Boffa Miskell

The University of Auckland Student Centre and Library

Urban Design and Landscape Assessment for FTAA Substantive Application

Prepared for Waipapa Taumata Rau University of Auckland

12 November 2026



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1.0 Executive Summary

1.1 This Urban Design and Landscape Effects Assessment ("UDLA or Assessment") has been prepared as part of the documentation for the Fast Track substantive 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").

1.2 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.

1.3 The following summarises our assessment of environmental effects (positive and adverse effects) of the Proposal relating to urban design matters and landscape effects that have been fully assessed as part of the further development and evaluation of the substantive application, building upon the Urban Design and Landscape Preliminary Assessment provided as part of the referral application for the Proposal.

a. Effects on the built form character of the Learning Precinct and wider city centre

- The Proposal 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 Tē Tūātea / Plaza (referred to in this report as "Tē Tūātea" or the Plaza").

- 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.

b. Effects on pedestrian connectivity, amenity and vitality

- The Proposal will result in 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:

  i. The extensive provision for active ground and lower ground floor uses.
  ii. Deliberate design of a highly porous base of the building with multiple building entries and a generously scaled atrium void around the circular skylight.
  iii. 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 Tē Tūātea / Plaza space.

iv. The building façade design to promote a level of interaction between activity at the upper levels and surrounding streets and spaces.

v. Avoidance of conflict with vehicular access and servicing requirements.

c. Shading effects

- The Proposal will result in **low** adverse shading effects to the Plaza to the south of the proposed building, and that forms part of the subject Proposal and the Site of the application, during the morning to midday period, noting that at all times of the year other than 9-10am in winter, there is always some sun somewhere in the expanded plaza space and which will always receive a good level of sunlight admission during the afternoons and into the early evenings during summer.

- **Negligible** adverse shading effects will occur to the public open space of Rangipuke Albert Park to the west of the Site, limited to a small part of the Park for a fleeting period in the early morning period, occurring to varying degrees between spring and autumn, and with no shading effect at all in the winter solstice and spring equinox.

d. Landscape effects

- The Proposal 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 limited effects on the notable trees on Alfred Street. The enlarged central plaza space of Tē Tūātea along with the activities within the building will contribute to establishing a stronger social heart to the campus. Removal of two poplar street trees on Princes Street which are in poor and average health will not result in the loss of public realm amenity with specimen trees on the frontage of the Plaza contributing to the streetscape.

e. Visual amenity effects

- The medium-rise scale, high quality, and architecturally distinctive character of the building ensures that the building will fit comfortably within the scale and character of the established campus, streetscape and wider cityscape. Accordingly, the Proposal will generate low to very low adverse visual effects, and in some cases negligible.

- The Proposal will also result in positive visual effects from the building's welcoming arrival to the campus and its quality architectural form and materiality along with the substantially expanded open space of Tē Tūātea / which will be appreciable up close on Princes Street, the proximate parts of Rangipuke Albert Park and seen and experienced from within the campus itself. 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, in terms of adverse visual effects, the Proposal will generate **low** to **very low**, including **negligible** adverse visual effects with the proposed scale and massing of the building fitting comfortably within the scale of the established campus, the streetscape and the wider cityscape.

1.4 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 almost 50,000 student population.

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

1.6 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.

2.0 Introduction

2.1 This UDLA has been prepared as part of the documentation for the Fast Track substantive application by the University in relation to the Proposal the Site.

2.2 The purpose of this Assessment is to provide an 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 ("AUP or the Unitary Plan"). It builds upon the earlier Urban Design and Landscape Preliminary Assessment that was provided as part of the referral application.

2.3 The key matters that this Assessment addresses include:

a. 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.

b. Aspects of the Proposal relevant to this urban design, landscape and visual assessment.

c. 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.

d. Identification of the potential effects and assessment of relevant urban design considerations, including the building scale and frontage relationships with adjacent streets and spaces and the shading effects on the surrounding public realm, and landscape (including visual) effects of the Proposal.

e. Conclusion with regard to environmental effects.

2.4 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 Karl Johnstone of Haumi, and Kīngi Makoare of Eighty Ltd on behalf of Ngāti Whātua Ōrākei, working closely with the architectural and landscape architectural design team from Warren and Mahoney.

2.5 This UDLA has been jointly co-authored and prepared by Boffa Miskell Partner and Urban Designer, Stuart Houghton and Boffa Miskell Partner and Landscape Architect, Rachel de Lambert. Their qualifications and experience relevant to the assessment of the Proposal are included in Appendix 1.

2.6 All of the project design team, including Stuart and Rachel, 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 Stuart and Rachel 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.

2.7 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.

2.8 A methodology statement for this Assessment is set out in Appendix 2.

2.9 Stuart was part of the project team that held a consultation meeting with representatives of Auckland Council on 2 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. The Council specialist team subsequently had the opportunity to provide comment on the referral application, with comments received by both urban design and landscape specialists, and which have been reviewed and addressed as part of the further design development and assessment of the substantive application Proposal. Stuart and Rachel participated in a second pre-application meeting with Auckland Council with respect to urban design and landscape matters on 29 September 2026, which provided an opportunity to update the Council specialists on design changes and further development, and preliminary findings with respect urban design, landscape and visual outcomes with respect to the updated information, which also addresses the further information identified by Council specialists at the referral stage.

3.0 Code of Conduct

3.1 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 Assessment 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.

4.0 Location and Site Context

Site location and immediate city campus context

4.1 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 Building as well as the cleared site of the former Maidment Theatre on the Princes and Alfred Street corner (Figure 1 below).

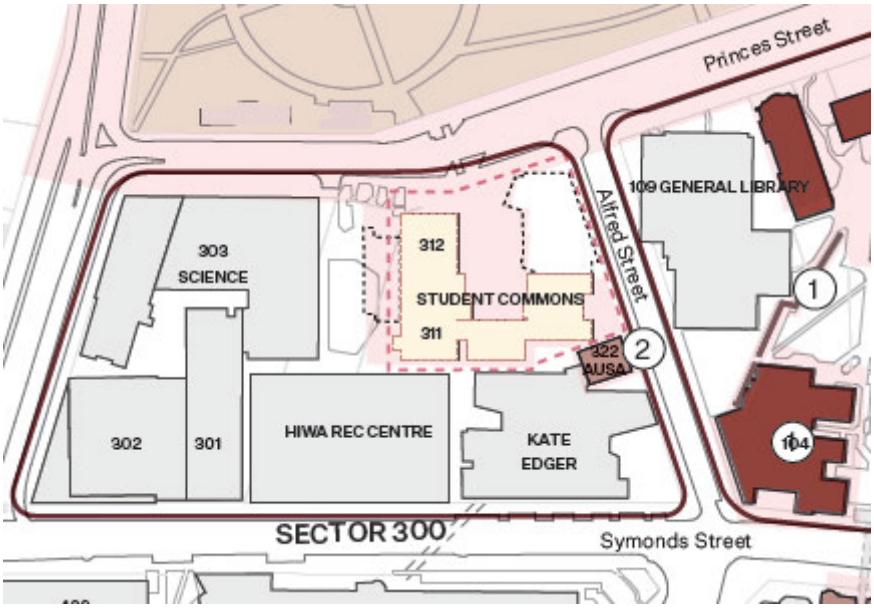


Figure 1 – Site Location showing the context of existing development within and immediately surrounding the Site.

4.2 The Student Union Building 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 7,000 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.

4.3 Today the building continues to house Student Union related activities, the Shadows student bar, 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 303 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.

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

4.5 The scale and configuration of this open space to the south of the Student Union Building 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.

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



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.

4.6 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.

4.7 The HIWA Recreation Centre, at c.31m in height or the equivalent of a six storey building from Symonds Street (with additional 5.6m plant enclosure above), is a significant new campus 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.

4.8 To the east, the Site interfaces with the AUSA House, a Category 2 heritage-listed former merchant house (scheduled as a Category B historic heritage place under the AUP) which houses the administrative functions of the Students' Association, as well as the Kate Edger Information Commons (Building 315), a five 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.

4.9 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.

4.10 The redeveloped HIWA Recreation Centre has strengthened the principal east-west connection between Symonds and Princes Street, that runs between the HIWA Recreation Centre and Kate Edger Information Commons 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 Building. From Symonds Street, the laneway also connects directly into the basement level facilities below the podium open space.

4.11 North-South there is a generously scaled and relatively porous and inviting connection through the Student Union Building 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 Information Commons 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 Information Commons.

