

Waipapa Taumata Rau University of Auckland Student Centre and Library

FTAA Substantive Application
Architectural & Landscape Design Report

Prepared for:
Waipapa Taumata Rau, University of Auckland

Document Revision Status:
FTAA Substantive Application | Rev B

October 2026

WARREN AND MAHONEY®

Waipapa
Taumata Rau
University
of Auckland

Te Urunga | Bound Connection

Source: Eighty Ltd & Haumi

Te Uru nui

Te Uru roa

Te Urunga Hau Tauira

Koia tēnei ko te hekenga o te wānanga

Tēnei ka rukutia

Kei te tūātea ka kauhautia

Te Wahahukahuka

Te Wahamaremare

Te Wāhi Whakatūtū Puehu

Te Wāhi Whakatau

Whakatau atu

Whakatau mai

Te whakataunga o te kōrero, o te mahara, o te whakaaro

I heke iho mai i te rangi e tū nei

Ka whaia ko Hiwa ki te Rangi

Ki Taumata Rangipuke

Kei te papaangaanga te kai māro

Kei tōnā kauae te tetē o te niho tangata

“Hau mai, Hau atu

Hau atu, Hau mai”

Te Uru nui

Te Uru roa

Te Urunga Hau Tauira

Tēnei ka whakaputaina ki te wheiao ao, ki te ao mārama

Tihē, Mauriora

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Contact:
Warren and Mahoney Architects New Zealand Ltd
139 Pakenham Street West
Auckland CBD, 1010
New Zealand

Disclaimer:
While Warren and Mahoney has endeavoured to summarise the Concept Design process in this document and appendices, the report format cannot represent the broad range and depth of information captured on the Concept Design Drawings, Specifications and Schedules. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.

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01

Introduction

The Student Centre Redevelopment responds to the need for contemporary learning, social, and student amenity spaces that support a growing and evolving student population. Building on the success of Hiwa, the project will further strengthen Waipapa Taumata Rau | University of Auckland's position within an increasingly competitive tertiary education environment.

The redevelopment will deliver a contemporary, flexible, and internationally benchmarked facility that brings together library services, student association and club spaces, teaching and learning environments, student support services, and food and beverage offerings within an integrated student-focused hub.

Complementing the facility will be the redevelopment and expansion of the Tē Tūātea / Plaza, transforming the existing outdoor area into a high-quality, large-scale public space. The enhanced Tē Tūātea / Plaza will create a distinctive point of arrival and welcome, strengthening the campus experience and supporting a vibrant, connected University community.



1.0 Executive Summary
Metrics Overview

Located at the prominent corner of Alfred Street and Princes Street, the new Student Centre and Library will form a vibrant, amenity-rich hub at the city-facing entrance and social heart of the campus.

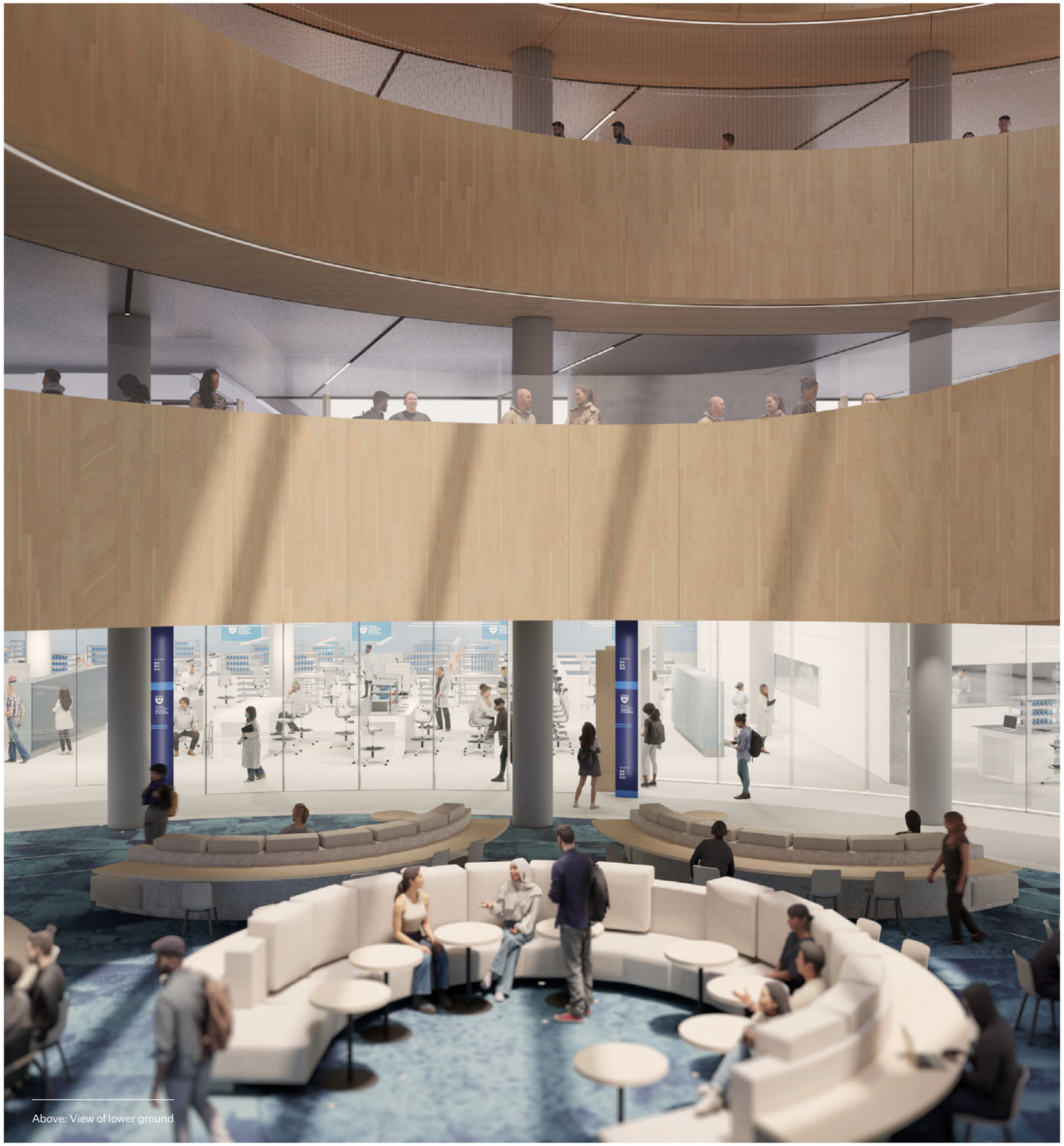
Flanked by Albert Park to the west and Hiwa Recreation Centre to the east, the proposed development facilitates a key transformational move within the campus masterplan, establishing ‘Waipapa Toitu’ - A beating heart of the campus’. This will serve as a central hub for student life, providing spaces for social interaction, study, and engagement with the distinctive experience of Waipapa Taumata Rau, University of Auckland.

The briefed programme components and associated metrics for the Student Centre & Library are outlined below.

These reflect the drawings issued on the 28th October and are subject to further development during the next phase of design.

The below metrics align with the AUP definition of GFA, refer Appendix A for further information on exclusions.

182 m^2	Food and Beverage
400 m^2	Student Support & Clubs
8,725 m^2	Library and Study
2,881 m^2	Teaching and Learning space
1,832 m^2	Superlabs
474 m^2	Visitor Centre
5,074 m^2	Common (core and circulation)
19,568 m^2	Total GFA (excl terraces, voids)



Above: View of lower ground


Waipapa
Taumata Rau
University
of Auckland

Te Rautaki Tūāpapa – The University of Auckland Estate Strategy 2021–2030

Te Rautaki Tūāpapa, the University of Auckland Estate Strategy 2021–2030, builds upon the foundation established by Taumata Teitei, the University's Vision 2030 and Strategic Plan 2028.

