

Boffa Miskell



The University of Auckland Student Centre and Library

Urban Design and Landscape Preliminary Assessment for FTAA Referral
Application

Prepared for Waipapa Taumata Rau University of Auckland

27 March 2026





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Introduction

This Urban Design and Landscape Preliminary Effects Assessment (“Preliminary Assessment”) has been prepared as part of the documentation for the Fast Track referral application by Waipapa Taumata Rau The University of Auckland (“the University” or “UoA” in relation to the proposed Student Centre and Library building and associated public space improvements (“the Proposal”) on a site on the corner of Princes and Alfred Street within the University’s city campus (“the Site”).

The purpose of this Preliminary Assessment is to provide an initial urban design and landscape effects assessment of the design outcomes and environmental effects of the Proposal on the surrounding city centre context and within the statutory planning context of key urban design and landscape and visual amenity provisions within the Auckland Unitary Plan Operative-in-Part (“AUP or the Unitary Plan”). Should the Proposal be successful in entering the Fast Track pathway for resource consent, a full Urban Design and Landscape and Visual Effects Assessment will be prepared at the consent stage.

The key matters that this Preliminary Assessment addresses include:

- An analysis of the Site location and its urban context and character, a summary of the relevance of the City Campus Masterplan context, and identification of the relevant statutory context for assessing the Proposal.
- Aspects of the Proposal relevant to this preliminary urban design and landscape assessment.
- Identification of the visual catchment and viewing audiences of the Proposal relative to identifying the likely visual effects of the Proposal on the receiving environment.
- Identification of the potential effects and assessment of relevant urban design considerations and landscape (including visual) effects of the Proposal.
- Conclusion with regard to environmental effects and mitigation measures to be addressed further by the Proposal at the substantive application stage.

Boffa Miskell’s involvement with the Site in relation to the Proposal dates from late 2025 with early feasibility investigations. Boffa Miskell has provided urban design as well as landscape input to the development of the Proposal alongside heritage architects Archifact and cultural advisors s 9(2)(a) of Haumi, and s 9(2)(a) of Eighty Ltd on behalf of Ngāti Whātua Ōrākei, working closely with the architectural team from Warren and Mahoney.

This Preliminary Assessment has been jointly co-authored and prepared by Boffa Miskell Partner and Urban Designer, s 9(2)(a) and Boffa Miskell Partner and Landscape Architect, s 9(2)(a). Their qualifications and experience relevant to the assessment of the Proposal are included in Appendix 1.

All of the project design team, including s 9(2)(a), were involved in the earlier City Centre Campus Masterplan, as part of a larger team involving additional design collaborators and which over the course of 2024 and 2025 prepared a revised strategic direction and spatial masterplan framework to guide the future long-term development of the city centre campus. This has equipped s 9(2)(a) with a high degree of familiarity with the campus, the nature and qualities of its development over time and the future direction including for this specific part of the campus and how this Proposal is envisaged to deliver on key moves for the University’s future and realise the guiding principles of this key strategic document.

As part of our involvement in the Proposal, we have visited the Site and surrounds on multiple occasions since November 2025, to understand the nature of existing development on the Site, how it relates to surrounding development (both buildings and the network of campus open spaces and connections that connect buildings), the adjoining public realm streetscapes of Princes and Alfred Streets, and the wider city centre context which includes the adjacent Rangipuke Albert Park and visual connections to the city centre core within the Waihorotiu Valley across the Park to the west.

A methodology statement for this preliminary assessment is set out in Appendix 2.

s 9(2) was part of the project team that held a consultation meeting with representatives of Auckland Council on 02 March 2026, which included an urban design specialist and heritage specialist as well as planners. The meeting provided an initial opportunity for the University team to present the Proposal to the Council, explain the design rationale and discuss initial issues and clarifications raised by the Council specialists with respect the Proposal.

Code of Conduct

In preparing this preliminary assessment, we have read and made ourselves familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023. Other than where stated, we each confirm that the matters addressed in this preliminary report are within our areas of expertise and that we have not omitted to consider material facts known to us that might alter or detract from our assessment and the opinions we express.

Location and Site Context

Site location and immediate city campus context

The Site for the proposed Student Centre and Library is located on the western edge of the University's city campus, on the corner of Princes and Alfred Street. This is the location of the existing Student Union Buildings as well as the cleared site of the former Maidment Theatre on the Princes and Alfred Street corner (Figure 1 below).

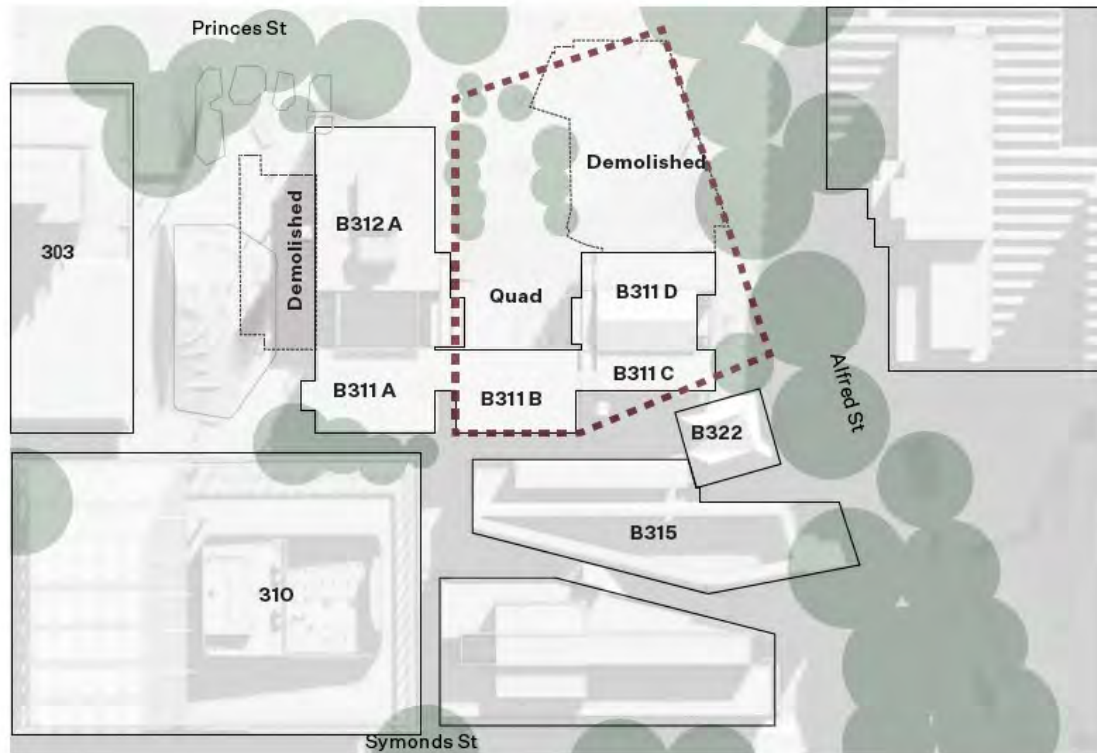


Figure 1 – Site Location showing the context of existing development within and immediately surrounding the Site.

The Student Union Buildings is a complex of three storey building wings of pre-cast concrete in the Brutalist style, built around two principal quadrangle or courtyard outdoor spaces that were designed to be enclosed by buildings on three sides but opening out to some degree to the west facing Princes Street and Albert Park. Designed by Warren and Mahoney Architects in 1963, the complex was purpose-built to provide for the Student Union activities, clubs and societies, as well as the Maidment Theatre, as part of a major expansion of the University in the 1960s and 1970s, and was designed to serve a campus community of 7000 students. The Student Union Building is scheduled as a Category B historic heritage place in the AUP.¹ The building is not included on the Heritage New Zealand Pouhere Taonga Heritage List.

Today the building continues to house Student Union related activities, the Shadows student bar, bFM radio station and multiple food and beverage outlets. The relationship with the outdoor spaces has been modified over time with a building wing on the southern end demolished to enlarge the quadrangle space with Building 313 and the redeveloped HIWA Recreation Centre, and the central quad space having been partially covered over with a large scale PVC sail shade structure in the 1990s to provide permanent shelter and shade for outdoor dining and gathering. These works were carried out in a way that modified the original intent of an open space with a strong orientation and visual connection to Albert Park to the west.

The Site extends to the south of the Student Union buildings to include part of the open space that separates the Student Union from the 4-5 storey Building 303 in the Science faculty to the south, and enclosed/backdropped by the recently redeveloped HIWA Recreation Centre to the east.

¹ The Student Union Complex was also a Category B historic heritage place in the Former Auckland District Plan (Central Area Section).

The scale and configuration of this open space to the south of the Student Union buildings has been modified over time but was originally a narrow deep space between buildings with a lesser relationship to Princes Street and the Park and an internal campus feel.



Figure 2 – Site Context plan showing the layout of the existing buildings and open spaces between buildings within this part of the campus and highlighting the heritage extent of place under the AUP.