4.12 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.

4.13 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.

4.14 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.

4.15 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 removing previous additions and adding new, sensitively designed spaces that integrate positively with the historic building forms.

4.16 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 Building 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.

4.17 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

4.18 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.

4.19 The city campus straddles this elevated ridgetop location, flanked by the historic stream valleys of Waiparuru 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.

4.20 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 myriad 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.

4.21 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.

4.22 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.

4.23 The University campus is part of the wider Learning Precinct which also includes the neighbouring Auckland University of Technology ("AUT") city campus to the other side of Wellesley Street East.

4.24 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 Te Waihorotiu Rail Station, which opened in September 2026, and in time is expected to be Auckland's busiest station, and with its principal entrance on Wellesley Street approximately 500 metres from the University campus.

5.0 City Campus Masterplan Context

5.1 The University undertook a comprehensive strategic spatial planning exercise through 2024 and 2025 to prepare a new City Campus Masterplan. An extract from the City Campus Masterplan is provided as part of the substantive application.

5.2 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, tuku toiora** – A distinct essence, a thriving vitality.

5.3 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

5.4 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 Building and General Library building in serving the diverse population, which is now nearly 50,000 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.

5.5 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"*.

5.6 The comprehensive masterplanning process identified the Proposal location as the 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 enabling project for the University to position the city campus for the future.



Figure 4 – Transformational initiatives of the Masterplan including the development of a student hub including a new Student Centre and Library to upgrade the student experience and enable a beating student heart within the campus.

Masterplan strategic direction to inform the Proposal

5.7 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:

a. 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.

b. 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.

c. 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.

d. 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.

e. 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.

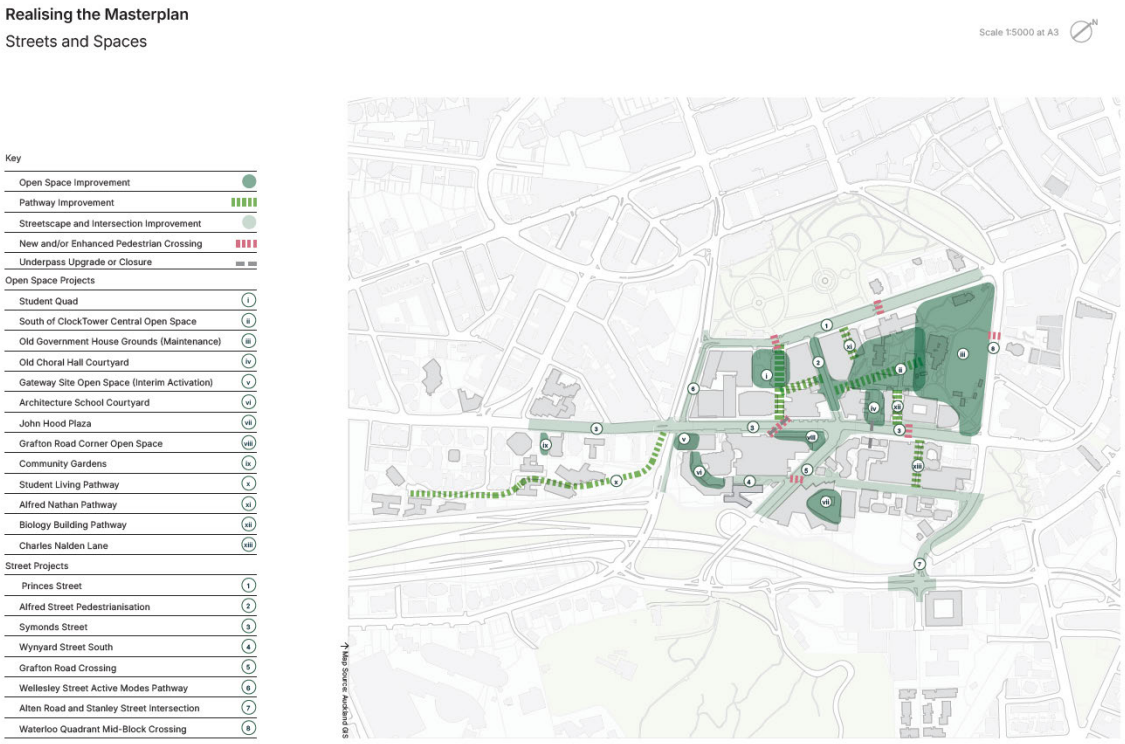


Figure 5 – Realising the Masterplan – Streets and Spaces and showing the pathway and open space improvement in the location of the Proposal.

6.0 Statutory Context

6.1 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.

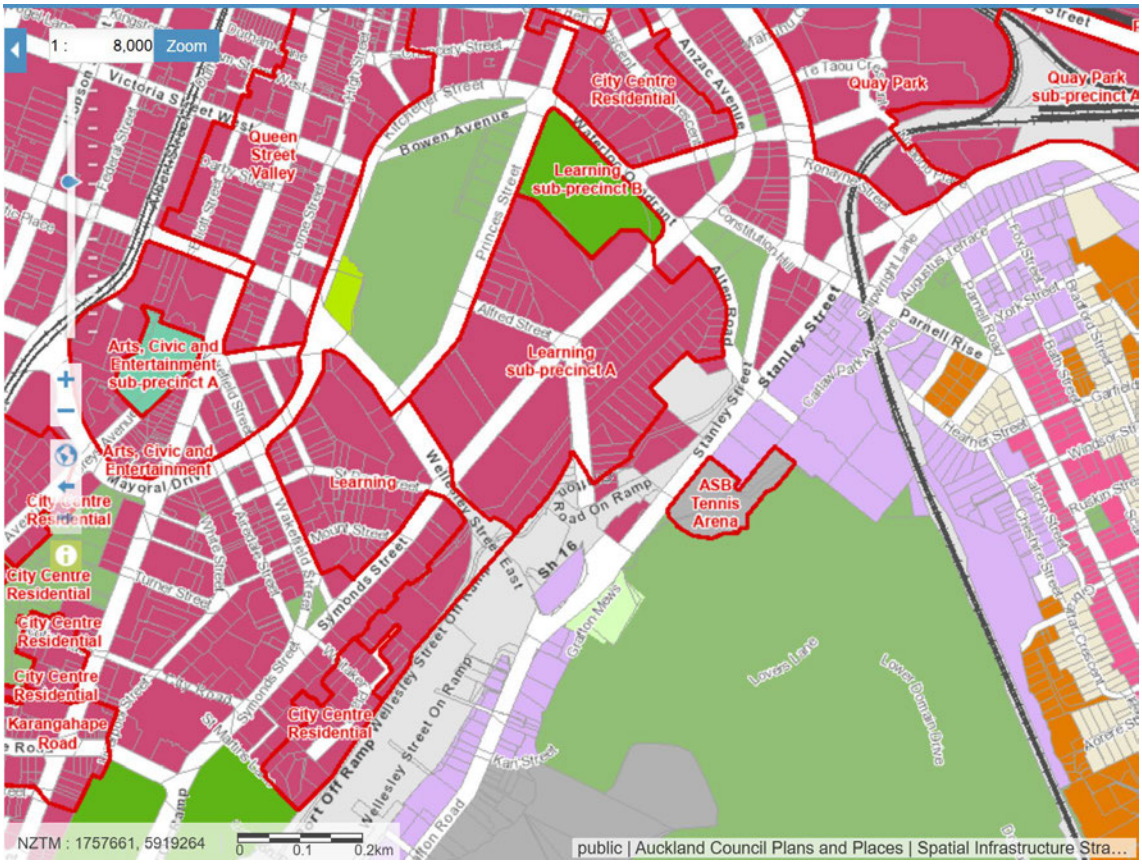


Figure 6 - The Site location within the context of the AUP Precincts and underlying City Centre Zone.

6.2 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.

