Boffa Miskell

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

GRAPHIC SUPPLEMENT TO URBAN DESIGN AND LANDSCAPE ASSESSMENT FOR FTAA SUBSTANTIVE APPLICATION

NOVEMBER 3 2026



University of Auckland Student Centre & Library



Contents

FIGURES

FIGURE 1: Viewpoint Locations
FIGURE 2: Methodology

SITE PHOTOGRAPHS & VISUAL SIMULATIONS

VS 1A: View from Princes Street opposite Science Centre - Panorama (Existing)
VS 1B: View from Princes Street opposite Science Centre - Panorama (Proposed)

VP 2: View from Albert Park - Band Rotunda - Panorama (Existing)
VP 3: View from Albert Park - South of Fountain - Panorama (Existing)

VS 4: View from Albert Park - Central Fountain - Panorama (Existing vs Proposed)

VP 5: View from Princes Street opposite General Library - Panorama (Existing)
VP 6: View from Alfred Street - Panorama (Existing)

VS 7A: View from Wellesley and Federal Streets - Single Frame 40º (Existing)
VS 7B: View from Wellesley and Federal Streets - Single Frame 40º (Proposed)



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024 it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

0 40 m

1:2,500 @ A3

Data Sources: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Site Boundary
- Visual Simulations
- Viewpoint Locations

UNIVERSITY OF AUCKLAND STUDENT CENTRE AND LIBRARY

Viewpoint Locations

Date: 29 September 2026 | Revision: 0

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] Drawn: DHi | Checked: SHo



Existing View

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Viewpoint Details

NZTM Easting	: 1757613 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5920069 mN	Vertical Field of View	: 30°
Elevation/Eye Height	:42.7m / 1.6m	Projection	: Rectilinear
Date of Photography	:4:32pm 24 February 2026 NZDT	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; 3D Model - 20261022_UoA SCL_100% FTAA Substantive_Vis Sim Update.skp - WAM

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

View from Princes Street opposite Science Centre

Date: 3 November 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: SHo

VS 1A



Proposed View

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Viewpoint Details

NZTM Easting	: 1757613 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5920069 mN	Vertical Field of View	: 30°
Elevation/Eye Height	:42.7m / 1.6m	Projection	: Rectilinear
Date of Photography	:4:32pm 24 February 2026 NZDT	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; 3D Model - 20261022_UoA SCL_100% FTAA Substantive_Vis Sim Update.skp - WAM

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

View from Princes Street opposite Science Centre

Date: 3 November 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: SHo

VS 1B



Existing View

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Viewpoint Details

Date of Photography :4:07pm 24 February 2026 NZDT

Horizontal Field of View	: 90°
Vertical Field of View	: 30°
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; 3D Model - 20261022_UoA SCL_100% FTAA Substantive_Vis Sim Update.skp - WAM

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

View from Albert Park - Band Rotunda

Date: 3 November 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: SHo

VP 2



Existing View

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Viewpoint Details

Date of Photography :3:33pm 24 February 2026 NZDT

Horizontal Field of View	: 90°
Vertical Field of View	: 30°
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; 3D Model - 20261022_UoA SCL_100% FTAA Substantive_Vis Sim Update.skp - WAM

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

View from Albert Park - South of Fountain

Date: 3 November 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: SHo

VP 3



Existing View



Proposed View

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Viewpoint Details

NZTM Easting	: 1757616 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5920265 mN	Vertical Field of View	: 30°
Elevation/Eye Height	:47m / 1.6m	Projection	: Rectilinear
Date of Photography	:12:53pm 24 February 2026 NZDT	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; 3D Model - 20261022_UoA SCL_100% FTAA Substantive_Vis Sim Update.skp - WAM

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

View from Albert Park - Central Fountain

Date: 3 November 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: SHo

VS 4



Existing View

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Viewpoint Details

Date of Photography :12:35pm 24 February 2026 NZDT

Horizontal Field of View	: 90°
Vertical Field of View	: 30°
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; 3D Model - 20261022_UoA SCL_100% FTAA Substantive_Vis Sim Update.skp - WAM

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

View from Princes Street opposite General Library

Date: 3 November 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: SHo

VP 5



Existing View

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Viewpoint Details

Date of Photography :12:26pm 24 February 2026 NZDT

Horizontal Field of View	: 90°
Vertical Field of View	: 30°
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; 3D Model - 20261022_UoA SCL_100% FTAA Substantive_Vis Sim Update.skp - WAM

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

View from Alfred Street

Date: 3 November 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: SHo

VP 6



Existing View

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Viewpoint Details

NZTM Easting	: 1757078 mE	Horizontal Field of View	: 40°
NZTM Northing	: 5920294 mN	Vertical Field of View	: 25°
Elevation/Eye Height	:32.2m / 1.6m	Projection	: NA
Date of Photography	:2:07pm 15 September 2026 NZST	Image Reading Distance @ A3 is 50 cm	

Data Sources: Photography - BML; 3D Model - 20261022_UoA SCL_100% FTAA Substantive_Vis Sim Update.skp - WAM