The Estate Strategy responds to current and future challenges by aiming to deliver a physical campus environment that is distinctive, capable, flexible, sustainable, and reflective of our unique sense of place in Aotearoa New Zealand and the Pacific.

The strategy is structured around five key themes:

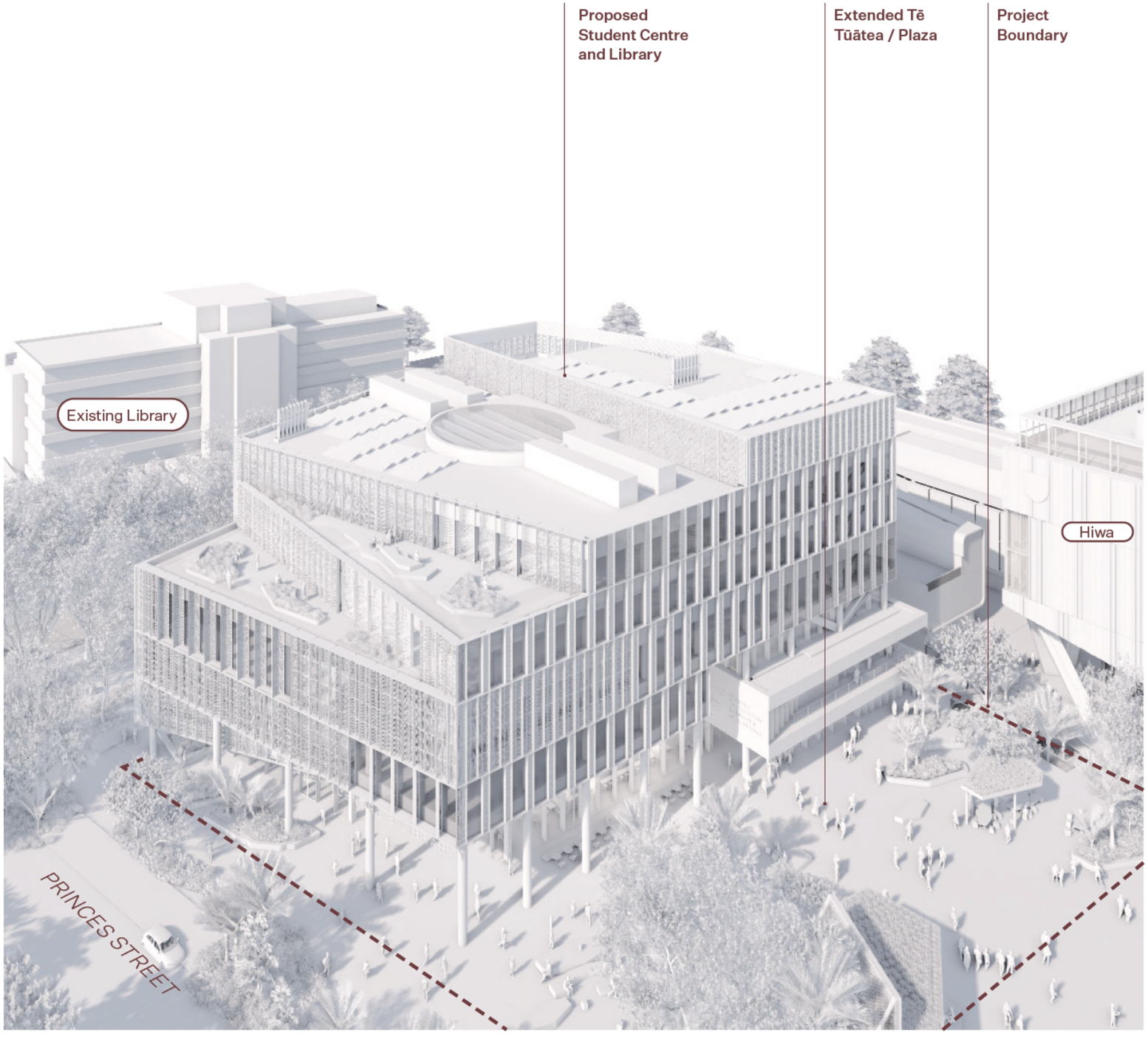
- Environmental Performance
- Distinctive Sense of Place
- Flexible and Capable
- Student-Centred Spaces
- Affordability

The Estate Strategy highlights the need for integrated masterplanning to align academic and research priorities, curriculum-supporting projects, student services and facilities, accessibility, planning regulations, public realm improvements, environmental sustainability, biodiversity, and infrastructure resilience. It also outlines campus and sector capital priorities, which have directly informed the identification and staging of the Student Centre and Library project.

Further Strategic Documents

This project has also been guided by several other strategic documents that shape decision-making at Waipapa Taumata Rau, University of Auckland, including:

- Te Rautaki Aronga Toitū – Sustainability Strategy
- Te Taumata Tukuwaro-kore – Net Zero Carbon Strategy
- Hononga Mauri – University of Auckland Identity Narrative
- Disability Action Plan



The Masterplan Framework underpins the City Campus Masterplan as a strategic guide for the long-term development of Waipapa Taumata Rau, University of Auckland. It provides a cohesive structure to shape the campus in ways that enhance teaching and learning, elevate the student experience, and deliver improved environmental outcomes.



Diagram: The Masterplan Framework

1.0 **Executive Summary**
Key Project Outcomes

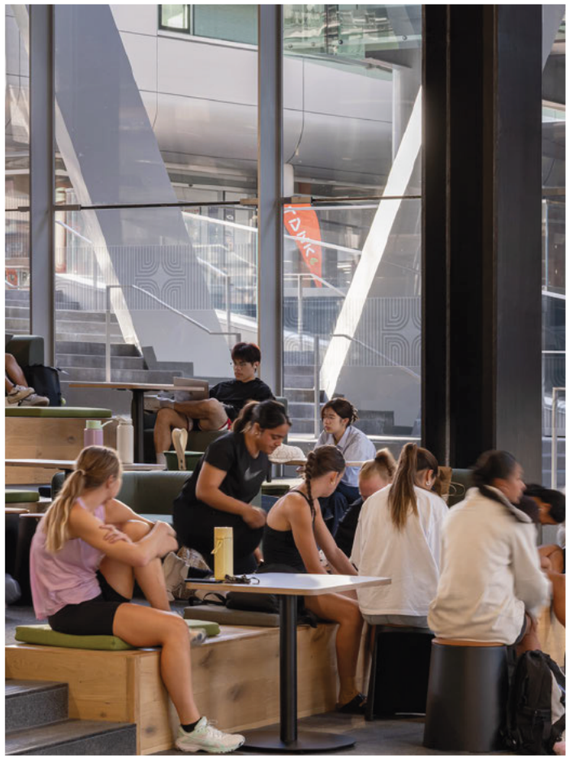
The following project outcomes are from the briefing document and establish key principles for the project.



B201, Waipapa Taumata Rau - University of Auckland, Architects: Jasmax

Champion design excellence

This development will reflect the University's ambition for design excellence, aligning with the Masterplan design outcomes and sustainability principles.



Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

Enhance student experience and wellbeing

The project will feature inviting, accessible environments with improved aesthetics and intuitive wayfinding to foster a positive student experience and support wellbeing.