The demolition of the B112b wing of the Student Union enlarged the width of open space, and the redevelopment of the HIWA Recreation Centre also included a partial redevelopment of this space which included the development of a terraced artificial mound supporting seating and gathering activity within the space as well as lightwells to the swimming pool within the basement level below.

The HIWA Recreation Centre, at c. 31m in height or the equivalent of a 6 storey building from Symonds Street (with additional 5.6m plant enclosure above), is a significant new campus amenities facility designed to meet the capacity and needs of the 21st century University, and together with the mounded public space redevelopment adds a new scale and critical mass of student amenities, active uses, passive gathering spaces and other non-programmed, flexible and adaptable spaces into this central heart of the campus.

To the east, the Site interfaces with the AUSA House, a Category 2 heritage-listed former merchant house which houses the administrative functions of the Student Union, as well as the Kate Edger Commons (Building 315), a 5 storey multi-purpose building containing student study spaces and additional retail and campus services on a large corner site addressing the corner of Symonds and Alfred Street.

This part of the campus is highly porous with multiple connections between and through buildings at multiple levels linking the various spaces of this block of the campus as well as supporting the wider movements across the campus as a whole and wider connections through to Symonds Street, Princes Street, Albert Park and beyond.

The redeveloped HIWA Recreation Centre has strengthened the principal east-west connection between Symonds and Princes Street, that runs between HIWA and Kate Edger on Symonds Street, up a flight of steps to the podium level of the open space that extends and steps / grades down to the level of the Princes Street footpath. This linkage is not a direct axial connection but steps around the corner of the Student Union complex. From Symonds Street, the laneway also connects directly into the basement level facilities below the podium open space.

North-South there is a generously scaled and relatively porous and inviting connection through the Student Union complex with a flight of steps down to Alfred Street to the north. From Alfred Street there is a secondary east-west pedestrian connection that runs between the Student Union and AUSA House / Kate Edger Building and which links both up to the podium level open space above, into the basement levels below and around the corner to link with Symonds Street at grade. This linkage is open to the sky but heavily enclosed by the buildings and is somewhat illegible / difficult to navigate for those users who are not familiar with the campus. Above this linkage, there are two levels of airbridges making direct connections between the Student Union and facilities within the Kate Edger commons.

Alfred Street is a short roughly east-west aligned mid-block public road reserve connection between Symonds Street and Princes Street that bisects the city campus. The road reserve is c.15m in width, grades steadily up from Symonds Street to Princes Street, and is defined by the mature London Plane trees that form near continuous canopy cover. The street operates as a public transport mall, open to buses and essential / authorised vehicles only. The street trees are underplanted with garden beds reinforcing a strongly delineated streetscape design that somewhat frustrates the desire for campus pedestrian movements to flow in all directions across the road from the multiple origin and destination points and routes to campus destinations on both sides of the street.

The existing eight storey General Library building occupies the opposite street corner of the campus across Alfred Street, sitting in behind a two to three level podium set into the slope at sub-basement level and set back from both street edges behind garden bed edges. The scale of the General Library visually separates the Site from the University buildings that line this stretch of Princes Street, including most notably the clock tower.

The General Library building has a front door on its southern elevation opening onto a plaza space that forms a coming and going point linking the campus across Alfred Street via the archway cut through the Barrack's stone wall – a historic heritage feature that predates the University campus development and was built between 1846 and 1852 as part of the Albert Park barracks. The Albert Barracks Wall is listed on the Heritage New Zealand Pouhere Taonga Heritage List as a Category 1 Historic Place and the area is recorded as an archaeological site. There is a strong midblock diagonal desire line and pedestrian route between the Student Union and the General Library and barrack wall walkway connecting the two blocks of the campus that are separated by Alfred Street.

Old Choral Hall, which also predates the establishment of the University, occupies the space between this plaza and Symonds Street intersecting with the termination of the remnant Barracks wall feature. This building has recently received a comprehensive refurbishment that has restored multiple heritage features as well as taken away previous additions and adding new, sensitively designed spaces that integrate positively with the historic building forms.

Princes Street marks the western edge of the campus between Wellesley Street East in the south, and Waterloo Quadrant in the north. There is a distinct crank in the street alignment that occurs in the vicinity of the existing open space between the Science faculty and Student Union buildings and corresponds with a steep fall away to the intersection with Wellesley Street at the southern end of the street overlooked by the Science Centre (B303). The balance of Princes Street is relatively gentle in longitudinal grade, gradually climbing north to Waterloo Quadrant, and is also relatively level promoting easy cross-connection to Albert Park across the street, through three clearly defined points of entry within the historic gated perimeter of the Park.

Princes Street is wide, at c.25m, and features extensive runs of angled parking, a flush central median and a traffic lane in each direction. Princes Street is a very green street with extensive mature street trees including a distinctive row of vertical poplar trees that stand out on the skyline as well as the contribution the canopy tree cover from within the Park, Alfred Street and this part of the campus affords the street environment. While the topography between the University campus and Albert Park is relatively level, there is something of a disconnect between the provision of crossings and the core desire lines from the campus into the Park, and carparking and overall carriageway width in the vicinity of crossings does detract from the ease of crossing and opportunity to improve connections and integration between campus and park.

Wider city centre context

The Site forms part of the western edge of the city campus that engages with the wider city centre context across the open space of Rangipuke Albert Park. Princes Street runs atop a ridgeline that divides the Waihorotiu Queen Street Valley to the west from Waipapa that runs down to Grafton Gully to the east of the University campus.

The city campus straddles this elevated ridgetop location, flanked by the historic stream valleys of Waipaparuru and Waihorotiu to either side. It also is situated between the green spaces of Rangipuke Albert Park and Pukekawa Auckland Domain, with Grafton Gully forming a natural divide to the east.

Rangipuke is a very distinctive volcanic landscape feature within the central city, a former pā site, which during the early colonial period together with parts of the University campus was commandeered as the site of the fortified barracks before being developed as Albert Park, a public park in the Victorian and Edwardian periods. Today the Park is characterised by a myriad of pathways that reach up from the steep and heavily vegetated escarpments that form a solid green edge to the midtown section of the Waihorotiu Queen Street Valley along Kitchener Street. Above this, the Park opens out to the grassed and treed expanse of the elevated and flat park interior that extends through to Princes Street to meet the edge of the University campus. A fountain forms a central focal point within a clearing in the trees, with a pagoda / band rotunda forming a secondary node within the quieter southern lawn area sitting above Wellesley Street. The social life of the Park is heavily influenced by the campus community as well as by the presence of the Auckland Art Gallery Toi o Tāmaki that is nestled into the southwestern corner of the Park with its landmark clock tower looking over Wellesley Street.

The high-rise skyline of the central city core, running north-south and marking the Waihorotiu Queen Street Valley below, can be seen rising above the greenery of Albert Park from Princes Street and the western edge of the campus. The clock tower that fronts Princes Street, to the north of the Site and separated by the existing General Library building, has become an

outwards-facing symbol of the University and contributes to a sense of town and gown due to its presence on the skyline rising above the treeline of Albert Park and visually terminating the axis of Victoria Street that cuts east-west across the central city.

Aside from the clock tower, the University campus has limited visual presence from within the central city core due to the elevated topography and tall tree cover within Rangipuke Albert Park and the lack of a finer-grain east-west street pattern between the major streets of Victoria and Wellesley Streets. The tower block of the Science Centre that marks the corner of Symonds and Wellesley Street, at circa 50m, is seen backdropping the Auckland Art Gallery in views looking east down Wellesley Street, and the recently redeveloped HIWA Recreation Centre is also glimpsed above the tree line in views along Wellesley Street between Albert Street and Hobson Street ridgeline.

The University campus is part of the wider Learning Quarter precinct which also includes the neighbouring Auckland University of Technology (“AUT”) city campus to the other side of Wellesley Street East.

There are strong pedestrian desire lines along and across Princes Street to the north, south and west from the city campus, with many people moving through Albert Park as a pleasant and relatively direct route between the University and the midtown area within the Waihorotiu Queen Street Valley below. Wellesley Street is also a strong draw to bus stops for a number of frequent public transport services and this flow of public transport commuters to and from the University will strengthen with the opening of the new midtown Waihorotiu Rail Station later in 2026, expected to be Auckland’s busiest station in future, and with its principal entrance on Wellesley Street approximately 500 metres from the University campus.

City Campus Masterplan Context

The University undertook a comprehensive strategic spatial planning exercise through 2024 and 2025 to prepare a new City Campus Masterplan.

The City Campus Masterplan is a strategic guide for the long-term development of Waipapa Taumata Rau, University of Auckland over the next twenty-year period from 2025-2045, replacing the previous 2008 Masterplan, of which a high proportion of the strategic initiatives and redevelopment projects have been implemented. The new City Campus Masterplan provides a cohesive spatial framework and strategic direction to reshape the campus in ways that enhance teaching and learning, elevate the student experience, and deliver improved environmental outcomes. Grounded in Māori values of connection and exchange, the Masterplan framework is built around three unifying ideas that reflect the University’s deep relationship with people, place, history and the environment:

- **Mana tuku iho, mana tuku atu** – Bound to history, fit for future.
- **Tuku taiao, tuku tāngata** – A dynamic exchange between people and place.
- **Tuku tairongo, tukutoiora** – A distinct essence, a thriving vitality.

