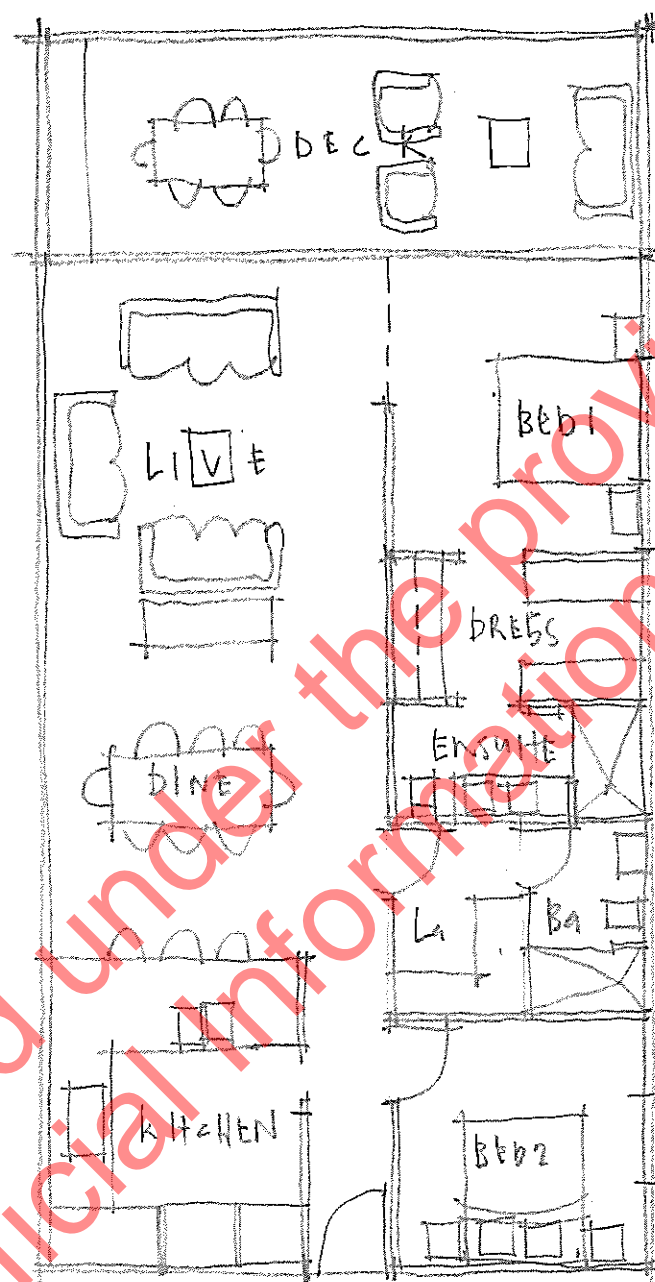
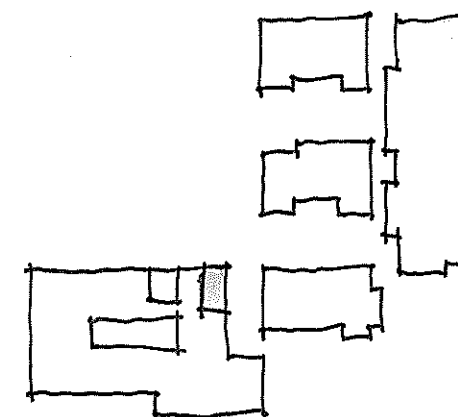
2 Bed + Study 120m<sup>2</sup>  
Deck 24m<sup>2</sup>