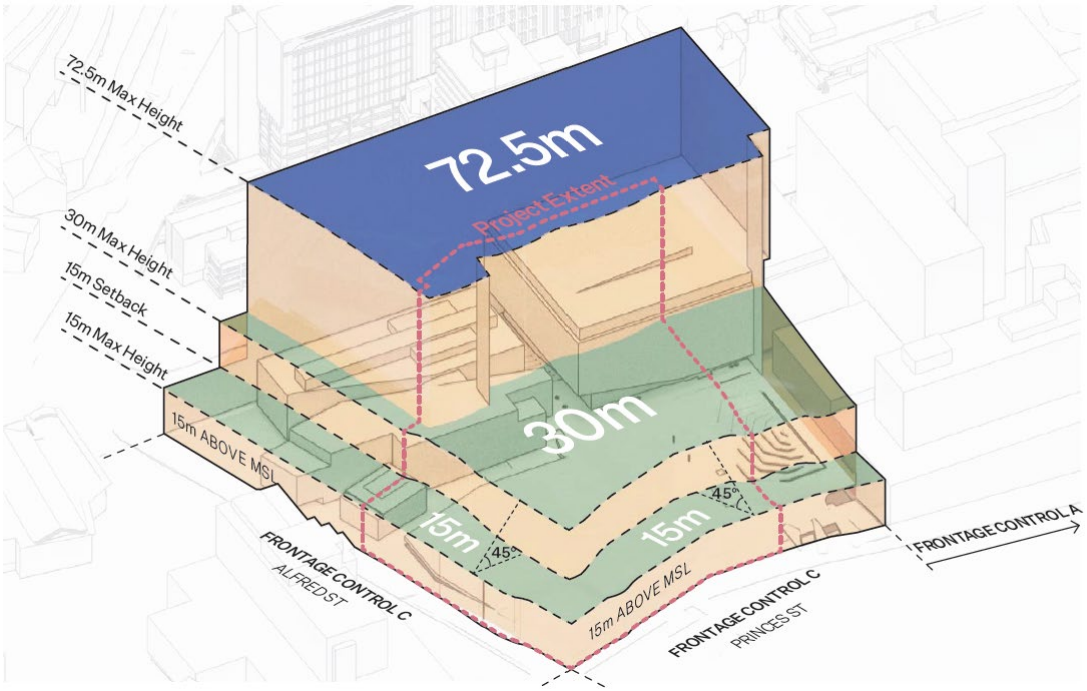


Figure 7 - Representation of the maximum building height and street frontage controls that apply to the Site and immediate site context from WAM Design report.

6.3 Sub-Precinct A provides for buildings with:

a. 72.5m maximum building height to the southern and eastern edges of the Site concentrated to Symonds and Wellesley Streets.

b. 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 15m street frontage height plus 15m set back - “Street Frontage Control C” applies, with a short central section of Alfred Street where no street frontage height control applies.

6.4 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.

6.5 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 public open space.

6.6 All new buildings within the Learning Precinct (and City Centre Zone) require consent as a Restricted Discretionary activity, with relevant matters of discretion including the building design and external appearance, as well as the design of covered plazas, open spaces and pedestrian linkages. As such, the assessment criteria for the Precinct, as well as those of the underlying City Centre Zone, linked to the objectives and policies, 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, as well as 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.

6.7 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.

7.0 Relevant Aspects of the Proposal

7.1 Architectural and landscape design details of the Proposal are delineated in the overview design report and detailed drawing appendices prepared by the Warren and Mahoney design team and submitted as part of the substantive application.

7.2 The overall site layout of the Proposal is shown in Figure 6 below. This drawing shows the location of the new building footprint, the enlarged Plaza and integration between the Plaza, 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.

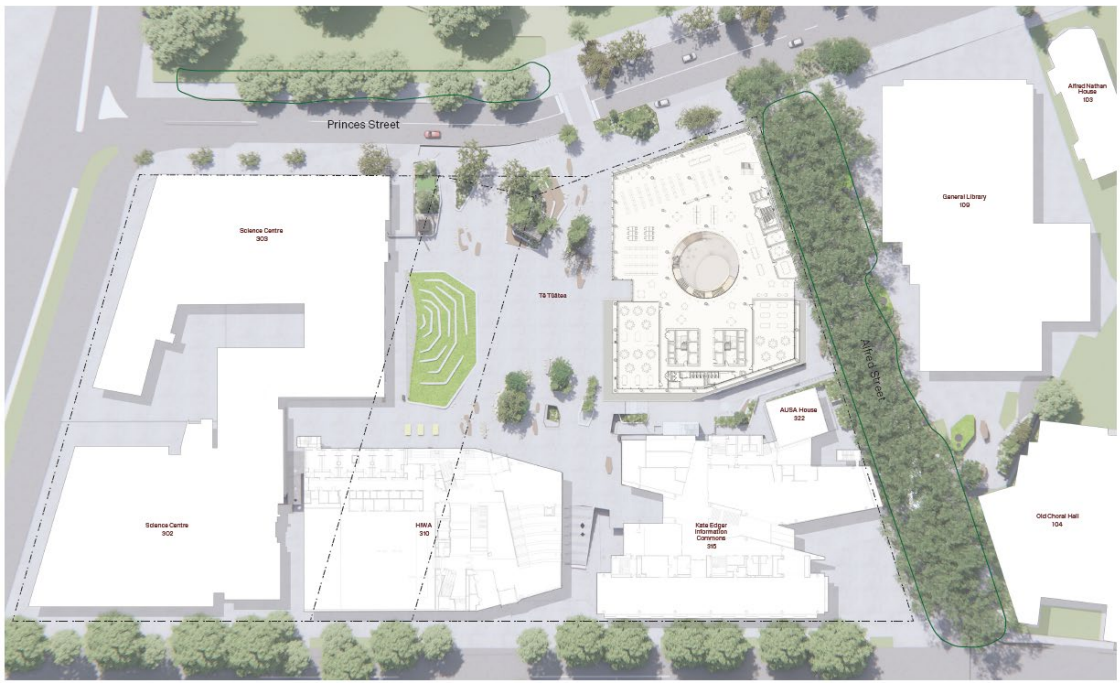


Figure 8 - Site Plan of the Proposal in its immediate context.

7.3 A full description of the Proposal is set out in the Substantive Project Assessment and is not duplicated here. Aspects of the Proposal that are of particular relevance to this UDLA include:

a. A highly active ground floor plan, with visitor/welcoming hub, campus store, café, exhibition and student union and club activities organised around a circular central atrium, with a circular staircase and more stepped occupiable terrace connection providing access from Princes Street and the Plaza down to the lower ground level and Alfred Street entry.

b. A lower ground floor plan of “superlab” teaching spaces, storerooms, a corner makerspace and end of trip facilities organised around the circular stairwell and that ties in to the mid-level entry point from Alfred Street, as well as an additional entrance directly off the widened and enhanced laneway linkage between the new building and Kate Edger Information Commons and AUSA House.

c. 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 Plaza on the ground floor with the Alfred Street entry and the laneway entry on the lower ground floor below as well as an open air bridge connection across the laneway linking directly into the Kate Edger Commons.

d. Above the ground floor, multi-purpose provision for both student centre programming and a new general library organised around the central atrium of Levels 01-05 with Levels 04 and 05 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.

e. Further set back from the top floor of the library, Level 06 is a partial floor of rooftop plant contained to the southern end of the building between the atrium and laneway, positioned to minimise its presence from the surrounding streets and spaces and fully enclosed by screening that integrates with the architectural façade types below. An array of Photovoltaic solar panels is proposed to the rooftop on Level 05 and Level 06.

f. Externally, the resultant singular stepped building form steps back successively from four storeys at the Princes Street frontage to an uppermost occupied sixth floor plus rooftop plant contained to the southern end of the building above the widened laneway with AUSA House and Kate Edger Information Commons.

g. Above a double height reading room designed to make the most of outlook across Princes Street to the Park, the stepped form creates two triangular rooftop terraces at Level 04 and Level 05 that also enjoy prospect over Princes Street to Albert Park and to the city centre skyline and beyond.

h. As an integral part of the Proposal, the proposed extension of the existing public space into an expanded Plaza space and enlarging the existing approximately 2,000m^2 space to approximately 4,000m^2 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. This represents a net increase on the existing two smaller scale courtyard spaces to either side of the Student Union Building.

i. Positioning of the new building footprint and modulation and articulation of the base of the building to both engage with the enlarged Plaza and open out a more direct sightline and generous 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 Information Commons.

j. Redevelopment of the existing east-west laneway connections between the new building and AUSA House / Kate Edger Information Commons, to strengthen the legibility and improve the accessibility, pedestrian amenity and integration of the linkages both up to the Plaza space and into the lower ground and basement levels of the adjoining buildings.

k. Airbridge connection across to the Kate Edger Information Commons at the Ground Floor level (one level above the laneway) from the new Student Centre and Library, to continue to provide the horizontal integration between the student centre and Kate Edger Information Commons as part of the wider student hub.