These ideas inform fourteen guiding principles, which have been developed to shape the design response of all future projects across the campus. The principles support the development of spatial strategies that apply at both the campus-wide and precinct-specific levels, with an intent of ensuring both coherence and adaptability across diverse projects.



Figure 3: Masterplan Framework with three unifying ideas and fourteen guiding principles to reshape the city campus for the future.

New Student Centre and Library

The Masterplan investigations specifically included consideration of a new Student Centre and Library, recognising the challenges in capacity, accessibility and equity of the current Student Union complex and General Library building in serving to the diverse population exceeding 47,000 students. The provision of new modern built facilities to serve these functions for the future campus student population is a cornerstone of the University’s commitment to enhancing student experience, wellbeing and support services.

This direction to develop a new student hub including a new Student Centre and Library became one of five Transformational Initiatives of the Masterplan, identified as “Upgrade Student Experience – Enable a beating student heart within the campus”.

The comprehensive masterplanning process identified the Proposal location as the preferred site for a new Student Centre and Library. The Masterplan identified that this location offers the best opportunity to build in existing student-focused activity and establish a vibrant student hub, enlarge and activate surrounding open spaces, improve accessibility and create a recognisable and welcoming front door to the University that engages with the wider city centre. These are all outcomes that are strategically aligned with the Masterplan Outcomes and hence the project to develop a new Student Centre and Library, identified in the Masterplan as a priority to be realised in the first ten years of the plan through to 2035, is a key development project for the University to position the city campus for the future.

Masterplan strategic direction to inform the Proposal

There are a number of more specific, over-arching spatial moves and strategic directions emerging from the Masterplan that both identify and inform the Proposal opportunity, including:

- Enlarged quadrangle public space – as an integral part of the new student hub, the Masterplan anticipates a significantly enhanced student quad space, offering a dynamic and accessible experience of campus life. This expanded space is conceived as a major new outdoor open space drawing the park into the campus, to be supported by indoor student amenity.
- Pedestrianisation of Alfred Street – a future ambition to remove all vehicles from this short street that bisects the western half of the campus, as part of moves to unify the various sectors of the campus and support the vibrancy and life of the enlarged student hub as an identifiable central heart.
- Re-imagining Princes Street including the removal of carparking and new streetscape interventions, to more strongly connect the campus with Albert Park and the city beyond and more strongly support a sense of arrival and identity for the city campus on this western street edge that engages with the wider city centre.
- Create a more direct connection from Symonds Street that draws the campus to the east across Symonds Street through to the enlarged plaza, Albert Park and city centre beyond.
- Engaging with the wider city centre context and connections – recognising that the city campus is an integral part of Auckland's city centre, and that the campus and the city enrich each other, with the campus making a significant contribution to the lifeblood and economy of the city centre and this wider urban environment just to the west of the campus offering a vital component of the student experience as an urban university situated within the largest and most concentrated urban centre in Aotearoa New Zealand.

Statutory Context

The Site is zoned Business - City Centre and forms part of Sub-Precinct A of the Learning Precinct in the Unitary Plan, as illustrated in Figure 4 below. Sub-Precinct A covers both the AUT city campus and the majority of the University of Auckland city campus. Sub-Precinct B covers the identified historic heritage area concentrated around Old Government House and its

grounds, and recognises and provides for the green open space qualities of that part of the campus.

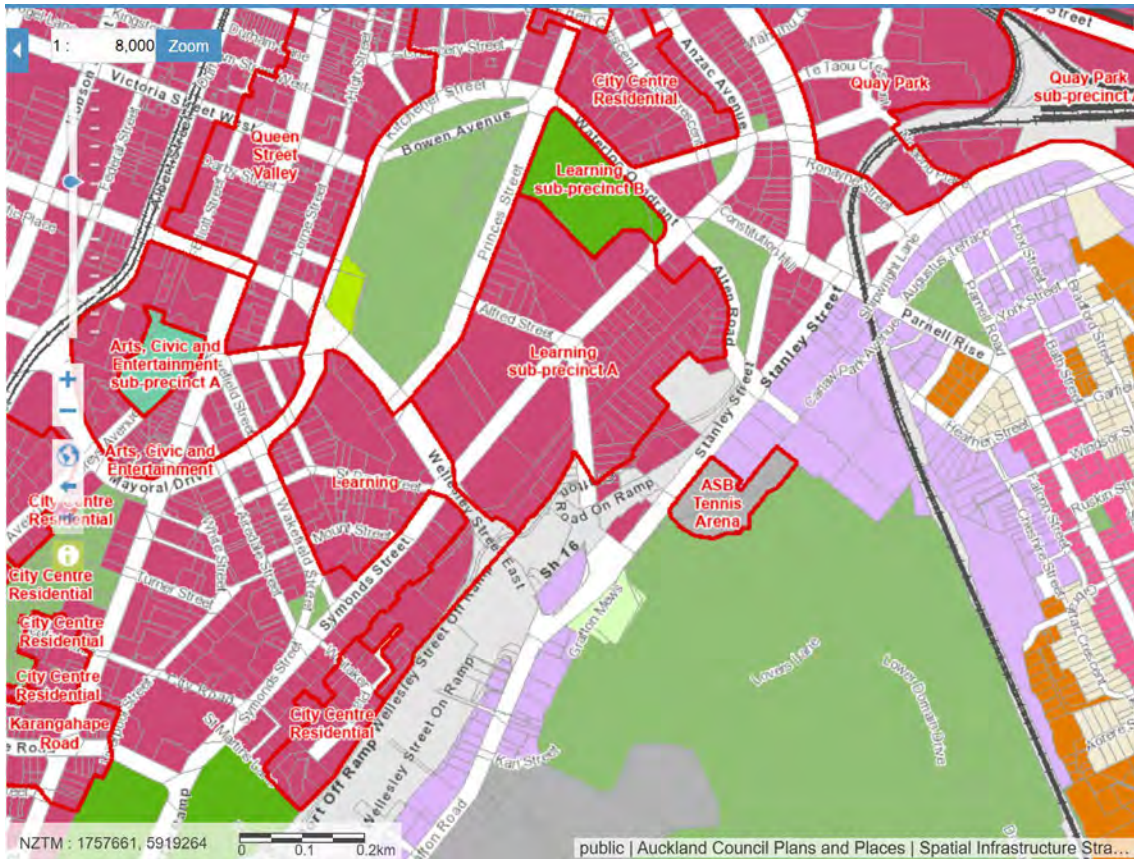


Figure 4: The Site location within the context of the AUP Precincts and underlying City Centre Zone.

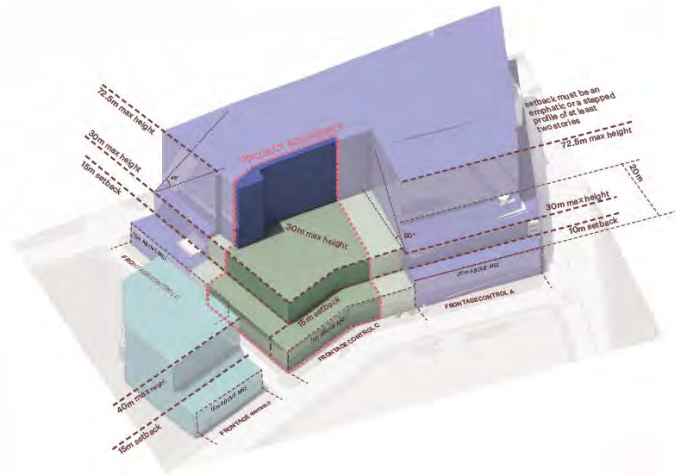
The ways in which the standards and controls for Sub-Precinct A provide for building height and massing on the Site and neighbouring parts of the campus are shown on the indicative massing diagram below.

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 summary indicates the frontage height and setback requirements as outlined in the Auckland Unitary Plan.

Precinct A:	
Height	72.5m to Princes and Wellesley St 30m to Princes Alfred St
Frontage Types	A: Princes and Wellesley St C: Princes and Alfred St



30m maximum height
40m maximum height
72.5m maximum height

Figure 5: Representation of the maximum building height and street frontage controls that apply to the Site and immediate site context.

Sub-precinct A provides for buildings with:

- 72.5m maximum building height to the southern and eastern edges of the Site concentrated to Symonds and Wellesley Streets.
- 30m maximum building height to the balance of the sub-precinct including most of the Site, stepping down to both Alfred Street and Princes Street where a 15metre street frontage height plus 15metre set back - “Street Frontage Control C” applies, with a short central section of Alfred Street where no street frontage height control applies.