Scale 1:100 @ A3

30 APRIL 2021







MOLLER  
ARCHITECTS

HND TAKAPUNA

NEW SHORE  
PROJECT

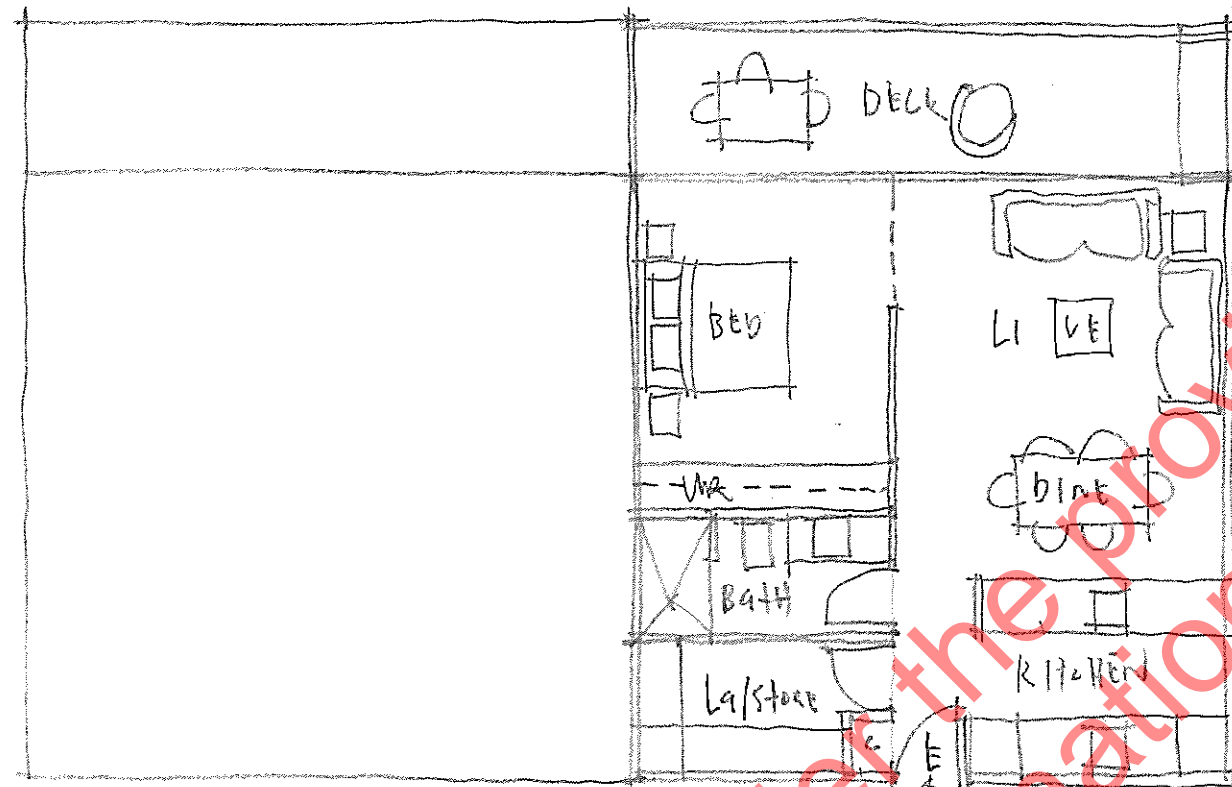
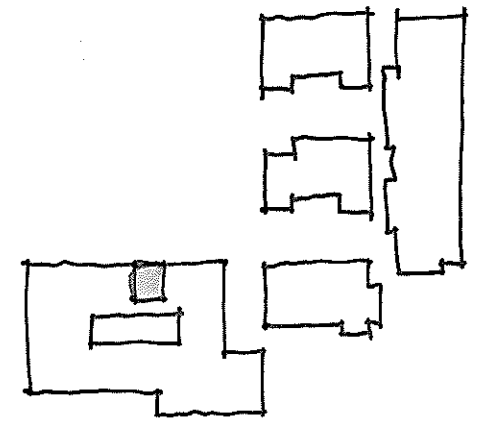
APARTMENT TYPES