7.4 In addition to the works within the Campus to construct the new building and expanded Plaza, the Proposal seeks the removal of two existing Lombardy Poplar street trees within the adjoining Princes Street road reserve that are located within close proximity of the proposed building and plaza space, and to undertake associated streetscape works within the road reserve, including raised planter elements and pedestrian pavements. The extent of these works is depicted in the overall landscape concept drawing in the design report and referenced as Figure 9 below. These works are designed to integrate the expanded plaza with the Princes Street footpath in a manner consistent with the works undertaken for the earlier Stage 1 upgrade of the existing plaza space carried out as part of the HIWA Recreation Centre redevelopment. The location and canopy extent of the two proposed street trees to be removed are shown in the landscape drawing. The existing health and condition of these trees and the arboricultural effects of the proposed removal are addressed in the arboricultural assessment.



Figure 9– Landscape concept plan, with the blue dashed line showing the extent of physical landscape reinstatement works included in the FTAA substantive application, with the two existing Lombardy Poplar street trees within Princes Street for which removal is sought identified by note 20.

7.5 The landscape drawings also show for information purposes an indicative extent and scope of future streetscape public realm works for the stretch of Princes Street adjoining the Site frontage and signalised crossing of Princes Street to further enhance the public realm integration and connectivity between the campus, street edge and Albert Park. These works do not require any approvals as part of the substantive application, so are shown indicatively for information purposes only, and are subject to future approvals from Auckland Council and Auckland Transport.

7.6 The height and scale of the building proposed, in relation to the height controls of the Learning Precinct of the AUP, is for:

a. Maximum building height of approximately 37m at the eastern end of the Site, an infringement of 6.54m above the 30m maximum building height allowed for in this part of the Site.

b. A building height to Princes Street that ranges from 19m to 24.8m, relative to the 15m height and 15m depth of the street frontage control, with upper levels further set back beyond this depth.

c. A stepped street frontage height along Alfred Street, ranging from approximately 19m at the Princes Street corner, to a maximum of approximately 36m at the laneway, and representing a vertical infringement of up to approximately 21.46m, from the 15m street frontage height and 15m set back to Alfred Street, noting that this section of the building frontage is set back and angled away from the street

boundary towards the alignment of AUSA House and which reduces the extent of height infringement to this control.

7.7 This relationship between the proposed bulk and massing and the building height standards and street frontage controls that apply is represented in Figure 10 below.

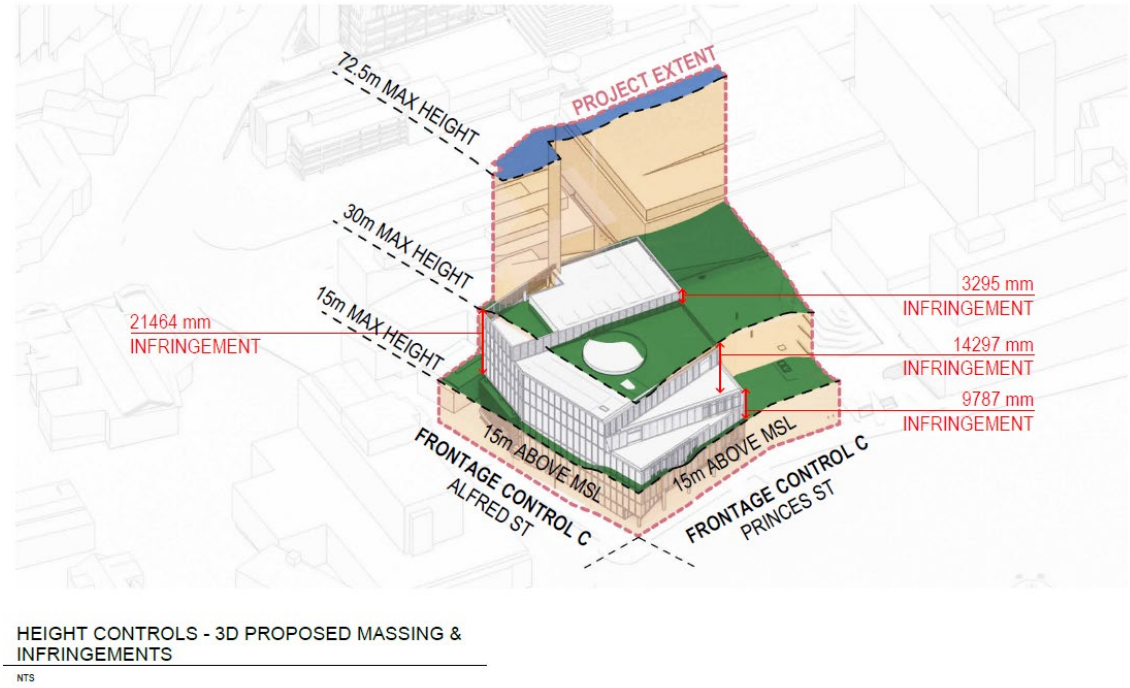


Figure 10 – The bulk and massing of the Proposal relative to the applicable building height standards and street frontage controls that apply within Sub-Precinct A of the Learning Precinct under the AUP.

7.8 The Proposal is required to be assessed under the Albert Park Sunlight Admission Controls. The requirements of these controls are addressed in more detail under the shading effects assessment.

7.9 In terms of the external design and appearance of the building, the architectural proposal is for the development of a distinctive façade expression, inspired by the intricate filigree detailing of the University clock tower, located further to the north along Princes Street and the recognisable symbol of the University within the wider city and to the world. All façade types will be of high-quality permanent materials, with three distinct façade systems that visually differentiate between the Princes Street façade ("the veil"), the upper facades elsewhere around the building addressing Alfred Street, the expanded plaza and laneway, and a deliberately more solid expression of the podium base at the eastern end of the building grounding its relationship to the surrounding streets and spaces and to the civic built character of the other buildings on campus. The architectural expression of the façade to the upper levels above draws inspiration from the intricate filigree detailing of the University clock tower further to the north along Princes Street, with a layered system of perforated and scalloped aluminium screens, creating a visually light layered and filtered screening to the glass façade behind and that provides for dappled light into the interior. The resultant architectural identity is intended to make a subtle reference to the highly recognisable and identity-imbuing architecture of

the Lippincott-designed University clock tower in a way that positions the new building alongside the tower as the outwards-facing buildings on the city campus.

8.0 Visual Catchment and Viewing Audiences

8.1 The Site is located on the corner of Princes and Alfred Streets within the established UoA campus. Alfred Street has an avenue of established, protected, 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 the volcanic ridge and historical papakāinga of Rangipuke. The core of the UoA city campus is located on the eastern ridgeline of the central city which is broadly followed by Symonds Street.

8.2 West of Princes Street the land falls steeply towards the Waihorotiu valley and present-day Queen Street. This natural topography, together with the medium to high-rise urban form of built development in the city centre along with the open space separation of Albert Park, is such that the Site is generally not experienced from the eastern quadrant of the central city (east of Queen Street).

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

8.4 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 across Alfred Street are frequently used by the public as well as the University population (nearly 50,000 students) at a range of proximate viewing audiences.

8.5 In a wider cityscape context, as the central city rises from Queen Street 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 provide for easterly vistas that terminate on the Symonds Street built and vegetated skyline. Te Hā Noa / Victoria Street's linear park 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' sculpture[2] 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.

8.6 The easterly vista on Wellesley Street's 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.

8.7 The primary viewing audiences for the Proposal are therefore:

[2] www.aucklandpublicart.com

- 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.

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

9.0 Assessment Against Relevant Urban Design Considerations

Building height and massing to site frontages

9.1 The proposed building height and massing is the result of a response to the requirement 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 Plaza space. Together the building and public space strongly support the desired increased vibrancy of the expanded student hub at the heart of campus life.

9.2 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.

9.3 The proposed building steps up west to east from a generous four storey height along the Princes Street frontage (ranging from approximately 19m to 24.8m to eight storeys above the laneway at the eastern end of the building, where the Proposal has a maximum height of approximately 37m to top of rooftop plant.

9.4 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 Plaza and Alfred Street that is 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 applying to Sub-Precinct A frontages, 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 distinctly stepped terraced form of the upper levels concentrates the

building mass back from the street edge. The rooftop plant, at Level 06, has been located in the part of the site that adjoins the 72.5m maximum height under the Precinct standards. The plant has been incorporated to read as an integral sixth step in the buildings form, set back against the laneway edge of the building where its height and presence is minimal from the wider public realm of Princes Street and Rangipuke Albert Park, as it is on Alfred Street where it is largely screened by the dense tree canopy that encloses the street. Where visible, the full storey height enclosure on all sides with architectural screening that closely integrates with the façade systems below ensures there are no adverse visual effects associated with accommodating the plant. These moves ensure that the potential for adverse effects on the built form character of the streetscape is avoided.