Opposite the Site, across Alfred Street, on the corner with Princes Street, (occupied by the existing General Library), Sub-Precinct A provides for a maximum building height of 40m, with the 15m frontage height plus 15m setback of Street Frontage Control C also applying to the Princes Street frontage but with no frontage control to Alfred Street.

The stated purpose of the frontage height and setback controls of the Learning Precinct is to manage the scale of development to maintain and enhance pedestrian amenity, and to avoid buildings dominating open space.

The design and external appearance of all new buildings within the Learning Precinct (and City Centre Zone) as well as the design of covered plazas, open spaces and pedestrian linkages are Restricted Discretionary Activities. As such they are subject to a range of assessment criteria for the Precinct as well as those of the underlying City Centre Zone, linked to the objectives and policies, and that set out key considerations for how a new building should relate to the

surrounding public realm context and manage the potential for adverse effects. In particular, these matters include creating a positive frontage, achieving variation in building form and visual interest, design of plazas, open spaces and pedestrian linkages, addressing CPTED matters, parking, and specific criteria to address infringements to the building height standard and frontage height and setback standards of the Precinct. These matters are addressed in the assessment against relevant urban design considerations that follows later within this report. A detailed analysis of the Proposal in relation to these provisions will be undertaken as part of a full assessment of a substantive application, should the referral application be accepted.

The corner of the Site at Alfred and Princes Street is subject to the Albert Park Sunlight Admission Control. The balance of the Site is subject to the Aotea Square Height Control Plane. The Site is not overlaid by any regionally or locally significant maunga viewshafts.

Relevant Aspects of the Proposal

Design details of the Proposal are delineated in the overview package of urban design, architectural and landscape architectural drawings prepared by the design team and submitted as part of the referral application.

The overall site layout of the Proposal is shown in Figure 6 below. This drawing shows the location of the new building footprint, enlarged atea public space (“the atea”) and integration between atea, building and the adjoining streetscapes on Princes and Alfred Streets, in terms of ground floor and lower ground floor plans, internal through-site link and external pedestrian connections around the building. The public space and pedestrian connectivity outcomes external to the building, and the integration of these with the spaces and activities internal to the building are considered integral to the Proposal as a whole to realise the benefits of an expanded student hub fit to meet the needs of the 21st century campus.

Site Plan

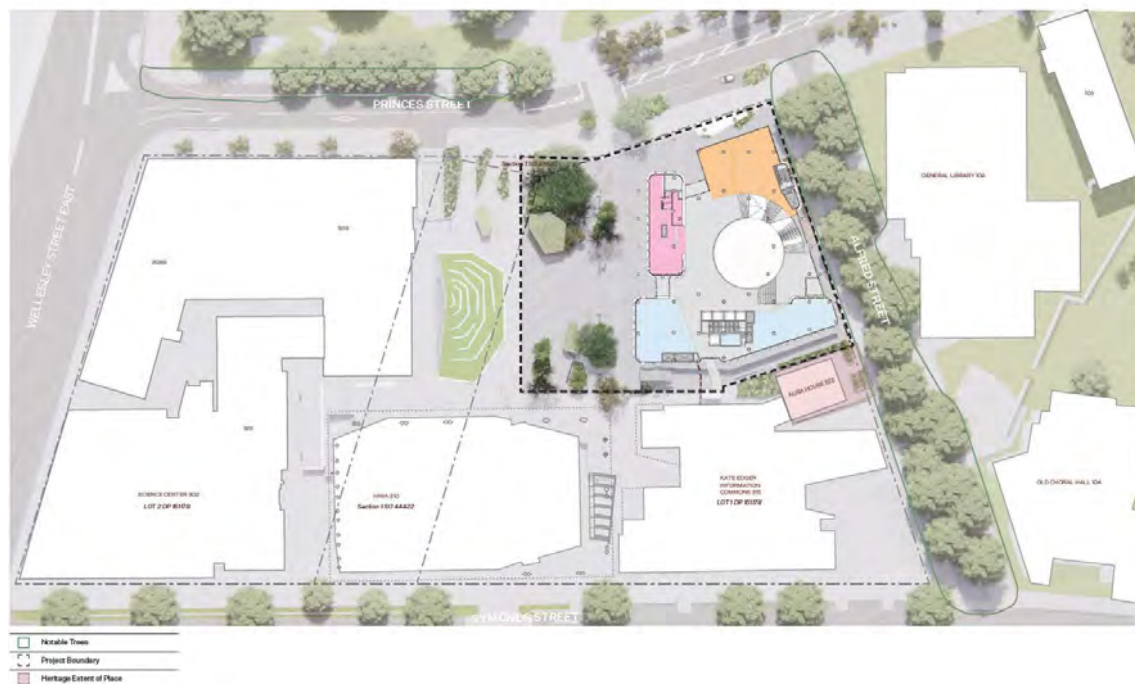


Figure 6 – Site Plan of the Proposal in its immediate context.

A full description of the Proposal is set out in the Referral Application Form and Planning Assessment and is not duplicated here. Aspects of the Proposal that are of particular relevance to this urban design and landscape effects assessment include:

- A highly active ground floor plan, with visitor/welcoming hub, retail, food and beverage organised around a circular central atrium, with a circular staircase and more linear stepped connection providing access from Princes Street and the atea space down to the lower ground level and Alfred Street entry. Provision for outwards-facing retail and food and beverage tenancy outlets that activate the surrounding public realm of the street and atea public space.
- A highly active lower ground floor plan that ties in to the level of a generously scaled entry from Alfred Street, with an extensive food hall offering including communal dining tables available to anyone.
- Multiple building entries to address each public-access frontage at ground and lower ground tying into the internal through site link / connection around the circular central atrium, and linking centrally located entries to Princes Street and the atea on the ground floor with the Alfred Street entry on the lower ground floor below.
- Above the ground floor, multi-purpose provision for both student centre programming and a new general library organised around the central atrium of Levels 01-06 with Levels 05 and 06 stepping successively back from Princes Street consistent with the general intent of the street frontage control and to manage the interface with the street and Rangipuke Albert Park. A bookable rooftop venue space is incorporated into Level 06 that will have the ability to function separately from both the Student Centre and Library and include hosting events for visitors external to the University community, enhancing the connections and engagement with the wider city.
- Externally, the resultant singular stepped building form steps back successively from four storeys at Princes Street to an uppermost occupied partial seventh floor plus rooftop plant contained to the eastern end of the building.
- The stepped form creates a series of small rooftop terraces at Level 04 and Level 05 looking over Princes Street to Albert Park, and a large rooftop terrace space at Level 06 affording views over Albert Park to the city centre skyline and harbour beyond.
- Rooftop plant is incorporated into an enclosed volume on Level 06 and additional pop-top volume above Level 06, that will be contained to the northeast corner of the building above Alfred Street and the laneway, positioned to minimise its visibility from the street and atea public space below.
- As an integral part of the Proposal, the proposed extension of the existing public space into an expanded atea space and enlarging the existing c. 2000m² space to approximately 4000m² to almost double the size of the space and consolidate it as the central open space at the heart of the student hub, to be defined and activated by the new Student Centre and Library on its northern side as well as by the HIWA Recreation Centre to its southern side and the connections to the science faculty to the south.
- Positioning of the new building footprint to open out a more direct sightline and through-site link between Symonds and Princes Streets, building upon the already redeveloped connection from Symonds Street that runs between the HIWA Recreation Centre and the Kate Edger building.
- Redevelopment of the existing east-west laneway connections between the new building and AUSA House / Kate Edger, to strengthen the legibility and improve the

In terms of the external design and appearance of the building, the architectural proposal is for the development of two distinct façade systems that visually differentiate between the predominantly student centre functions at the base of the building and the predominantly library use above. Both façade types will be of high-quality permanent materials; the base façade type grounding the building and tying in with the landscape design of the adjoining area space, laneway and streetscape. The façade to the upper levels above is proposed to include a filtered light glass façade that provides for dappled light into the interior and makes a reference to the filigree architecture of the Lippincott-designed University clock tower further to the north along Princes Street in a way that positions the new building alongside the tower as the outwards-facing buildings on the city campus.

Visual Catchment and Viewing Audiences

The Site is located on the corner of Princes and Alfred Streets within the established UoA campus. Alfred Street has an avenue of established London Plane trees which are deciduous, providing a dense overarching canopy to the street in summer with an open architecture of branches in winter. Albert Park is located directly across Princes Street to the west occupying part of Rangipuke the historical papakāinga. The core of the UoA city campus is located on the eastern ridgeline of the central city which is broadly followed by Symonds Street.