Waipapa Taumata Rau - University of Auckland, Architects: R.A. Lippincott

Establish a strong campus identity linked to campus heritage values

The Student Centre and Library will create welcoming, clearly identifiable entry points that serve as a symbolic and physical "front door" to the University — ones that reinforce it's presence, accessibility and connection to campus heritage values.



Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

Embed Mana Whenua values

The development will integrate mana whenua aspirations and cultural narratives meaningfully into the design, planning, and placemaking processes.

1.0 **Executive Summary**
Core Project Elements



Waimarie Lincoln University, Architects: WAM

Teaching & Learning

The integration of Teaching and Learning Studios and Superlabs with library and student-centred spaces establishes a connected learning ecosystem that supports the full student journey.

Bringing these functions together encourages collaboration, enables flexible learning opportunities, and improves access to academic resources and support services. The result is a highly efficient, future-focused facility that enhances utilisation, promotes knowledge exchange, and responds to the changing needs of students and educators.

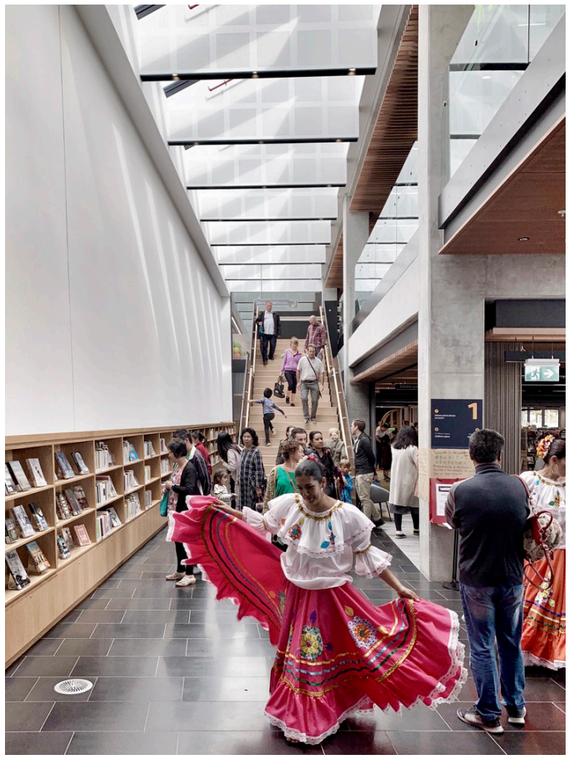


Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

The Student Centre

The new Student Centre will bring together a comprehensive range of student support services and amenity spaces.

Student-led in operation, the centre will offer adaptable internal spaces alongside access to Te Tūātea open space, encouraging collaboration and community engagement.

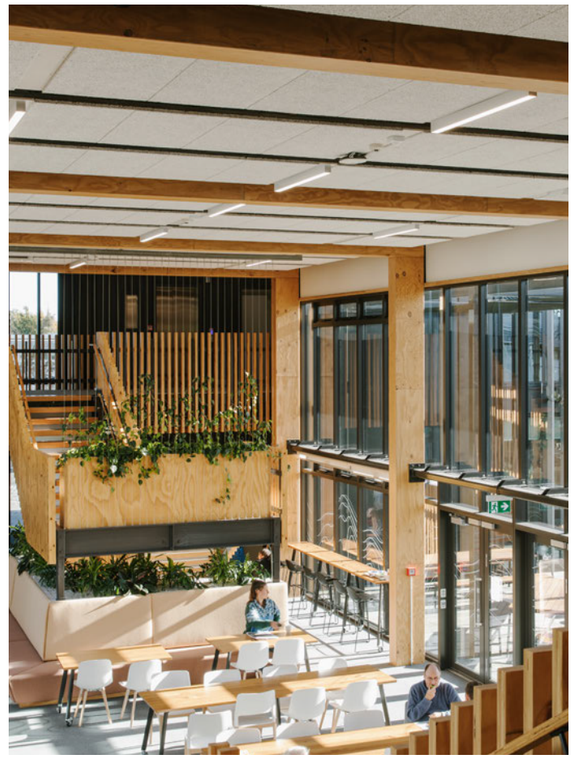


Te Manawa - Westgate Library, Auckland City Council, Architects: WAM

The Library

The new Library will act as a central hub connecting knowledge, people, and ideas across the City Campus. It will provide flexible spaces for staff and students to learn, research, teach, and collaborate.

Alongside its physical collections and special collections, the library will offer diverse study environments, dedicated research areas, staff spaces, and integrated student support services.

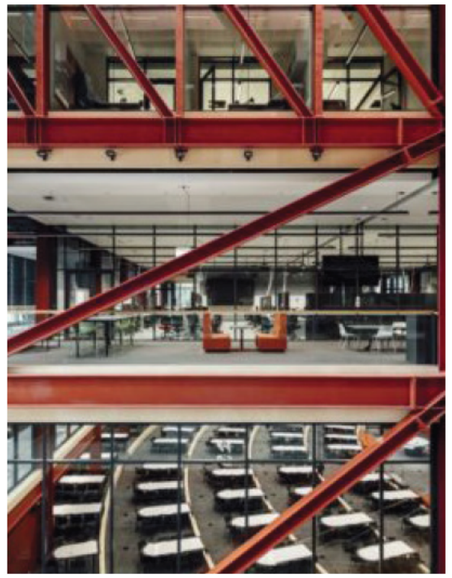


Te Rauhītanga, Manaaki Whenua - Landcare Research, Architects: WAM

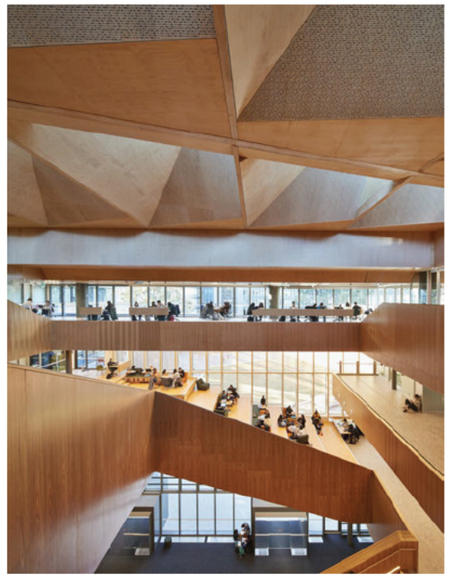
The Visitor Centre

The visitor centre will create a welcoming “front door” to the City Campus. It will incorporate a reception area, exhibition spaces, the campus store, and a meeting point for campus tours.

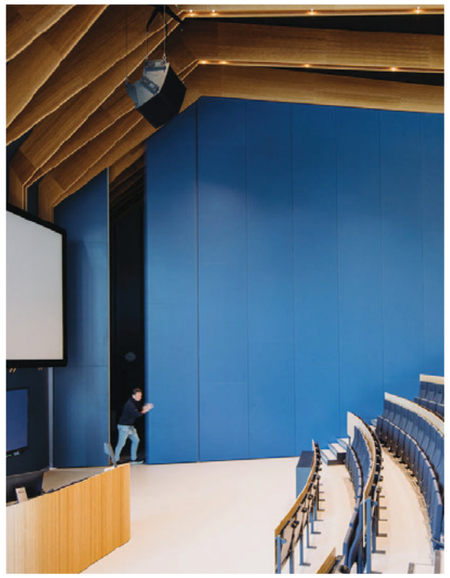
It will also serve as a key touchpoint for alumni engagement and community connection.