Figure 11 – Render of the Proposal from the opposite side of Princes Street.

9.5 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 approximately 19m at the street corner, to c.31m in the middle of the Alfred Street frontage and a maximum height of c.37m 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 Information Commons, 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. The crank in the building form that angles the northeastern corner with the laneway back to align with the setback frontage of AUSA House, undertaken primarily to reduce impacts on the trees, is a further move that aids with the comfortable integration of the scale and form of the Proposal with that of the surrounding buildings on Alfred Street.

9.6 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 Plaza public space, and the scale and form of neighbouring buildings in this part of the campus including AUSA House, Kate Edger Information Commons and the HIWA Recreation Centre. In combination with the proposed building and public spaces that link them, these form a key part of 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

9.7 Building upon the massing response, the façade design proposals, as captured in the architectural drawing package, have developed a carefully considered response to the Student Centre and Library core functions of the building, with a cohesive architectural expression that engages with the public realm of the two street frontages, the Plaza and laneway on all four sides around the building. The base of the building has been modulated with double-height volumes and spaces addressing and engaging with the public realm of Princes Street and the Plaza. Along Alfred Street, a deliberate crank and "carve out" to the façade around the podium base at the laneway engages with the scale and presence of AUSA House at the laneway entrance. The upper facades on all sides incorporate subtle variations into the façade systems that provide layering, depth and visual interest up close, as well as making the most of the outlook to the greenery of Rangipuke Albert Park and the Alfred Street London Plane Trees as well as the life and activity of the expanded Plaza.



Figure 12 – Render of the Proposal from the existing mound looking across the expanded Tē Tūātea / Plaza public space.

9.8 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 modulated, engaging and responsive to its surroundings and an upper level façade design that strongly addresses and interacts with the public realm on all four sides to Alfred Street, Princes Street and Albert Park, over the plaza and down on to the eastern laneway. The veiled façade to Princes Street addresses the green space of the Park and the landmark of the University clock tower in a way that is light and ethereal. Seen as a whole from the different public realm vantagepoints around the building on the campus and surrounding public streets and spaces, the façade system creates a sophisticated and layered visual language and identity to the building as a whole which relates positively to surrounding buildings including the HIWA Recreation Centre, AUSA House and Kate Edger Information Commons.



Figure 13 – West elevation with the veiled façade above the glazed ground floor addressing Princes Street and views to the greenery of Rangipuke Albert Park between Alfred Street and the expanded plaza.

9.9 The three storey base of the building to the eastern laneway, as depicted on the east elevation in the architectural package, reinforced through the differentiated façade language of the building base and the crank in the Alfred Street frontage angling back to align with the set back of AUSA House from the street, 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 Building.



Figure 14 – East elevation with the three storey podium base addressing the laneway with AUSA House and Kate Edge between Alfred Street and the expanded plaza.

In relation to Alfred Street, the Proposal's northern façade has been modulated to present varied responses to the street context, with the more solid two to three storey podium base treatment to the laneway corner giving way to the glazed ground floor frontage to the sloping street edge up to the Princes Street corner, above which sits the unitised façade system with metal frames providing a depth of façade to the curtain glass wall providing extensive opportunities to look out through the tree canopy to the street below. The greatest height and mass of the building sits above the differentiated base of the three storey laneway façade and the negative recessed glazing detail to the top of the podium, that helps to break down the scale of the tallest and bulkiest corner of the building and relate positively to AUSA House to the other side of the laneway. In general, the uppermost two to three levels of the building, as well as the Level 6 rooftop plant, will not be prominent in the Alfred Street streetscape given the heavy screening effect of the canopy cover of the London Plane trees, especially from spring to autumn while in leaf. These contextual design responses that have modulated and articulated the bulk and massing of the building, together with the strong presence of the tree canopy cover as a "living ceiling" to Alfred Street, ensure that the height and bulk of the building in relation to Alfred Street is not dominant, and avoids the potential for adverse urban form effects from the extent of infringement to the street frontage controls anticipated by the Learning Precinct Sub-Precinct A as annotated on the north elevation in Appendix A of the architectural drawing package.



Figure 15 – North elevation addressing Alfred Street between the laneway with AUSA House and the Princes Street corner.



Figure 16 – Render from Alfred Street showing the ways in which the crank and architectural expression of the podium base at the corner responds to both the street tree canopy and AUSA House in ways that also help reinforce the legibility and presence of the laneway entrance.

9.10 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 provided for 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 as seen within the midtown city centre core beyond.

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

9.11 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.

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

a. 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) Plaza public space between the new Student Centre and Library and science faculty to the south.

b. Additional generously scaled setbacks of the ground floor building line creating sheltered edges to the Plaza 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 Plaza coming from all directions.

c. 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 Plaza and Princes Street at the ground floor level, Alfred Street at a mid-point entry connecting in with the circular atrium circulation, 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 Plaza space. This new link continues to provide the function of the long-established connection provided through the existing Student Union Building.

d. Universal access provision into the building from the three principal ground floor and lower ground entrances from the Plaza, 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.

e. External to the building, the redevelopment of the existing north-south laneway including the widening of this connection, increasing its activation through a generously scaled entrance leading directly from the laneway into the informal learning space arrayed around the central atrium lightwell at the lower ground level, as well as a level of overlooking and natural surveillance from the student centre and library activities on each level that look down over this space. Improvements will be achieved to sightlines, legibility and wayfinding to the multiple connections at the southern end of this linkage up to the Plaza, 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 Information Commons. The removal of the existing two-level air bridge, and proposed single-level replacement bridge at the Ground Floor Level (one storey above the laneway) 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 Information Commons when seen approaching the Site on Alfred Street or from the plaza between the existing General Library and Old Choral

Hall where the angled alignment of the base of the new building generously opens out the edge of the laneway to Alfred Street.

f. Extensive provision of active ground floor uses to the ground floor and lower ground floor interacting with Princes Street and the northern edge of the plaza as well as activating Alfred Street and the eastern laneway, including the large informal learning spaces below the atrium at lower ground level that are linked with the circular stairwell that intuitively relate to and connects with Alfred Street and the laneway to the east.

g. The horizontal integration at both the Lower Ground laneway level and at the Ground Floor Level airbridge that will link the new Student Centre and Library with the activities within Kate Edger Information Commons and promote ease of movement and integration within this immediate part of the campus functioning as an expanded student hub.

h. 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.

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



Figure 17 – Render from the Plaza showing the highly modulated base of the building that offers shelter and reinforces wayfinding at the point of entry while also offering human-scaled depth and visual interest seen and experienced up close from within the public space.



Figure 18 – Render from Alfred Street showing the way in which the architectural expression reinforces the legibility of the point of entry to the building as well as the laneway entrance, supporting the pedestrian experience.



Figure 19 – Render of the interior at the mid-level occupiable terraces accessed directly from Alfred Street, providing an unprogrammed publicly accessible space looking out to the street, and connecting into the main circulation of the building.

Vehicular access and servicing

9.14 The Site layout and design reflects 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:

a. 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 and connecting into a loading dock and service zone on the lower ground floor under the expanded plaza.

b. 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.

9.15 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 via 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 Plaza public space and Princes Street. The Proposal design also ensures no conflicts occur 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 Plaza public space and eastern edge interface with the redeveloped laneway to the rear of the building.

CPTED

9.16 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 Plaza 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:

a. 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 Plaza at ground floor, from Alfred Street, and from the laneway at lower ground floor - that will all be publicly accessible.

b. 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 a principal point of entry into the lower ground floor learning spaces, as well as overlooked by upper levels, and improving the multiple connections up to the Plaza, 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.

c. 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.

d. 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.

e. High levels of passive surveillance from the activities within the upper levels of the building overlooking the surrounding public realm street frontages, the Plaza and pedestrian laneway to the east of the building.

f. 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

9.17 The shading effects from the Proposal on the surrounding public realm have been assessed, in particular in relation to Albert Park where the effects of shading have been assessed within the planning context of the sunlight admission controls to Albert Park that apply under the Auckland Unitary Plan and which requires sunlight to reach different areas of the park at different times of the day and year. Shading effects have been analysed on the adjoining public realm encompassing the expanded plaza space on the campus which is an integral part of the Proposal, Princes Street and Albert Park.