West of Princes Street the land falls towards the Waihorotiu valley and present-day Queen Street. This topographical difference, together with the open space separation of Albert Park, is such that the Site is generally not experienced from the eastern quadrant of the city (east of Queen Street). As the central city rises on its western slope, up to the Hobson Street ridgeline, there are views across the valley to the eastern ridgeline skyline. The east / west alignment of Victoria and Wellesley Streets have easterly views that terminate on the Symonds Street vegetated skyline. Victoria Street's axis enjoys one of the city's defining picturesque vistas with the view at the Hobson Street ridge encompassing the University clock tower on the skyline with a treed Albert Park foreground. Chris Booth's 'Gateway' sculpture² also lies on this axis becoming the feature of the vista with the clock tower no longer in view as one moves down into the valley and up toward Kitchener Street. The Site does not align with this axis which will remain unchanged by the Proposal.

The easterly Wellesley Street axis has more of a built character with the Auckland Art Gallery corner clock tower backdropped by the HIWA Recreation Centre on axis, and Albert Park vegetation along with the columnar form of one of the Princes Street poplar trees completing the vista. This view is available from higher on the ridge, between Hobson and Albert Streets with the University buildings dropping out of the view, which progressively focuses on the Art Gallery clock tower on the skyline from within the heart of the Queen Street Valley. The Site and Proposal, (approximately 700m distant from the Hobson Street ridgeline) will contribute to this short distance view with the Proposal sitting alongside the HIWA Recreation Centre and at a similar height.

² www.aucklandpublicart.com

The combination of the Site's two street frontages and presence of Albert Park, give the Proposal its primary public viewing audiences.

The UoA city campus is also highly permeable to the general public as pedestrians. Key access routes east / west between Princes and Symonds Street and north / south to the north and south (where the Site is located) across Alfred Street are frequently used by the public as well as the University population (47,000+ students) at a range of proximate viewing audiences.

The primary viewing audiences for the Proposal are therefore:

- People using the adjacent street network on Princes Street and Alfred Street.
- People in the upper open lawn areas of Albert Park adjacent to Princes Street.
- People traversing the UoA city campus adjacent to the Proposal.
- People on the western slopes of the central city, between the Hobson Street ridgeline and Albert Street including on Wellesley Street looking east.

Additionally, some taller high-rise buildings in the central city will have the opportunity to look across the open space created by Albert Park to the University's city campus, the Site and Proposal.

Potential Effects

The nature of the landscape and urban design effects of the Proposal (both beneficial and adverse) are:

Potential Landscape effects

- Effects in relation to the location, scale, bulk, and massing of the development within the wider landscape context of the heritage open space of Rangipuke Albert Park and the wider city centre beyond.
- Effects in relation to the location, scale, bulk, and massing of the development within the more immediate context of the Site including Princes and Alfred Streets and in respect of the interface of the development with the adjacent area public space within the Site.
- Effects in relation to the enhancement of the Site from the proposed development including from the definition of the corner site by built form, the connection between the landscaped, accessible terraces of the building and Albert Park, the enlargement of publicly accessible open space and contribution of well scaled planting which forms part of the Proposal.

Visibility of the Proposal is not, in and of itself, an adverse effect.

Potential effects relating to urban design matters

- Built form effects arising from the proposed scale, bulk and massing of the development in relation to the adjoining public realm of the Site's Princes and Alfred Street frontages and in relation to the adjacent area public space within the Site.
- Shading effects on the open space of Rangipuke Albert Park to the west of the Site, and on the adjacent area public space within the Site.

- Effects arising from the external design and appearance of the building on the adjacent public realm, including the extent to which buildings are designed to address the street through orientation and alignment, modulation, materials and finishes.
- Effects in relation to pedestrian connectivity and amenity arising from the way the Proposal interacts with the adjoining street frontages and publicly accessible pedestrian linkages, plazas and open spaces within the campus, including the extent to which active and interactive frontages are provided and vehicular access, servicing and car parking managed.
- Effects relating to safety and the extent to which Crime Prevention Through Environmental Design (“CPTED”) considerations have been integrated into the design proposals to address these matters.

Assessment Against Relevant Urban Design Considerations

Building height and massing to site frontages

The proposed building height and massing is the result of a response to the brief for a purpose-built Student Centre and Library building scaled to the future needs of the University campus, within a singular building form and adaptive, flexible typology of space that integrates closely with the adjoining expanded atea space. Together the building and public space strongly support the desired increased vibrancy of the expanded student hub at the heart of campus life.

Responding to these strategic drivers, as articulated in the University’s new City Campus Masterplan, the architectural response has crafted a building with a singular identity, with an outwardly stepped and terraced building form organised around a distinctive circular atrium within that imbues the Proposal with a special identity and character in tune with the activities it is designed to support.

The proposed building steps up west to east from a generous four storey height along the Princes Street frontage (ranging from c.21m to 27m to eight storeys above the laneway at the eastern end of the building, where the Proposal has a maximum height of c.42m to top of rooftop plant.

Along Princes Street, the Proposal has developed a site-specific massing response that recognises the opportunity to redevelop the site frontage with a singular stepped building form between the widened atea public space and Alfred Street that consistent with the general principles and intent behind the AUP building height and street frontage controls, wraps around the corner and positively defines the street frontage while also setting back upper levels from the street edge. This ensures the Proposal avoids the potential for dominance effects that may arise from a building height and form that feels out of character with the scale of Princes Street and the built form interface between the University campus and Rangipuke Albert Park. While taller and with lesser initial setbacks than the 15m frontage height + 15m horizontal setback of the AUP sub-Precinct frontage control, the resultant built form still achieves a positive relationship with the adjacent streetscape public realm, which includes an appreciable ‘carve out’ of the base of the building at the ground floor and Level 01, and, from further back, looking

along or across the street and from within the Park, the appreciable stepped terraced form of the upper levels concentrating the building mass back from the street edge. These moves ensure that the potential for adverse effects on the built form character of the streetscape is avoided.



Figure 8 – Render of the Proposal from the opposite side of Princes Street.

In relation to Alfred Street the building continues the general principle of stepping back in height from Princes Street, and the stepped heights proposed, from c.22m at the street corner, to c.31m in the middle of the Alfred Street frontage and a maximum height of c.42m to the top of rooftop plant parapet at the eastern end above the laneway, remain in the medium-rise height range that is consistent with the established scale of the contemporary campus buildings including those that immediately surround the building including the HIWA Recreation Centre, Kate Edger, the existing General Library and Science faculty buildings. The strong physical and visual presence of the notable London Plane trees that line both sides of Alfred Street and form almost complete canopy closure at approximately three to four storeys above the street, will limit the full appreciation of the building's height and mass along this street frontage.

In summary, while the Proposal results in some infringements to the street frontage controls to both Princes and Alfred Street and to the 30m maximum building height at the eastern end of the building, the Proposal avoids the potential for adverse effects on the built form character of the Learning Precinct and wider city centre environment. This is due to the carefully considered scale and massing response of the proposed building form and how it relates to the immediate streetscape, expanded atea public space, and the scale and form of neighbouring buildings in this part of the campus including AUSA House, Kate Edger Commons and the HIWA

Recreation Centre. In combination with the proposed building and public spaces that link them, these form the expanded and redeveloped central student hub of the campus consistent with the vision and strategic direction of the University's new City Campus Masterplan.

Façade design and relationship with adjacent public realm and built character

Building upon the massing response, the façade design proposals, as captured in the architectural drawing package, have developed a carefully considered response to the dual Student Centre and Library core functions of the building, with an architectural language that differentiates between the base of the building where the student centre functions predominate and the mid and upper levels of the library.

The external expression of the building's architecture is a high quality building that feels civic in nature, with a base language to the lower levels that is highly engaging and responsive to its surroundings and an upper level façade design that is light and ethereal, creating a sophisticated and layered visual language and identity to the building as a whole and seen within its context which relates positively to surrounding buildings including the HIWA Recreation Centre and also the University clock tower landmark to the north along Princes Street. The three storey base of the building to the eastern laneway, reinforced through the differentiated façade language of the building base, successfully mediates between the scale of the new building and AUSA House, establishing a new built form alignment, scale and character interface between the buildings that is a lot more sympathetic to the scale and form of AUSA House than the relationship with the existing Student Union complex.



Figure 9 – Render of the Proposal from the existing mound looking across the expanded area public space.

Overall, it is considered that, while having a stronger built form presence in terms of height and bulk of building form to Princes and Alfred Street than that anticipated by the street frontage controls of the Learning Precinct under the AUP, the Proposal avoids the potential for adverse effects on the built form character of the Learning Precinct or wider city centre context. In terms of the differentiated base and upper-level massing responses to the surrounding context, the Proposal incorporates high quality façade design and architectural language. The stepped building forms and intended materiality will positively influence the built character at this important site location. This results in positive effects to the built form character of the city campus and wider city centre context of Princes Street, Rangipuke Albert Park and where seen within the midtown city centre core beyond.

Pedestrian connectivity and amenity including universal access and provision of active and interactive frontages

The Proposal has been designed to support the walkability and pedestrian vitality of the Site and city campus, adjacent public realm streetscape, and wider walking connections between the campus and wider city centre context.