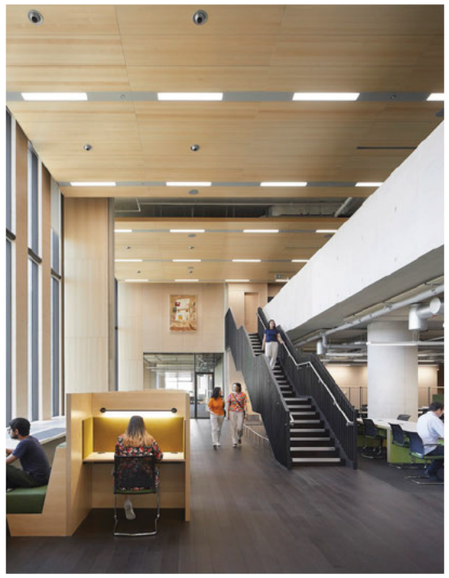
Woodside Building for Technology and Design - Monash University, Architects: Grimshaw



Learning and Teaching Building - Monash University, Architects: John Wardle



Echo - TU Delft, Architects: UN Studio



Marshgate - UCL East, Architects: Stanton Williams



Melbourne Connect - Melbourne University, Architects: Woods Bagot

01

Hyper Utilisation

Flexibility isn't optional. Space has to work harder. Teaching environments will need to support multiple modes across the day. Teaching space needs to cater to a range of class size and furniture settings. Consideration should be given to how spaces can be connected or subdivided to suit different settings and group sizes.

02

An Ecosystem of Learning Environments

It's not just about classrooms. Corridors, breakout spaces, stairs. Anywhere students pause is an opportunity for learning and collaboration (or simply staying on the campus longer). Dedicated teaching space needs to be supported by generous and varied study and breakout space.

03

Future Adaptability

The future of learning remains unknowable. It could be less fixed, less linear, less contained, more networked, more personalised, more continuous. To this end, learning environments should consider a loose-fit, adaptable model.

Consideration should also be given to the flexibility of teaching spaces to accommodate alternative academic uses over time, such as expanded library facilities, industry partnerships, research, maker spaces and study areas.

04

Hybrid Learning

Students expect choice; how they attend, how they access content. Every teaching space has to work equally well physically and digitally. Teaching space needs to support in-person and remote equally with strong AV, acoustics and visibility.

05

Campus as an Experience

As more content moves online, the value of being on campus changes. Universities are becoming places for interaction, identity and belonging. Students come to campus for what they can't get remotely; informal space, social learning and environments which support connection and not just instruction.

02

Location & Context

2.0 Location and Context
City Scale Relationships

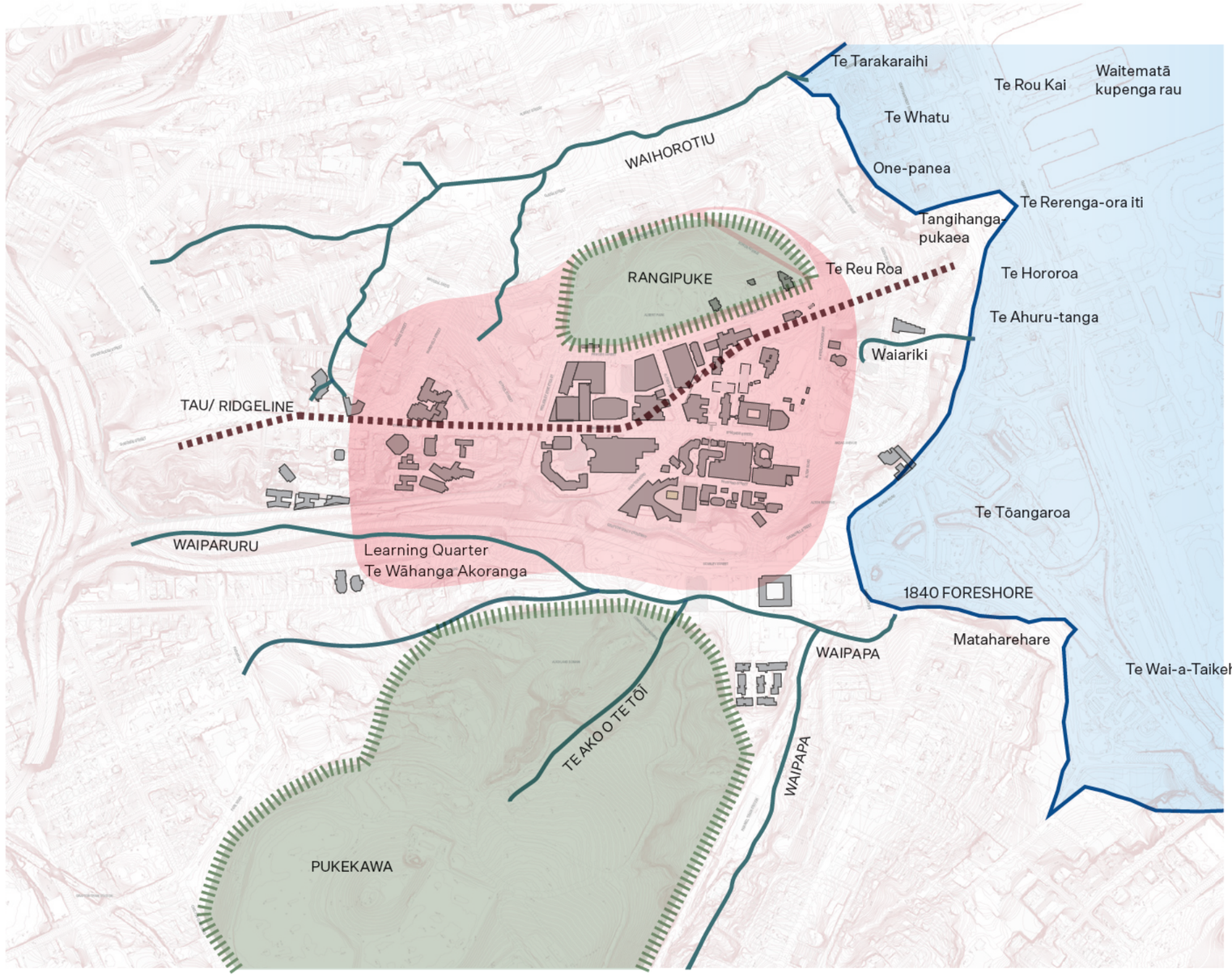
Scale 1:10000 at A3

Waipapa to Waihorotiu

Waipapa Taumata Rau, University of Auckland's City Campus is strategically located along an elevated ridgetop, flanked by the historic stream valleys of Waipaparuru and Waihorotiu. It sits between the green spaces of Rangipuke Albert Park and Pukekawa Auckland Domain, with Grafton Gully forming a natural divide to the east.

The Masterplan seeks to more deeply ground the City Campus in the whenua, engaging with the distinctive volcanic topography and ancestral waterways that shape the landscape. This approach supports the unifying idea of tuku taiao, tuku tāngata—a dynamic exchange between people and place.

The Student Centre and Library is an important project in enabling the City Campus masterplan. Along with future redevelopment of Princes and Alfred Streets, this new building will reorient the campus toward Waihorotiu and the historic Queen Street valley, enhancing its connection to the heart of the city just below Rangipuke Albert Park.