9.18 The shading effects assessment follows the Urban Designers Institute of Aotearoa **(UDIA)** Systematic Shading Assessment Methodology (S-SAM) Practice Note ("UDIA Practice Note 2"). Detailed analysis and assessment carried out using this methodology is contained in **Appendix 3** to this assessment report.

9.19 Shading studies have been prepared by Warren & Mahoney Architects (Appendix C to the Design Report) which illustrate the shading extent of the proposed building at representative dates across the four seasons and covering the specific dates that relate to the Albert Park sunlight admission controls under the AUP in particular. The shading diagrams have been prepared in accordance with the Practice Note 1: Shading Description of the UDIA S-SAM.

9.20 The UDIA Practice Note 2 identifies that the most sensitive areas of public realm for shading effects are places of occupation, including "public open spaces identified by the statutory plan as being sensitive to additional shade at identified dates and times", of which Albert Park is one in close proximity to the Site across Princes Street. Of relevance to the consideration of shading on the public realm surrounding the Proposal, the UDIA sensitivity scale also notes that the areas of public spaces that are most sensitive include parts where people are likely to pause in or occupy for extended periods, and recognised public promenades at the times when they are most likely to be used by the public for recreation (refer to **Appendix 2** Methodology Statement and the detailed shading analysis at **Appendix 3**).

Shading to Albert Park

9.21 Albert Park is covered by multiple sunlight admission controls with the majority of the park area divided up into one of four spatially defined sub-areas, each with their own sunlight admission requirements at different times of the year and day.

9.22 The Site of the proposed building sits to the east of Albert Park, separated by the c. 25.0m width of the Princes Street road reserve. Any shading effects on the Park are therefore limited to the morning period. The proximate eastern part of Albert Park fronting

Princes Street is covered by two separate sunlight admission areas, referred to in this assessment as Area A (the southern part of the Park and centred on the band rotunda lawn), and Area B (that covers the central fountain lawn which is the centrepiece of the Park). The southern most corner of the Park, abutting the street corner of Princes Street and Wellesley Street East, is not subject to a sunlight admission control, in recognition that this area is largely out of bounds to the public as the ground keepers service yard. The extents of these areas in relation to the location of the Proposal are shown in Figure 20 below.



Figure 20 – The Proposed Building and expanded plaza in relation to the Albert Park Sunlight Admission Areas across Princes Street.

9.23 For Area A, sunlight is required on this area between:

- All year – 11:00am – 2:00pm
- August 15 to April 30 – 10:00am – 2:30pm
- October 01 to March 15 – 9:00 am – 3:00pm

9.24 For Area B, sunlight is required between:

- All year – 10:00am – 2:30pm
- August 1 to April 30 – 9:30am – 3:00pm
- October 1 to March 15 – 9:30am – 4:00pm

9.25 A summary explanation of the shading analysis across the seasons is outlined below.

9.26 In addition to the sun studies, and to further support an understanding of how shading might affect people's use and enjoyment of any affected area of Albert Park and the spatial and use characteristics that inform an understanding of the relative sensitivity of different parts of the affected areas of the Park in accordance with the sensitivity scale and guidance in the UDIA Practice Note, a spatial use characterisation of the affected area of Albert Park, as well as the wider context of the Park as a whole, has been prepared. This is included as Appendix 4 to this Assessment.

Autumn Equinox – 15 March (DST)

- **Negligible shading effect** to Area A, with a small portion of the Park shaded for no more than 30 minutes between 9 and 9:30am. The most sensitive occupiable area of the grassed areas around the rotunda are only shaded for 15 minutes before the shadow retreats to only cover the entrance pathway areas that are less sensitive, being mostly movement focused.
- **Avoids shading effect** to Area B, with no shadow cast on this part of the Park during the protected time of day.

Winter Solstice – 21 June

- **Avoids shading effect** to Areas A and B, with no shadow cast on this part of the Park during the protected time of day.

Spring Equinox – 23 September

- **Avoids shading effect** to Areas A and B, with no shadow cast on this part of the Park during the protected time of day.

Spring – 1 October (DST)

- **Negligible shading effects** to Area A, with fleeting shadow across a very small portion of this part of the Park for less than 30 minutes. The affected area covers a small section of the path and a patch of mown grass between the path and Princes Street boundary. This entrance area of the Park is not a place where people linger and is not considered to be sensitive.
- **Avoids shading effect** to Area B, with no shadow cast on this part of the Park during the protected time of day.

Summer Solstice – 22 December (DST)

- **Negligible shading effects** to Area A, with fleeting shadow across a very small portion of this part of the Park for less than 15 minutes. The affected area covers a small section of the entrance path from Princes Street and is considered to be less sensitive given it is not a place where people linger.
- **Avoids shading effect** to Area B, with no shadow cast on this part of the Park during the protected time of day.

Overall Shading Effects Conclusion in relation to Albert Park

9.27 Overall shading effects on Albert Park are assessed as **negligible**, with only fleeting shadow across a small area of the Park, of greatest extent, duration and sensitivity in March, where it quickly moves off the occupiable grassed area around the rotunda and is never more than 45 minutes to any area of the Park. There is no shading at all at the winter solstice and spring equinox, and the shading effects assessed at other times of year are even less appreciable, being very fleeting at around 15 to 30 minutes and only affected less sensitive entrance areas of the Park where people do not typically linger.

9.28 As can readily be appreciated by a review of the shading studies, the extent of shadowing into the Park is limited such that at any time during which shadowing does occur, park users will continue to enjoy high levels of morning sunshine within the open grassed areas around both the central fountain and pagoda lawn in the interior of the Park, and which are the central focal spaces of the two sunlight admission areas. 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 as negligible.

Shading to Princes Street

9.29 While there are no particular sunlight admission controls in relation to Princes Street (or any city centre street), shading from the Proposal on the streetscape has been assessed, with greater sensitivity accorded to the pedestrian-focused footpath zones to each side of the street. In general, streets have less sensitivity, being movement focused, especially the central carriageways that are dedicated to moving vehicular traffic.

9.30 Shading across Princes Street is assessed as having a **low** shading effect during the morning period year-round, of greatest duration in October and only fleeting in the Winter Solstice. The shadow is cast across only a short section of Princes Street, with there being plentiful areas of footpath to either side remaining in sun during the affected times, as well as within the Park which is where the university community and other people go to enjoy the sunshine at all times of year.

Shading to Expanded Plaza Space

9.31 The project team has given consideration to the extent to which the building form generates shading effects on the expanded Plaza that sits to the south of the proposed building. This area, part of the University City Campus and being expanded and upgraded as an integral part of the Proposal, is intended to become a principal public gathering space for the University community in association with the expanded student centre being supported within the building and the adjacent HIWA Recreation Centre, Kate Edger Information Commons and AUSA House.

9.32 While this space is owned by the University, the Learning Precinct Sub-Precinct A of the AUP (1207.8.2(b)(ii)) does direct proposals to address the extent to which building form and height consider the impact of shading on the internal communal spaces of the campus.

9.33 With reference to the UDIA S-SAM methodology, the plaza space is an area specifically designed for occupation and events and is therefore of high sensitivity. That said, as the UDIA practice note outlines, there is benefit to shade as well as sunlight in supporting people's use and enjoyment of public spaces, and a degree of shade in a space such as this is positive during the warmer months. Shading effects on a public open space such as this are given a lesser weighting when either substantial parts of the space remain in the sun and/or other immediately adjacent parts of the public realm receive sun at the same time and are available to occupy.

9.34 Ensuring the right balance of both sunlight admission and areas of shade to support comfortable use of the enlarged and enhanced gathering space through the day and year has been an important consideration for the University and the design team in ensuring the investment in public space is fit for purpose.



Figure 21 – Solar Study at the autumn equinox, and showing how changes in shadow through the day offer up different opportunities for people to be in sun or shade across the space as a whole.

9.35 A detailed review and analysis of the sun studies in relation to the expanded Plaza, as set out in the **Appendix 3** Shading Analysis, indicates that 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 during the afternoon.

9.36 The shading studies indicate that while this space 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 at all times of year (and extensively and earlier in the afternoon during 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. Other than in the winter months, people will generally be able to find sun somewhere within the Plaza during the morning hours, with the space receiving good levels of afternoon sun year-round. Accordingly, adverse shading effects on this space are assessed as **low.**

10.0 Landscape Effects Assessment

10.1 This UDLA addresses landscape effects as well as visual effects, which are a consequence of changes to the values of the landscape as experienced by people in views.