Multiple facets of the Proposal work together to support a very high level of future pedestrian connectivity and amenity, including:

- Location of the new building footprint to Princes and Alfred Street which in combination with the sizing of the building footprint, creates a significantly enlarged (nearly double) atea public space between the new student centre and science faculty to the south.
- Additional generously scaled setbacks of the ground floor building line creating sheltered edges to the atea space to the south and Princes Street frontage to the west, which facilitate ease of pedestrian movement around and through the building and to and from the enlarged atea space coming from all directions.
- Multiple entrances into the publicly accessible base of the new building that integrate the facility closely with the surrounding campus and public realm in all directions, with centrally located entries off the atea and Princes Street at the ground floor level, and Alfred Street and the eastern laneway at the lower ground floor level. These entrances are connected by the circular stairwell circulation around the central atrium void which provides a highly legible and generously-scaled internal pedestrian linkage on the key desire line between Alfred Street and the atea space. This new link continues to provide the function of the long-established connection provided through the existing Student Union complex.
- Universal access provision into the building from the three principal ground floor and lower ground entrances from the atea space, Princes and Alfred Street, connecting in with the lift lobby that will provide universal access between the ground and lower ground floors as well as to the upper levels of the building.
- External to the building, the redevelopment of the existing north-south laneway including the widening of this connection, increasing its activation through F&B tenancies at the lower ground level as well as the pedestrian access leading down into the food hall. Improvements will be achieved to sightlines, legibility and wayfinding to the multiple connections at the southern end of this linkage up to the atea space, into the end-of-trip facilities within the basement, and retained connection around the corner to Symonds Street between the HIWA Recreation Centre and Kate Edger buildings. The removal of the existing two-level air bridge, and proposed single-level replacement bridge, will, in combination with the widening of the connection, improve sightlines down the length of the lane to and from Alfred Street, with the distinct three storey scale of the building base reinforcing the connection between the new building, AUSA House and Kate Edger when seen approaching the Site on Alfred Street or from the plaza between the existing General Library and Old Choral Hall.
- Extensive provision of active frontages to the ground floor and lower ground floor of all four public-facing sides of the building, including to the expanded atea public space and the extensive food hall at the lower ground level that intuitively relates to and connects with level of Alfred Street and the laneway to the east.
- The horizontal integration at both the Lower Ground laneway level and at the Level 01 airbridge that will link the new Student Centre and Library with the activities within Kate Edger commons and promote ease of movement and integration within this immediate part of the campus functioning as an expanded student hub.

- The additional benefits to the safety and amenity of the pedestrian environment afforded by the passive surveillance and overlooking of the publicly-accessible spaces and adjacent streetscapes by the active Student Centre and Library uses of the upper levels of the building, as well as the rooftop terrace spaces, that will provide a level of visual interaction between the activity within the building and the surrounding streets and spaces.

Overall, these factors contribute to a very high pedestrian amenity environment that will result in significant positive effects on pedestrian amenity and vitality.

Vehicular access and servicing

The Site layout and design has paid particular care and attention to the location and provision for vehicular access, servicing and carparking to ensure its impacts on the pedestrian environment - both the streetscape public realm surrounding the Site and the pedestrian-focused spaces and activities internal to the Site - are minimised. This has been achieved through:

- Consolidation of the new building vehicular access and servicing at the existing basement entry on Princes Street that adjoins Building 303 on the southern edge of the existing plaza space to the south of the Site.
- Provision for all building servicing within the basement levels with a direct underground connection to the existing basement and vehicle access ramps off Princes Street.
- Avoidance of any vehicle crossings or service functions such as loading dock or waste management at the ground floor adjoining the street frontage or internal publicly accessible site perimeter.

Overall, the Proposal ensures that the increased vehicular access and servicing requirements associated with the development are consolidated and integrated into the existing basement system accessed off a single established vehicle access off Princes Street located where it has the least effect on the pedestrian realm, including the pedestrian connections between the atea public space and Princes Street. The Proposal design also ensures no conflicts between pedestrians and vehicles for the perimeter of the Site fronting both Alfred and Princes Street, and in relation to the southern edge activation to the expanded atea public space and eastern edge interface with the redeveloped laneway to the rear of the building.

CPTED

Through the design and intended operation of the proposed building – including the provision of publicly-accessible pedestrian linkages (both internal and external to the building), the design of the expanded atea public space and streetscape works to the ground floor curtilage around the building, and the location of building lobby locations and ground floor activation strategies – the Proposal has given consideration to achieving positive CPTED outcomes. Ways in which this has been achieved include:

- Designing multiple points of entry into the ground and lower ground floor levels of the building from all four elevations – Princes Street and directly from the atea at ground floor and from Alfred Street and the laneway at lower ground floor - that will be publicly accessible.
- Redevelopment of the existing north-south laneway to the east of the Site to improve its legibility, safety, accessibility and activation as a 24/7 publicly-accessible pedestrian link. This includes widening the linkage and ensuring it is well-activated by ground floor uses and building lobbies, as well as overlooked by upper levels, and improving the

multiple connections up to the atea, into the basement and around to Symonds Street at the southern end, to ensure this linkage presents as a safe and inviting pedestrian connections to all users with a high level of passive surveillance.

- Extensive provision for a wide range of active uses across the ground floor and lower ground floor plan of the new building that will support active uses and vitality through a long period of the day and night.
- Associated wayfinding, lighting and signage aspects to ensure a legible, safe and inviting pedestrian environment both internal and external to the new building, linking building entries, lift lobbies, stairwells and publicly accessible linkages and spaces across the Site and into adjoining buildings and spaces in this part of the city campus.
- High levels of passive surveillance from the activities within the upper levels of the building overlooking the surrounding public realm street frontages, atea public space and pedestrian laneway to the east of the building.
- Management of the building including publicly-accessible operating hours to be included within the managed safety and security operations of the city campus as a whole.

Shading effects

The project team has given consideration to the potential for the building form to generate shading effects on the open space of Rangipuke Albert Park to the west of the Site as well as on the expanded public atea space that sits to the south of the proposed building.

Initial analysis of the Proposal indicates that the shading effects of the Proposal on these neighbouring open spaces are limited.

In relation to the adjacent publicly accessible atea space, while the proposed building introduces a new greater height and bulk of building to the northern edge of this space, it also significantly increases the total width of the open space separation between buildings and accordingly the extent of sunlight and aspect into this space from the west. Preliminary shading studies of this enlarged public space indicate that while it is generally in shade in the morning period throughout much of the year, it will enjoy areas of direct sunlight to the ground plane through the afternoon (and earlier in summer), with the area of extended open space to the northwest corner between the existing mound, new building and Princes Street in particular obtaining a high level of sunshine through the afternoon and, in summer, into the early evening period. While the proposed building will cast shadow over this space through parts of the morning and into the middle of the day, this occurs relatively quickly and the stepped building form reducing in height to the northwestern corner with Princes Street helps to reduce the extent of shadowing to the expanded public space. Accordingly, any adverse shading effects on this space are assessed as Very Low.

In relation to the potential for shading effects on the open space of Rangipuke Albert Park to the west of the Site, this potential is moderated by the extent of open space separation afforded by the c.25m width of the Princes Street road reserve, as well as the stepped height building form which reduces in height to four storeys at Princes Street, with the highest point at the eastern end of the building being at such a distance from the Park that it does not result in additional shading beyond what might be anticipated by a building that complies with the 30m maximum height control. Preliminary analysis indicates shading of the public open space of Albert Park is limited to the early morning period and predominantly to the summer and autumn months. At their greatest, the shadows only extend a limited distance into the Park, which will continue to enjoy high levels of morning sunshine within the open grassed areas around the central fountain

and pagoda in the interior of the Park. Accordingly, taking into account this range of moderating factors, any adverse shading effects on people's use and enjoyment of the open space of Albert Park are assessed to be Very Low.

Landscape Effects Assessment

This Preliminary Assessment addresses landscape effects as well as visual effects, which are a consequence of changes to the values of the landscape as experienced in views.

Landscape effects

The Proposal involves the redevelopment of a brownfield Site within the UoA campus comprising a new Student Centre and Library building along with an enlarged, publicly accessible, open space that together with the building will form a social heart of the university campus.

The open space addresses Princes Street with a design that expands on the redeveloped courtyard established with the delivery of the HIWA Recreation Centre. The Proposal complements that existing space with substantial hard and soft open space to accommodate a wide range of activities from formal events and gatherings to informal use. Significant planting is proposed as part of the open space providing scale and shade to the space and linking it visually to the green open space of Rangipuke Albert Park across Princes Street.

Established street trees on Princes and Alfred Streets including the protected (notable) London Plane trees are unaffected by the Proposal and will continue to provide a strong framing of the development site.

The proposed building is stepped in height with a four-storey frontage to Princes Street which relates to that of the Science Centre to the west. Terraces at levels four, five and six created as the building steps up and back from Princes Street have planting elements that connect to the treed amenity of Rangipuke Albert Park. The seventh habitable level (presenting as eight storeys to the lower level laneway) and eighth floor rooftop plant are set well back from Princes Street.