Key

Tau (ridgeline)	
Wai (stream)	
Puke (hill)	
Learning quarter	
1840's foreshore	

2.0 Location and Context
City Scale Relationships

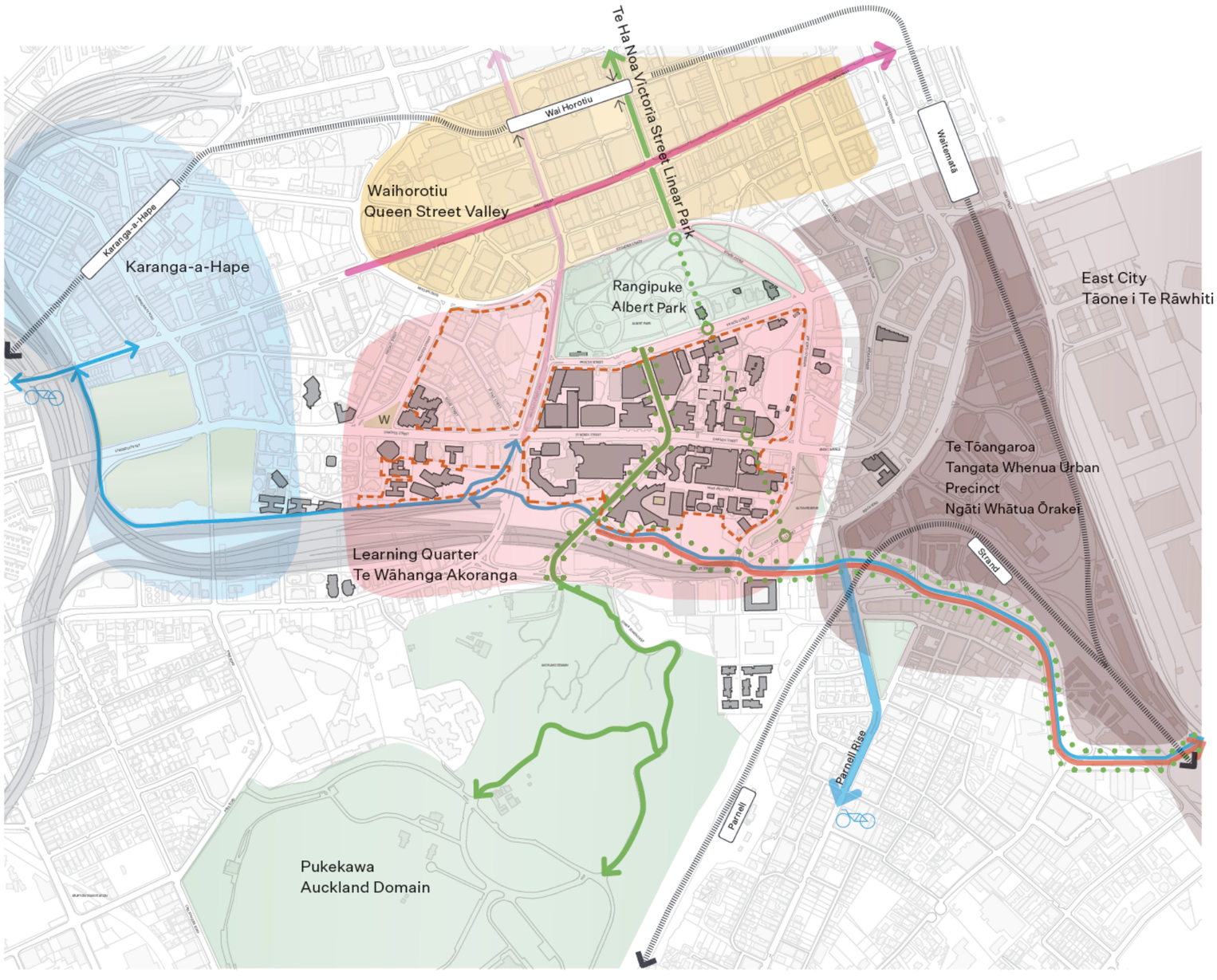
Scale 1:10000 at A3

Strategic Place Context

The City Campus of Waipapa Taumata Rau, University of Auckland is an integral part of Auckland's city centre, and its relationship with the wider urban environment is recognised as a vital component of the student experience.

The development of the new Student Centre and Library presents a significant opportunity to align the University's City Campus with a new precinct plan for the Learning Quarter (Te Wāhanga Akoranga), to be developed by Auckland Council.

As outlined in the Auckland City Centre Action Plan, which guides the implementation of Auckland Council's city centre masterplan, this alignment represents a timely and strategic initiative. It offers the potential to strengthen collaboration between Waipapa Taumata Rau, Auckland University of Technology, and the Auckland Council family, positioning the Learning Quarter to leverage the transformative investment and urban renewal occurring around the City Rail Link stations in the adjacent Midtown, Downtown, and Karanga-a-Hape precincts.