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

View from Wellesley Street

Date: 3 November 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager: [redacted] | Drawn: JMy | Checked: SHo

VP 7A



Proposed View

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Viewpoint Details

NZTM Easting	: 1757078 mE	Horizontal Field of View	: 40°
NZTM Northing	: 5920294 mN	Vertical Field of View	: 25°
Elevation/Eye Height	:32.2m / 1.6m	Projection	: NA
Date of Photography	:2:07pm 15 September 2026 NZST	Image Reading Distance @ A3 is 50 cm	

Data Sources: Photography - BML; 3D Model - 20261022_UoA SCL_100% FTAA Substantive_Vis Sim Update.skp - WAM

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

View from Wellesley Street

Date: 3 November 2026 Revision: 1

Plan prepared by Boffa Miskell Limited

Project Manager [redacted] Drawn: JMy | Checked: SHo

VP 7B

METHODOLOGY TRIPOD BASED VISUAL SIMULATIONS

SITE VISIT & PHOTOGRAPHY

Site photographs were taken with a Canon EOS SLR camera. This was fitted with a 50mm focal length lens. A series of photos were taken at predetermined viewpoints, situated on either public or private land depending on the client's requirements. The camera tripod was set up over either a known survey mark or an identifiable ground feature.

Positions were recorded using either an EMLID Reach RS2 GPS Unit. The achievable accuracy for these is set out below:

DISTANCE FROM SITE	ACHIEVABLE ACCURACY	EQUIPMENT
Within 1 km (urban)	1-2 centimetres	EMLID Reach GPS
Within 1 km (rural)	1-2 metres	EMLID Reach GPS or Camera GPS
Beyond 1 km (urban or rural)	2-5 metres	Camera GPS









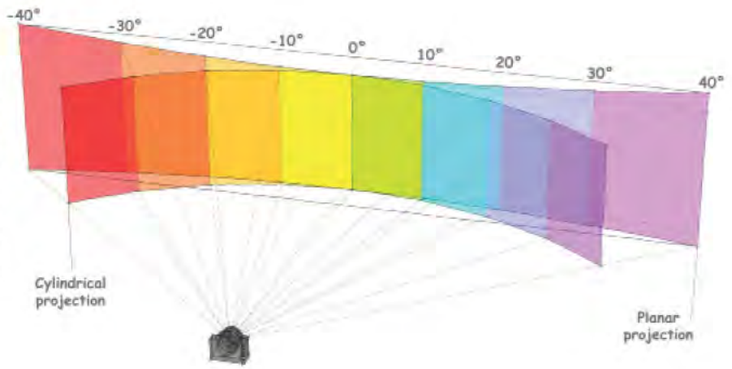
NZILA GUIDELINES AND FOCAL LENGTH

The visual simulations have been produced in accordance with the Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA) Best Practice Guide - Visual Simulations BPG 10.2 (published in 2010).

As stated in the BPG, the choice of lens makes no difference other than in the field of view and the resolution of the image. For instance, a photo taken with a 28mm lens provides a horizontal field of view (HFoV) of 65º in landscape mode, while a photo taken with a 50mm lens has a HFoV of 40º. It is essentially a cropped version of the same image.

PANORAMAS

90º panoramas were created by digitally stitching of multiple overlapping photos (taken in portrait mode). These were stitched using a "rectilinear" or "planar" projection, meaning they are saved to a single flat image, with an increasing amount of distortion at the edges. This is necessary to allow for the accurate registration of other digital files over the panorama. *Diagram courtesy of UK Landscape Institute Technical Guidance Note 06/19*



3D MODELLING

Virtual Cameras were created in 3DSMax software (1). LINZ point cloud (LIDAR) data was registered to match the panorama (2). A 3D model from the project architects was then imported from either 3DSMax, REVIT, FBX or SKP format (3). A rendering of this model was generated and superimposed over the panorama using Photoshop. The graphics were then assembled using graphic design software.



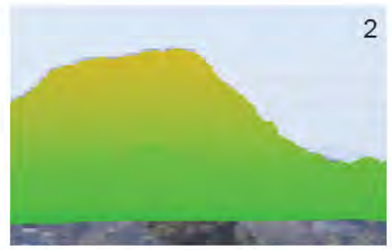


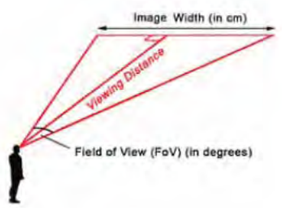


IMAGE READING DISTANCE

Image Reading Distance is the distance at which a print should be held from the eye to emulate a true relationship with the real world *(refer to Section 7 of the NZILA BPG)*.

Note that opening a digital (PDF) version on a computer and using the zoom tool allows closer inspection of the image, but is no longer representative of the view as it would appear in the "real world".





PRIVACY AND AI

Faces, house numbers and vehicle licence plates have been blurred or removed from images wherever practical. This is in accordance with the Privacy Act 2020.

AI enhancement tools may have been used to reinstate missing areas of sky or ground in the images. No other manipulation using AI has been used in the preparation of these images.

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support the Client's application under the Fast-track Approvals Act 2024 and it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.