Landscape effects

10.2 The Proposal involves the redevelopment of a brownfield Site within the University 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 campus.

10.3 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 day to day and year-round 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.

10.4 The Proposal has been carefully designed, and modified since the referral stage, to accommodate the established protected (notable) London Plane street trees on Alfred Street, limiting canopy reduction such that these trees will continue to provide a strong framing of the development site on Alfred Street.

10.5 Two mature Lombardy Poplar trees are proposed to be removed from Princes Street in proximity to the Site frontage, these two street trees are not notable trees and are located in close proximity to the Site boundary. Tree assessment and removals are addressed in the Peers Brown Miller arborist report, which identifies these two trees to be around seventy years old, one tree (Tree 9) is in poor average health and the other in average health (Tree 10). Works required in the root zones of these trees are likely to further affect their health with removal recommended by the arborist. The landscape Proposal is to unify the planting of this part of the University campus frontage on Princes Street bringing the vegetated landscape character of Plaza to the public realm of the street, continuing and integrating with the street tree and streetscape integration changes already made during the recent redevelopment of the HIWA Recreation Centre. These two trees are separated from the more consistent row of Lombardy Poplar trees further along Princes Street to the north such that their removal and replacement with new native specimen trees, does not detract from the character of generally more mixed species of

street trees at this southern end of the street which already has a more diverse treed character. Further details of replacement street trees can be managed by way of conditions noting that further works within the streetscape are excluded from the scope of this application.

10.6 The proposed building presents a highly articulated façade to Princes Street with a two-storey colonnade lifting the western corner of the building to draw people in from the street. At the building's Levels 02 and 03 above the colonnade the façade addresses the Princes Street boundary above which at Levels 04 and 05 the building angles back from the street creating two roof terrace spaces addressing the street and Rangipuke Albert Park opposite. Level 06 has a further reduced footprint and is set well back from Princes and Alfred Streets, it comprises mechanical plant / services.

10.7 On Alfred Street a central portion of the building sits at full height, six storeys, set back 2m from the boundary with the angled Princes Street façade stepping further away from the boundary above the fourth floor whilst further down Alfred Street a chamfer in the façade angles the building away from the boundary over its full height. This careful placement of the building (refined since the referral stage) accommodates the extension of the canopy of the adjacent protected London Plane trees over the boundary into the Site.

10.8 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.

10.9 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 Tē Tūātea / Plaza central open space along with the open ground plane of the building will establish an important social heart to the campus, generating beneficial landscape effects.

Visual effects

10.10 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.

10.11 In order to represent the range of public views of the Proposal, visual simulations have been prepared from three publicly accessible viewpoint locations. The viewpoint locations were discussed and agreed as representative with Council's peer review landscape architect (Peter Kensington) at the second pre-application meeting (29 September 2026). The visual simulation viewpoint locations were selected from a series of seven representative photographs all of which are included in the **Appendix 5** – Visual Simulations and Viewpoint Photographs. The proposed photographic viewpoint locations and those three selected for the preparation of visual simulations – viewpoints (VP) VP1, VP4 and VP7, are illustrated below.



Figure 22 – Viewpoint Locations, VP marked in blue are the three visual simulation viewpoints.

10.12 The six to seven storey, mid-rise, scale of the Proposal is not sufficiently tall to be prominent in wider city views given the established mid- and high-rise character of the campus and wider central city urban context.

10.13 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 Rangipuke Albert Park across Princes Street into the campus.

10.14 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 student population of nearly 50,000.

10.15 The three visual simulations address those public views in which the Proposal will be most obviously seen. VP1, refer Figure 13 below, the view looking northeast up Princes Street from a location adjacent to the Science Centre, provides a clear view to the Proposal's north and east façades addressing Princes Street and the enlarged open space Tē Tūātea / Plaza. The stepped form of the building is obvious, as is the setback ground plane and colonnade to the northwest corner of the building, inviting people in from the street. The greatest height sits at the southwest corner with the façade extending to encompass this rooftop plant. The open sky separation between the HIWA Recreation Centre and the Proposal suggests the physical connection into the campus and avoids the massing together of the campus building forms.



Figure 23 – VP1 Proposed View from Princes Street looking northeast across the expanded plaza to the proposed building.

10.16 VP4, refer Figure 14 below, shows the public view from Rangipuke Albert Park looking east from the popular gathering and seating area in the Park focussed on the water feature fountain and pool. The University forms the building backdrop to this view with the Proposal providing a scale that is consistent with the established framing of the current Library and Science Centre to either side. In this respect the Proposal is not remarkable or prominent in the view. The neutral tones of the building's façade materiality tie in well with the mature vegetation that frames the park, unlike the bolder red and yellow colours of the Science Centre which tends to attract the eye.



Figure 24 – VP4 Proposed View from within Albert Park beside the central fountain looking east across the Park to the proposed building beyond the treed edge of Princes Street.

10.17 VP7, refer Figure 15 below, illustrates the wider cityscape view looking east along the axis of Wellesley Street towards the Proposal which sits behind Toi o Tāmaki, the Auckland Art Gallery, with its corner clock tower, and vegetation in Rangipuke Albert Park behind. The HIWA Recreation Centre also sits in this view forming part of the built city skyline. The Proposal aligns with buildings that define the northern side of the street with its stepped form apparent on the skyline as the extension of the line of buildings. Closer

buildings in the view are taller with heights stepping down to the Proposal in a way that keeps the relative heights in step with a decreasing height skyline profile. In this way the Proposal does not stand out in the mid- to high-rise cityscape view, sitting comfortably within the view as part of the continually changing urban cityscape.



Figure 25– VP7 Proposed View from Wellesley Street West looking east to the proposed building visible on the skyline above the treeline of Rangipuke Albert Park and the Auckland Art Gallery.

10.18 Overall, in terms of visual effects, the Proposal will generate **low** to **very low**, including **negligible** adverse visual effects with the proposed scale and massing of the building fitting comfortably within the scale of the established campus, the streetscape and the wider cityscape. Positive visual effects will accrue from the building's welcoming arrival to the campus, and its quality architectural form and materiality along with the substantially expanded open space plaza which provides a significant campus and public realm amenity.

Appendix 1 – Qualifications and Experience

Qualifications and Experience

Stuart Houghton

10.19 I am a Registered Urban Designer with the Urban Designer's Institute of Aotearoa (UDIA), a 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 have over 23 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.

10.20 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.

10.21 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.

10.22 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.

10.23 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.

10.24 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.

10.25 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.

Rachel de Lambert

10.26 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.

10.27 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.

10.28 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.

10.29 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.

10.30 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.

10.31 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

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

communities, port related activities, roading, water treatment and other infrastructure projects.

10.32 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.
- Rangitoopuni Developments Limited, a listed project under the Fast Track Approvals Act 2024.

10.33 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

10.34 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 together with recognised urban design guidance including the Systematic Shading Assessment Methodology Practice Note 2: Shading Assessment (Urban Designers Institute Aotearoa, 2025).

10.35 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.

10.36 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 Manu[4], and as set out below:



10.37 The assessment has been informed by:

- the architectural and landscape architectural drawings, elevations, sections, schedules, renders, shading studies and design information prepared by Warren and Mahoney;
- the accompanying planning (AUP) documentation;
- site inspections and analysis of the surrounding urban environment;
- assessment of the existing built form, streetscape and public realm;
- verified visual simulations prepared by Boffa Miskell; and
- the relevant provisions of the AUP, the NPS-UD and associated urban design guidance.

10.38 The assessment considers the proposal in relation to both the existing urban environment and the planned future character anticipated by the AUP. In doing so, it recognises that urban environments are dynamic and that the character of urban areas is shaped by ongoing redevelopment and intensification.

10.39 Consistent with Te Tangi a te Manu, landscape is understood as the interaction between people and place, incorporating the physical, perceptual and associative characteristics that contribute to landscape character and amenity. Within an urban environment these characteristics include built form, streets, public spaces, vegetation, movement networks and the way in which people experience the city.

10.40 Effects have been 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.

10.41 This same seven-point scale of effects has been 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 and effects on pedestrian amenity within the public realm adjoining and nearby the site, with shading effects being assessed following the five point rating scale of the UDIA methodology as noted below.

[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].

10.42 Both Stuart and Rachel 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.

10.43 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 have been prepared. The simulations have been prepared to o assist with assessing the potential visual effects of the Proposal. The viewpoint locations for the 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.

10.44 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 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.