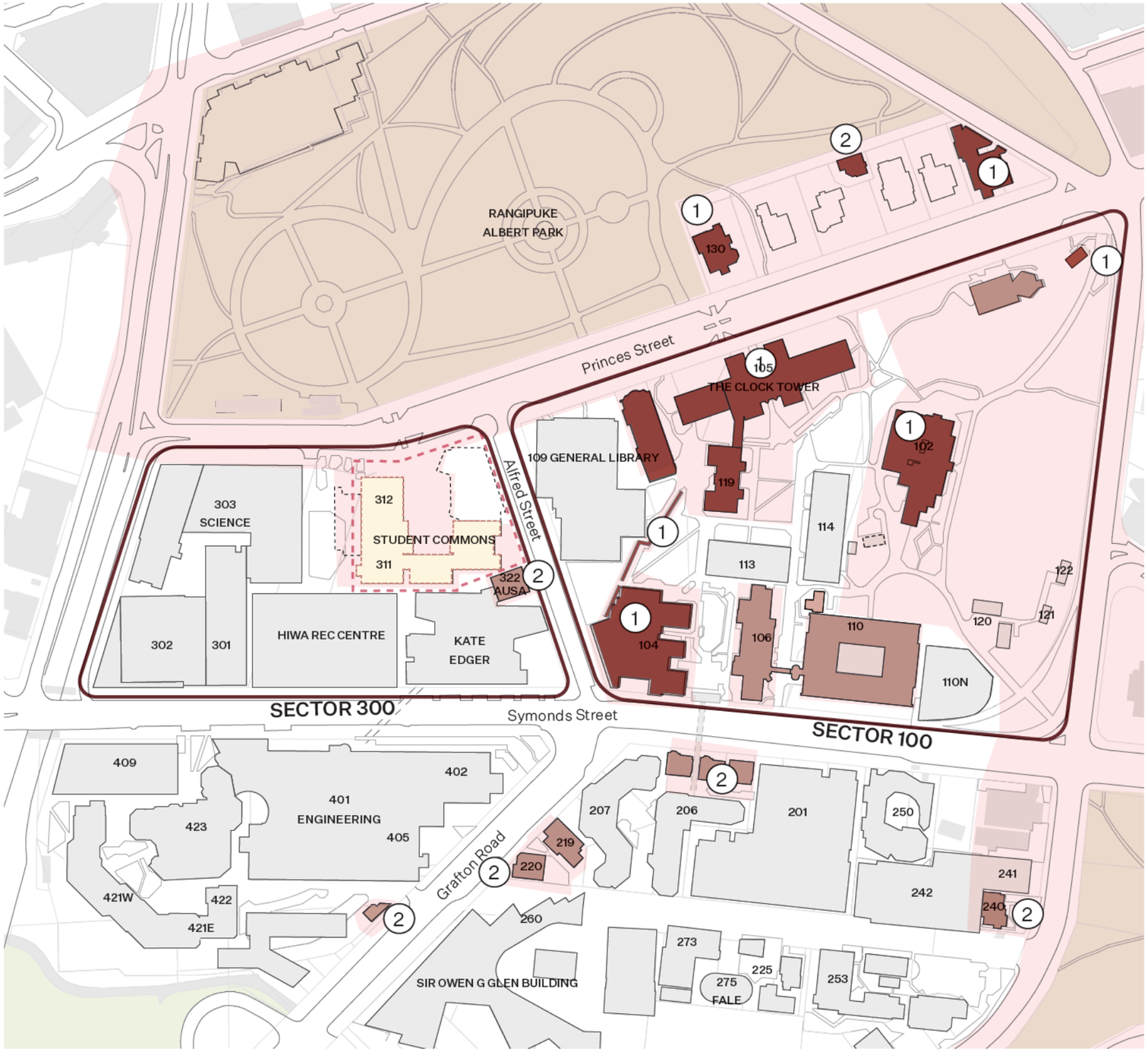


Key	
City centre precincts	
Learning quarter	
East city	
Waihorotiu Queen Street valley	
Karanga-a-Hape	
Auckland Unitary Plan Learning Quarter Precinct	
City centre masterplan elements	
Te Ha Noa Victoria Street Linear Park	
Wellesley Street Transit Street	
CCMP The Strand, Grafton Gully Boulevard	
CCMP Albert Park Tunnels	
Grafton To Domain + Museum Greenway Linkages	
Parnell Rise CCMP City to Fringe Connections	
Grafton Gully Cycleway Connections	
Wakefield Park Opportunity	W
Rail Station	
Rail Line	

Scale 1:2500 at A3

Waipapa Taumata Rau, University of Auckland contains a rich and complex heritage landscape that forms an integral part of the City Campus, comprising heritage places of local, regional and national significance.

The recognised extent of historic heritage within the City Campus lies within a larger area defined in the AUP as the Princes Street Heritage Area, an area which recognises some of the earliest colonial administrative and commercial historic heritage in Auckland. That area also shares a significant overlap with a cultural context of pre-contact occupation and meaning whose values remain evident.

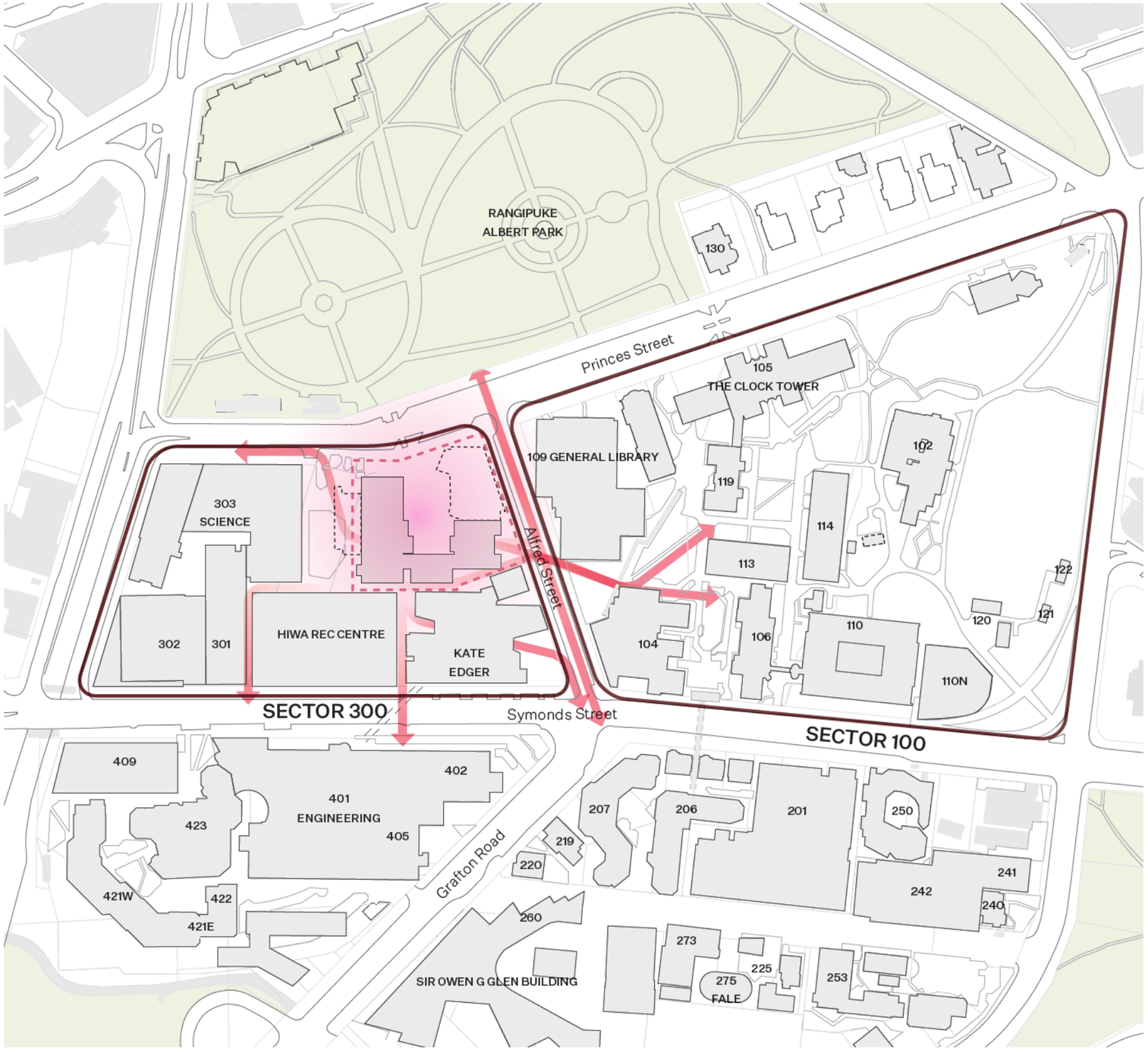


- Project Boundary
- Existing University Buildings
- (1) Historic Place - Category 1
- (2) Historic Place - Category 2
- Auckland Unitary Plan Historic Heritage Places - Category A
- Auckland Unitary Plan Historic Heritage Places - Category B
- Heritage Extent of Place
- Demolished Student Union Building & Maidment Theatre
- Full Building Removal - Unitary Plan Category B (Refer no. for Auckland Unitary Plan Historic Heritage Places category, and colour for Heritage New Zealand Pouhere Taonga Historic Place category)

Scale 1:2500 at A3

Informed by the wider masterplan, the proposed Student Centre and Library is conceived as the civic and social heart of the campus.

It establishes strong permeable connections between Sectors 300 and 100, while its outward-facing frontage along Princes Street positions the building as an active urban edge, engaging directly with the wider city centre and the adjacent Rangipuke Albert park.