The Proposal is scaled to sit comfortably within the height profile of the campus. It addresses its street frontages to hold Princes and Alfred Streets stepping back to place height where it is least apparent and where accessible terraces can overlook Rangipuke Albert Park to the west.

Overall in terms of landscape effects the Proposal is assessed to contribute positively to the urban landscape of the campus and adjacent city including the public realm of the streetscape and Rangipuke Albert Park. The Site is anticipated to accommodate campus buildings and the enlarged central open space along with the open ground plane of the building will establish an important social heart to the campus.

Visual effects

As set out above, the visual catchment in respect of the Proposal is limited due to topography, established buildings and vegetation. Primary viewing audiences are located to the west on Princes Street, in Rangipuke Albert Park and to a lesser extent on Alfred Street which due to

the presence of the protected avenue of London Plane trees is well screened in summer and veiled in winter by the open branch structure of the cathedral avenue of trees.

Visual simulations from three to four publicly accessible viewpoint locations will be confirmed and provided as part of the assessment to accompany the substantive application. The proposed viewpoint locations and representative 'existing view' photographs are illustrated in the Graphic Supplement attached. The proposed viewpoint locations are illustrated below.



Figure 10 – Viewpoint Locations.

The mid-rise scale of the Proposal is not sufficiently tall to be prominent in wider views given the established city mid- and high-rise character of the campus and wider central city urban context. Testing of the Proposal three-dimensionally in the architect's model has confirmed the fit of the Proposal in the context of the established and anticipated campus and its surrounding area.

Architecturally the massing of the building has responded to the Site's street and campus interfaces as well as the surrounding context in a way that modulates the public facing form of the building particularly with respect to its prime interface to Princes Street. A substantial proportion of this frontage will comprise an expanded publicly accessible open space welcoming people into the campus and creating an outdoor social heart and gathering space. This balance of building to open space and the building's stepped modulation assists in reducing the mass of the building, creating visual interest in its occupiable, vegetated terrace forms and drawing the green open space of the Park across Princes Street into the campus.

Visually, the Proposal will complement the Waipapa Taumata Rau campus and continue a now well established, ongoing programme of high quality architecturally designed buildings and

complementary open space that appropriately redevelop the city campus to meet the expectations of its 47,000+ student population. Visual effects are considered to be positive.

Conclusion

In conclusion, the Proposal avoids significant adverse effects, and will result in a number of positive effects on the urban form, landscape character and visual amenity of the Learning Precinct and wider Auckland City Centre.

The following summarises our preliminary assessment of environmental effects (positive effects and adverse effects) relating to urban design matters, landscape and visual effects that have been identified as part of the assessment of the Proposal for the purposes of this referral application.

Effects on the built form character of the Learning Precinct and Wider City Centre

- Avoids the potential for adverse effects, and results in positive effects on the built form character of the Learning Precinct and wider city centre context including the immediate street frontage relationships with both Princes and Alfred Streets and the southern frontage to the expanded area public space.
- The bulk and massing of the building has been carefully handled to result in positive frontage relationships to publicly accessible streets and spaces on all sides, as well as to sit comfortably alongside the scale and form of the surrounding buildings that form the western edge of the city campus, through a wide range of measures incorporated into the Proposal.

Effects on pedestrian connectivity, amenity and vitality

- Significant positive effects in terms of the enhanced pedestrian environment, in terms of both enhanced connections and pedestrian-focused spaces surrounding the building and the way the building strongly activates and supports the qualities of a high-quality pedestrian environment on all four sides. This is achieved through multiple measures incorporated into the design, including:
 - The extensive provision for active ground and lower ground floor uses.
 - Deliberate design of a highly porous base of the building with multiple building entries and a generously-scaled atrium void around the circular skylight.
 - The close internal and external integration of multiple pedestrian routes and people-focused gathering spaces both inside and out including the significantly increased scale and activity-supporting functions of the expanded area space.
 - The building façade design to promote a level of interaction between activity at the upper levels and surrounding streets and spaces.
 - Avoidance of conflict with vehicular access and servicing requirements.

Shading effects

- Very Low adverse shading effects to the expanded area public space to the south of the proposed building, and that forms part of the subject Proposal and site of the application.

- Very Low adverse shading effects to the public open space of Rangipuke Albert Park to the west of the site, limited to a small part of the Park in the early morning period, predominantly in summer and autumn months.

Landscape effects

- Results in positive landscape effects, assessed to contribute positively to the urban landscape of the campus and adjacent city including the public realm of the streetscape and Rangipuke Albert Park. The scale and form of the Proposal is appropriate and will contribute a student heart to the campus and complement both the built environment of the campus and its open space qualities with no effects on the notable trees on Alfred or Princes Streets.

Visual effects

- The medium-rise scale, high quality, and architecturally distinctive character of the building avoids the potential for adverse visual effects, and results in positive visual effects, on the immediate site context of the campus, Princes and Alfred Streets and Rangipuke Albert Park, as well as from more distant viewpoints including Wellesley Street West and the upper levels of midtown high-rise buildings. The building's form continues the emergence of a recognisable built identity for the western edge of the campus, engaging with the adjacent Park and wider city centre and with enhanced landscape outcomes from the enlarged plaza and green rooftop terraces.

Overall, the Proposal will fit comfortably into the scale and character of built form along this western edge of the city campus, as well creating an expanded public space, with both the building and outdoor spaces supporting an expanded and reinvigorated social heart to the campus that has been designed appropriately to meet the future needs of the 47,000 + student population.

The design of the Proposal responds to the strategic drivers that have been established by the University's new City Campus Masterplan, with an architectural response that will create a high-quality building with an outwardly stepped and terraced building form organised around a distinctive circular atrium within that imbues the Proposal with a special identity and character in tune with the activities it is designed to support.

The scale and generosity of entries and internal atrium environment at the base of the building that is inclusive and civic in nature, operating as an extension of the public realm of the adjacent streetscapes, as well as the stepped landscape terraces and expanded public spaces around the building will result in significant positive effects on the pedestrian amenity of the adjacent streetscapes and open spaces both within the campus and enhancing the connection to the nearby Rangipuke Albert Park.

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics, and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation, and excellence by understanding each project's interconnections with the wider environmental, social, cultural, and economic context.



Appendix 1 – Qualifications and Experience

Qualifications and Experience

s 9(2)(a)

I am a qualified urban designer, Registered NZILA Landscape Architect and Partner at Boffa Miskell Limited (“Boffa Miskell”). I hold a Master of Architecture in Urban Design from The Bartlett School of Architecture, University College London and a Bachelor of Landscape Architecture (First Class Honours) from Lincoln University in New Zealand. I am a member of the New Zealand Urban Design Forum. I have over 20 years’ professional experience as a landscape architect and urban designer, both in New Zealand and the United Kingdom. I have been based in the Auckland office of Boffa Miskell since returning from London in 2010.

I have been a member of the Auckland Urban Design Panel since 2015 and have served as a Panel Chair since 2017, regularly reviewing complex and high-profile development proposals for sites within a range of urban centre, corridor and suburban environments across Auckland.

My work has involved inputting to the development of urban design frameworks, spatial plans, precinct and site masterplan proposals at a range of scales and across a spectrum of urban, suburban, coastal and rural environments. This includes extensive experience working within the Auckland city centre, as well as mixed-use urban precincts, large institutional and educational buildings, retirement villages and aged care facilities, apartment buildings and other multi-unit housing projects and commercial office, retail and mixed-use buildings. Of particular relevance to this Proposal, my previous experience in plan changes and the consenting phases of development projects includes:

- 256 Queen Street for Precinct Properties Residential – a recently consented (2025) student accommodation tower that integrates with and restores the heritage-protected former banking hall of ASB Bank (formerly McDonald’s Queen Street) in Auckland’s city centre.
- Wynyard Quarter on the Auckland Waterfront – both the Sea + City led urban design framework and plan change that has enabled redevelopment and subsequent involvement in multiple consented developments including Northbrook Wynyard Quarter for Winton, Auckland Waterfront Apartments for Fu Wah.
- Dominion and Valley Apartments for Precinct Properties Residential – a mixed-use development in the Eden Valley local centre on Dominion Road, consented in 2025.
- New Zealand International Convention Centre and Horizon Hotel.
- Auckland City Mission Homeground development.
- 277 and 309 Broadway Westfield Newmarket.

As part of this experience, I have prepared urban design assessments, and landscape and visual effects assessments, as well as evidence for council hearings for resource consent and plan change applications. I also have experience in undertaking urban design reviews on behalf of Auckland Council consents team.

Since 2011 I have had extensive involvement in key guiding documents shaping the urban design of Auckland’s city centre including lead roles in the development of the original 2012 and refreshed 2020 City Centre Masterplans as well as a range of place-based studies and streetscape/public realm and transport infrastructure investigations at the precinct and street scale across the city centre including within the Learning Quarter. In 2024 and 2025 I was part

of the multi-disciplinary design team that prepared the new City Campus Masterplan for the University, with a specific focus on the contextual integration with the adjoining public realm and wider city centre context.