2 Bedroom 104m<sup>2</sup>  
Deck 24m<sup>2</sup>

Scale 1:100 @ A3

30 APRIL 2021





HND 74K4P444

NORTHSHORE  
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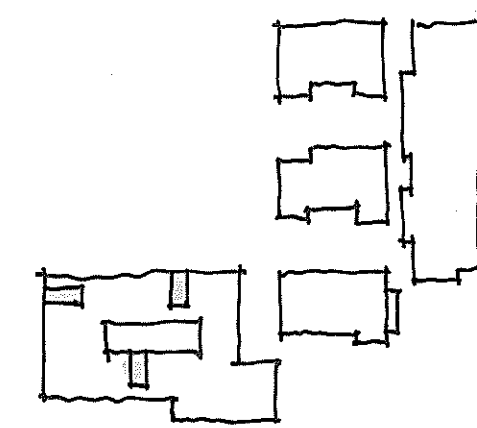
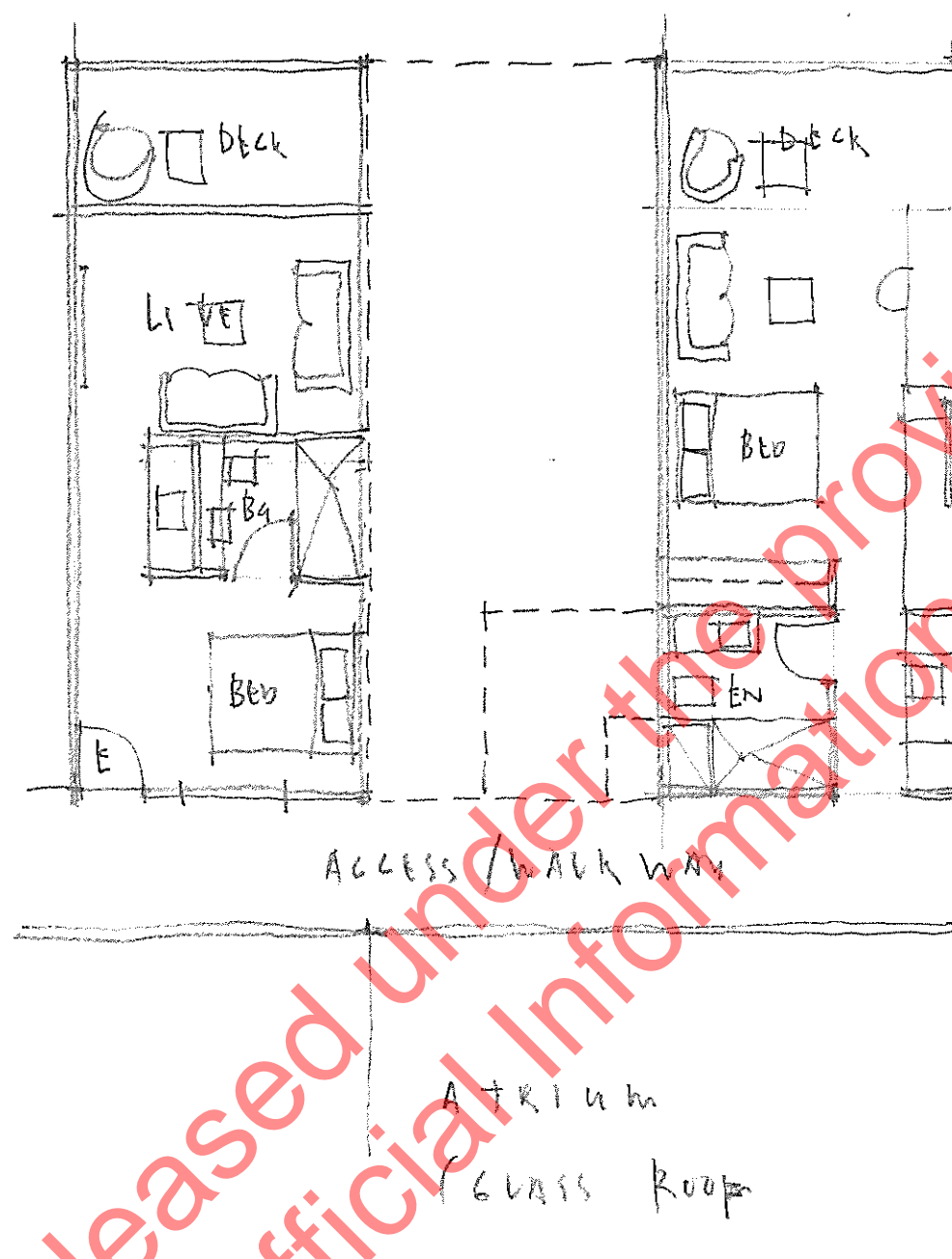
APARTMENT TYPES

1 Bedroom 64m<sup>2</sup>  
Deck 16m<sup>2</sup>

Scale 1:100 @ A3

30 APRIL 2021





HINO TAKAPUNA

Northshore  
Project

APARTMENT TYPES

SERVICED  
APARTMENT 32m<sup>2</sup>  
DECK 8m<sup>2</sup>

Scale 1:100 @ A3

02. May 2021