Project Boundary

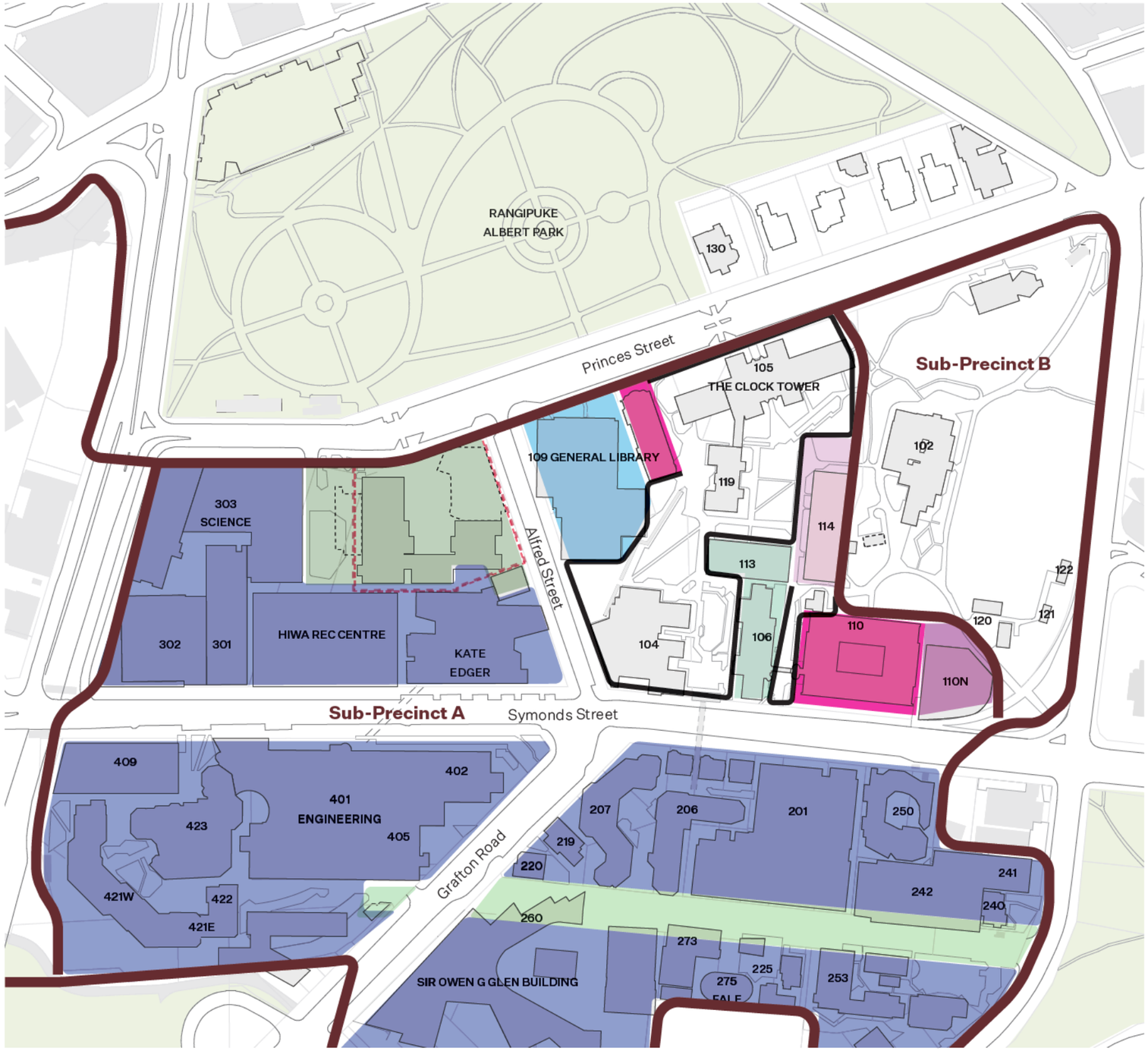
Existing University Buildings

2.0 Location and Context
Planning Controls

Scale 1:2500 at A3

Located on the corner of Alfred and Princes Street, the site is zoned as **Business – City Centre**, and located within the **Learning Precinct, Sub-precinct A.**

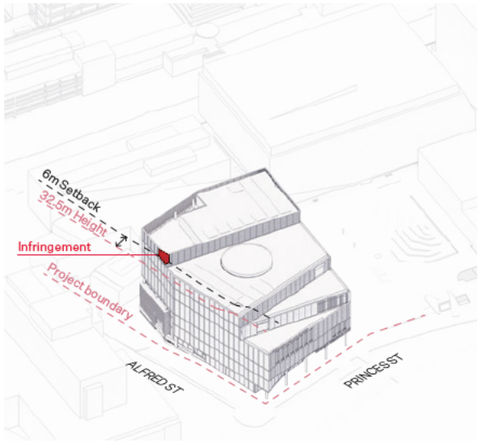
This diagram summarises maximum height controls as outlined in the Auckland Unitary Plan.



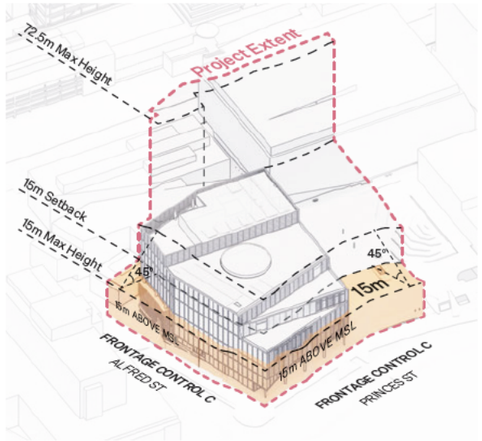
- Project Boundary
- Learning Precinct
- 15m
- 18m
- 20m
- 22m
- 25m
- 30m
- 40m
- 72.5m
- Existing buildings only - no buildings outside of existing building platforms

2.0 Location and Context
Planning Controls

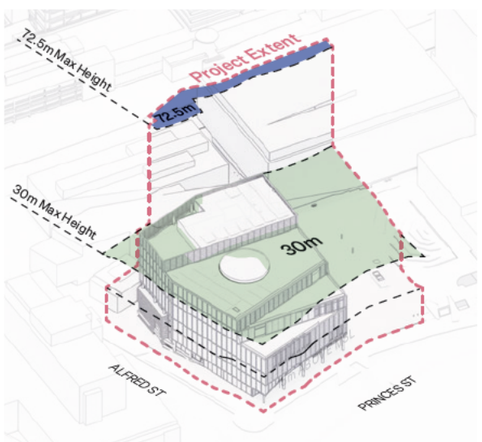
Located on the corner of Alfred and Princes Street, the site is zoned as **Business - City Centre** and **Learning sub precinct A**. The below diagrams indicate the frontage height and setback requirements as outlined in the Auckland Unitary Plan.



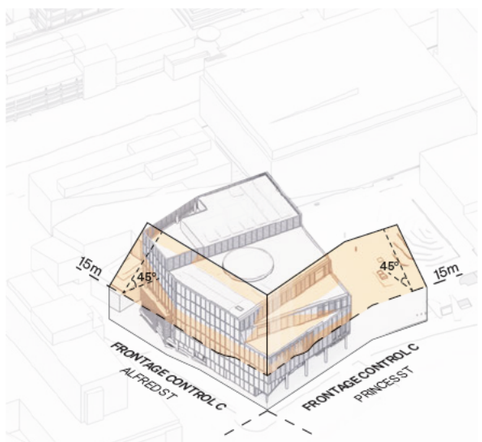
H8.6.25 Control Diagram:
Building Setback from Boundaries