Additionally, I have extensive experience in the urban design of multi-modal transport planning and streetscape / public realm enhancement proposals, including pedestrian-focused laneway network streets of High Street, O'Connell Street and Federal Street as well as the current upgrade of Wellesley Street, all in the Auckland city centre. I am also experienced in working through the integration between new and redeveloped buildings and the adjacent streetscape and public realm including development of internal laneways, courtyards, plaza spaces and through site links in projects such as the New Zealand International Convention Centre and Auckland City Mission Home Ground developments and Wynyard Quarter projects. This work includes detailed studies and working closely with architects, landscape architects and civil engineers to achieve closely integrated schemes where buildings support the transformation of more vibrant and people-focused streets and urban centres.

This experience has given me an in-depth understanding of the context for this Proposal and the range of urban design issues associated with the design of this significant new building for the student life of the campus and with the opportunity to make a contribution to the built form character, vitality and regeneration of the city centre as a whole.

s 9(2)(a)

I am a Landscape Architect and Partner at Boffa Miskell Limited (Boffa Miskell), Landscape Architects, Planners, Ecologists and Urban Designers. I have a Bachelor of Horticultural Science and postgraduate Diploma of Landscape Architecture (with Distinction) both from Lincoln College (as it then was). I have practiced as a landscape architect for some 39 years.

I am a Fellow and Registered Member of Tuia Pito Ora, the New Zealand Institute of Landscape Architects (NZILA) and am a past member of the elected Executive of the NZILA.

On graduating, I worked for the Department of Lands and Survey and then the Department of Conservation in Auckland, following which I joined Boffa Miskell, first in Christchurch and then in Auckland. In September 1999, I established the Tauranga office of Boffa Miskell. In December 2001, I returned to work in the Boffa Miskell Auckland office, working primarily in the Auckland, Bay of Plenty, Hawkes Bay and Waikato regions.

I have been a member of Auckland's various Urban Design Panels (Auckland and Manukau) since around 2005. I am currently co-convenor of the AUDP. I am a member of the previous Eke Panuku (now Auckland Urban Development Office (AUDO)) Technical Advisory Group (TAG) that provides specialist design review for the Wynyard Quarter, and all other 'Transform' projects under their lead. I was a member of TAG since its commencement in 2007.

I am a co-author of *Te Tangi a te Manu*³, Aotearoa New Zealand Landscape Assessment Guidelines published by Tuia Pito Ora in July 2022.

I have provided evidence at Council and Environment Court hearings on a wide range of rural and urban landscape and open space related projects including plan changes and projects for resource consent for greenfield and brownfield development, aged care facilities, residential, retail, mixed-use, office and industrial development, masterplanned communities, port related activities, roading, water treatment and other infrastructure projects.

³ *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, July 2022, Tuia Pito Ora New Zealand Institute of Landscape Architects.

I have provided masterplanning, design and landscape and visual effects advice in relation to a wide range of development proposals including:

- 256 Queen Street for Precinct Properties Residential – a recently consented (2025) student accommodation tower that integrates with and restores the heritage-protected former banking hall of ASB Bank (formerly McDonald's Queen Street) in Auckland's city centre.
- Dominion and Valley Apartments for Precinct Properties Residential – a mixed-use development in the Eden Valley local centre on Dominion Road, consented in 2025.
- Pompallier on Ponsonby, a consented mixed-use development involving the adaptive re-use of heritage built fabric, currently under construction at 3 Lamps in Ponsonby.
- Carlaw Park;
- Auckland Thoroughbred Racing Club at the Ellerslie Racecourse;
- Wynyard Quarter on the Auckland Waterfront;
- Fu Wah's proposed development and subsequently Winton's Northbrook development on Pakenham Street in the Wynyard Quarter;
- Buildings One, Two and Three of Generus Living's "The Foundation, Parnell";
- 188 Beaumont Street at Wynyard Quarter for Westhaven Residential Limited Partnership, an urban design and landscape assessment for a referred project under the FTAA for a residential-led mixed use building.
- Commercial Bay, specifically the resource consent hearings relating to the incorporation of the designated public open space of Queen Elizabeth II Square into the development proposals.
- Urban design and landscape assessment input into the development of a number of University of Auckland buildings in and around the Grafton campus.
- Kiwi Property's "Resido" build to rent development, 3 Te Kehu Way commercial office, and IKEA and associated Large Format Retail developments at Sylvia Park;
- Re-zoning of part of the former Massey University campus at 473 Albany Highway for high density residential and mixed use development;
- Plan Change 78 on behalf of Viaduct Harbour Holdings Limited in respect of the City Centre Wynyard and Viaduct Harbour Precincts; and
- Private Plan Change 94 in respect of Te Auaunga (previously Wairaka) Precinct.
- Kiwi Property's Drury Metropolitan Centre – Consolidated Stages 1 and 2 project, a listed project under the Fast Track Approvals Act 2024.
- Rangitooopuni Developments Limited, a listed project under the Fast Track Approvals Act 2024.

In 2024 and 2025 I was part of the multi-disciplinary design team that prepared the new City Campus Masterplan for the University, with a specific focus on identifying and responding to the landscape values and character of the campus and its wider cultural landscape context.

Appendix 2 – Methodology

Methodology

This preliminary assessment is consistent with the concepts, principles, and approaches in 'Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

As part of the assessment, the Site has been observed and the Proposal considered from both proximate and more distant locations within the established urban fabric of the locality.

In assessing the scale of urban amenity and landscape effects, a seven-point scale of effects will be applied, as recommended in Te Tangi a te Manu⁴, and as set out below:



Effects will be assessed in terms of the values of the landscape, having first understood its characteristics in terms of the physical, associative and perceptual realms of the landscape. Importantly, it is understood that change in a landscape does not of itself generate adverse effects.

This same seven-point scale of effects will be applied in assessing effects relating to urban design matters, including effects from the scale and nature of built form in relation to the surrounding context, shading effects and effects on pedestrian amenity within the public realm adjoining and nearby the site.

Both s 9(2)(a) have lived in Auckland long term and worked in the Auckland city centre for many decades and as such have a high degree of familiarity with the city campus of the University and how it connects with and contributes to the character and vitality of the city centre as a whole. In respect of this Proposal, both authors have visited and walked within and around the Site and surrounding area including Rangipuke Albert Park on multiple occasions since November 2025. The Site has, therefore been observed from within the development area, and from both proximate and more distant locations within the city centre urban fabric of the locality.

Site visits have also been undertaken for the purpose of defining representative viewpoints and undertake photography to illustrate the Site and its landscape context, and from which visual simulations can be prepared at a later date in the consent process as part of assessing a substantive application.

To assist with assessing the potential effects of the Proposal, viewpoint locations for the preparation of visual simulations have been selected to illustrate representative public views of the Site at a range of distances as experienced by people within this part of the city centre, which includes the campus community and other people visiting the locality, accessing streets and open space reserves and from within high-rise buildings within the city centre that afford views to the city campus above Albert Park. At this referral stage the **Graphic Supplement** Appendix 3 attached, includes the photograph viewpoint location plan and the existing condition photographs from the seven selected viewpoints. The number of visual simulations to be prepared and their inclusion in the **Graphic Supplement** will be determined at the time of the substantive resource consent application.

⁴ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, July 2022, Tuia Pito Ora New Zealand Institute of Landscape Architects www.nzlia.co.nz at [6.2.1].

The chosen viewpoints are necessarily static and those in which the Proposal will be clearly evident in the view. In this respect the visual simulations that will be prepared focus on the visibility of the Proposal. There are many urban contexts within the Auckland city centre, including within the campus and wider Learning Precinct, where the Proposal will have much lesser visibility or presence in the landscape. Within this context, where visible, the Proposal will also typically be experienced in moving, rather than static, views in which a sequence of the environment is experienced.

3-Dimensional (3-D) views from the architect's model, accurately positioned to the viewpoint location, have been prepared and used in the engagement with Council and to inform the assessment.

Appendix 3 – Graphic Supplement

UNIVERSITY OF AUCKLAND STUDENT CENTRE & LIBRARY

GRAPHIC SUPPLEMENT TO URBAN DESIGN AND LANDSCAPE PRELIMINARY ASSESSMENT
FOR FTAA REFERRAL APPLICATION

MARCH 4 2026



University of Auckland Student Centre & Library



Contents

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SITE PHOTOGRAPHS

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- VP 2: View from Albert Park - Band Rotunda - Panorama (Existing)
- VP 3: View from Albert Park - South of Fountain - Panorama (Existing)
- VP 4: View from Albert Park - Central Fountain - Panorama (Existing)
- VP 5: View from Princes Street opposite General Library - Panorama (Existing)
- VP 6: View from Alfred Street - Panorama (Existing)
- VP 7: View from Wellesley and Federal Streets - Panorama (Existing)





Existing View



Existing View



Existing View



Existing View



Existing View



Existing View



Existing View