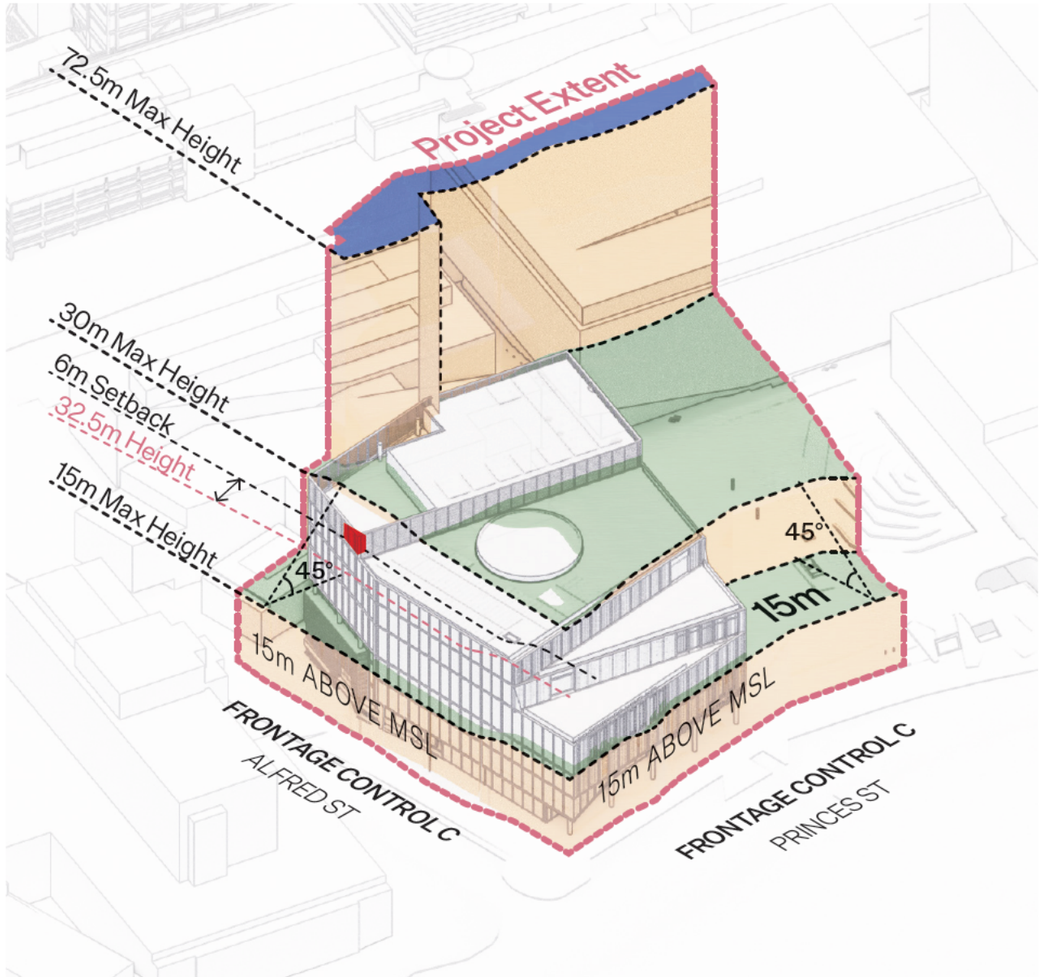
I207.6.4 Control Diagram:
Frontage C Setback



I207.6.3 Control Diagram:
Building Height



I207.6.4 Control Diagram:
Frontage C Recession Plane

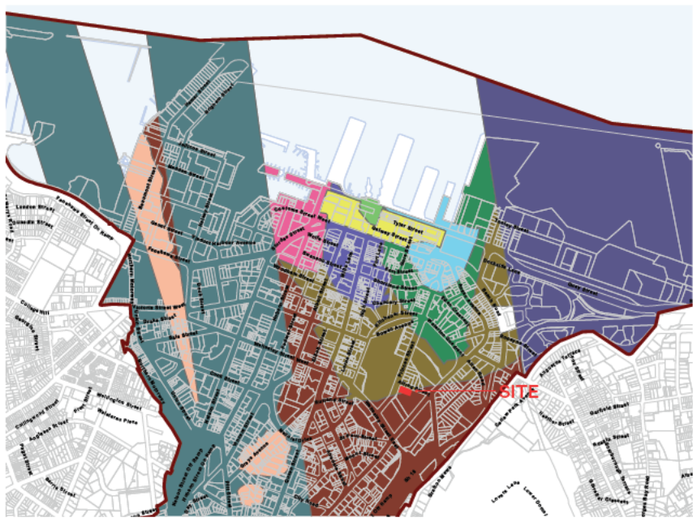


Summary of Controls Diagram

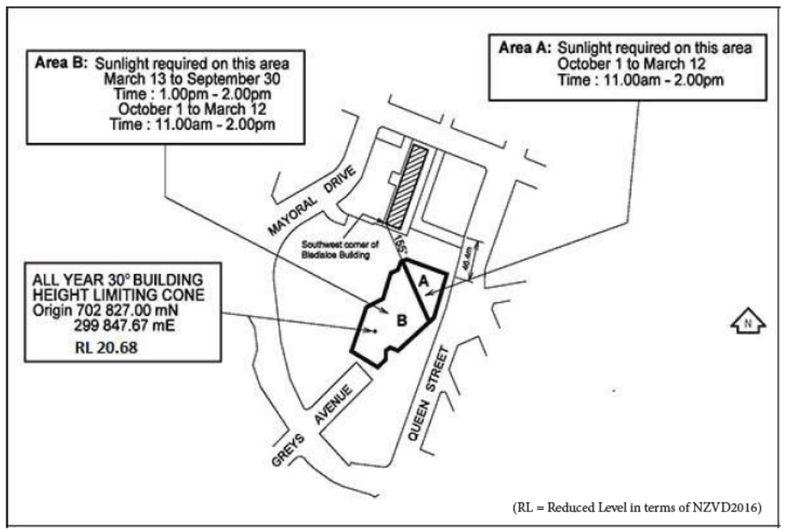
2.0 Location and Context
Planning Controls

The Auckland Unitary Plan City Centre Zone 'Special height controls' map identifies the mapped extent of the Aotea Square Height Control Planes. The subject site is generally outside this mapped area. A small portion of the site at the south-east corner overlaps the mapped control.

Solar cone compliance assessment confirms the proposed building envelope remains clear of the Aotea Square solar limiting cone at its most restrictive (lowest) extent. No intersection occurs; therefore, the proposal does not compromise sunlight availability to Aotea Square.



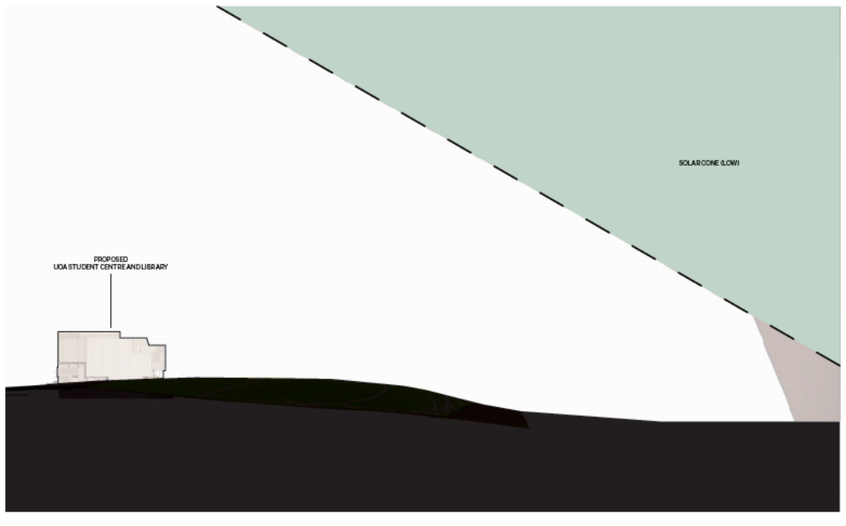
City Centre Zone – Special height controls (AUP Figure H8.11.4). Subject site (2 Alfred Street) shown outlined.



Admission of sunlight to Aotea Square



City Centre Zone – Special height controls (AUP Figure H8.11.4). Subject site (2 Alfred Street) shown outlined.



Solar limiting cone check — the proposed massing sits below the lowest extent of the solar cone and does not intersect it. Accordingly, the proposal will not obstruct the required sunlight access to Aotea Square.