10.45 In addition to the visual simulations, a range of 3-Dimensional (3-D) views from the architect's model, accurately positioned to the viewpoint location, have been prepared as part of the design development and included in the architectural and landscape design report. These have been used to inform the assessment.

10.46 The shading effect from the Proposal has been analysed with a focus on assessing the impact to the adjoining public realm, including the expanded Tē Tūātea / Plaza public space that is an integral part of the project, Princes Street and particularly in relation to Albert Park to the west, which has particular sunlight admission requirements under the Auckland Unitary Plan. This analysis follows the Urban Designers Institute of Aotearoa (UDIA) Systematic Shading Assessment Methodology (S-SAM) Practice Note. Detailed analysis and assessment carried out using this methodology is contained in **Appendix 3**, based upon shading studies produced by the architect's Warren and Mahoney in accordance with UDIA (S-SAM) Practice Note 1: Shading Description. Shading effects have been assessed using the five-point rating scale as defined in S-SAM and detailed in the Appendix.

Appendix 3 – Detailed Shading Assessment

Boffa Miskell

THE UNIVERSITY OF AUCKLAND STUDENT CENTRE AND LIBRARY

SHADING ANALYSIS

OCTOBER 2026



SHADING ASSESSMENT METHODOLOGY

Overview
The following pages assess shading effects on the public realm, comprising Albert Park and Princes Street, where shading from the proposal is experienced during the morning. Shading to adjacent Tē Tūātea Plaza within the University of Auckland has also been assessed, as while it is in within the University campus, it is also a publicly accessible space.

Shading diagrams are typically prepared for the winter and summer solstices and the spring and autumn equinoxes. For this assessment, diagrams and assessment tables have been prepared for the winter and summer solstices, the spring equinox, and the additional dates of 15 March and 1 October. The latter dates have been included to demonstrate sunlight access to Albert Park at the times specified by the Auckland Unitary Plan (AUP) Appendix 11 Figure 6: Admission of sunlight to Albert Park. The autumn equinox has not been assessed separately because it occurs approximately one week after 15 March, which is considered to provide an adequate representation of shading conditions around the autumn equinox.

The assessment tables are based on the shading diagrams provided by Warren and Mahoney Architects (WAM). The diagrams illustrate shading from the proposal, as well as shading from other existing buildings within the local area.

The tables apply the UDIA Systematic Shading Assessment Methodology (S-SAM) to evaluate shading effects. In applying the methodology, the assessment has considered shading effects to the affected areas of the public realm based upon an understanding of the geographic extent, duration and timing of shading depicted in the WAM shading diagrams, and applying the effects rating scale in the context of the existing environment as well as the sensitivity and effects rating guidance of the methodology.

Sensitivity
The shading diagrams illustrate that shading from the proposal extends across parts of the public realm, including Princes Street and Albert Park, and across Tē Tūātea Plaza within the University campus. Princes Street primarily performs a movement function, albeit with an aspiration to improve the connectivity between the campus and the park as identified by the University's City Campus Masterplan. The affected areas, including the footpaths, are not lined by active shopfronts and do not support prolonged occupation, which occurs within the public spaces of the campus and the park to either side of Princes Street. Princes Street is therefore assessed as 'Least Sensitive' on the S-SAM sensitivity scale shown to the right.

Albert Park
Albert Park is a public open space where people may spend extended periods and is assessed as 'Most Sensitive'. Within the park, the seating areas and mown grass surrounding the band rotunda and Albert Park Fountain are particularly sensitive. Much of the path network is less sensitive due to its primary movement function and because the extensive mature tree canopy already shades some of the paths and adjacent seating areas.

To understand how people use and occupy this part of Albert Park in the context of the park as a whole, Boffa Miskell has prepared an 'Albert Park Analysis' document, identifying key park elements, including lawn areas, seating, garden beds and tree canopy. These elements help identify areas where people are more likely to linger and their relative sensitivity to shading.

University of Auckland Tē Tūātea Plaza
For the purpose of this study, the plaza has been assessed in the same manner as the public realm. The proposal would double the size of the plaza and incorporate the existing 'mound', which provides informal seating. The plaza would also contain formal seating, pedestrian movement routes and a central gathering space. Given its anticipated level and range of use, the plaza is assessed as 'Most Sensitive' on the S-SAM sensitivity scale.

Rating Scale
City, Centre and Wider Urban Neighbourhood

HIGH	A change to the amount of shade over a large area and/or with an effect over a large number of buildings and public open spaces, and for an extended period*.
MODERATE	A change in shading over a large area and/or with an effect over a large number of buildings, and which is fleeting*; or shading on a small proportion of an identified public open space for an extended period.
LOW	A change in shading over a small area or low number of buildings or a relatively small proportion of a public open space. The shading is fleeting.
NEGLIGIBLE	A change in shading which is limited in extent to the point of being barely perceptible in a particular area or space, and which is fleeting.
NIL	Where no additional shade is cast on the area or space under consideration.

Source: UDIA S-SAM

* The S-SAM defines 'extended period' as meaning for well over an hour. 'Fleeting' shade is taken as being experienced for around an hour or less.

Sensitivity Scale

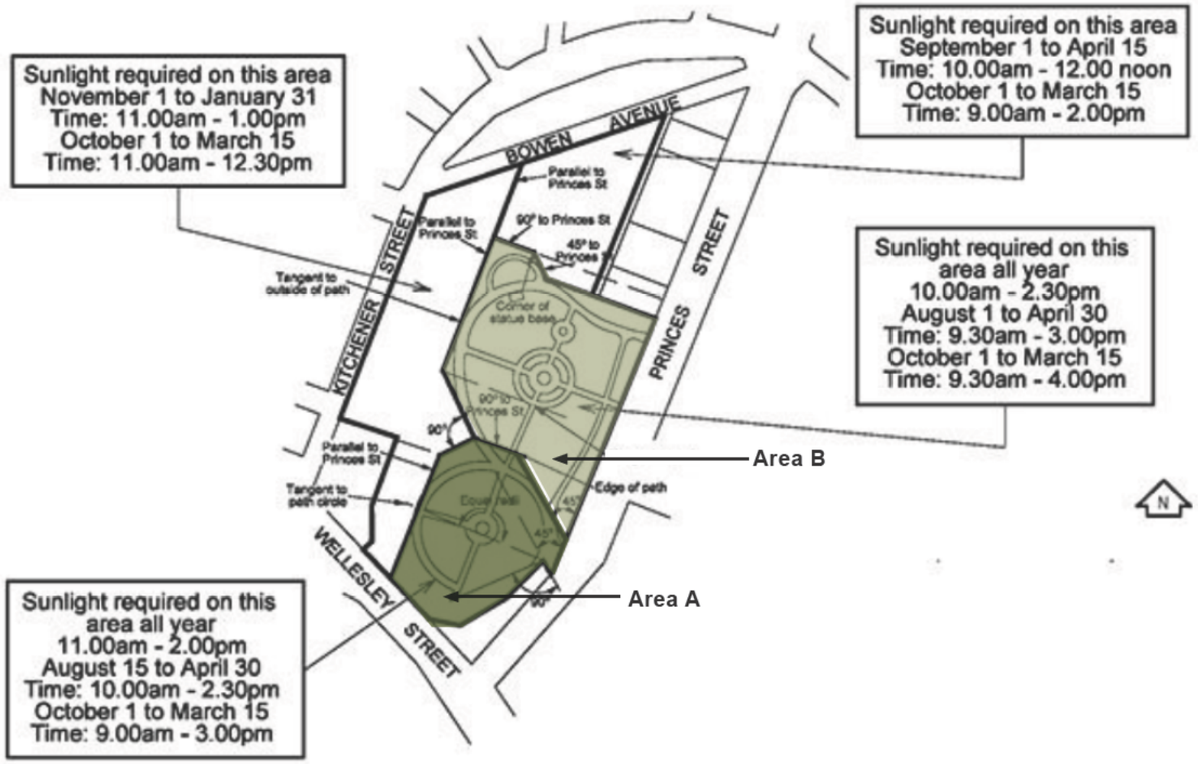
MOST SENSITIVE	**Residential Neighbours:** Primary living room Outdoor living space related to the primary living room if shaded at the times when it is most likely to be occupied. **Public Realm:** Public open spaces (shade sensitive at times most likely to be occupied) Public promenades
MODERATELY SENSITIVE	**Residential Neighbours:** Other identified outdoor living spaces. Windows to other habitable rooms: living and dining etc. Rear gardens. **Neighbourhood:** Main streets (if associated with shopfronts and outdoor dining) **Public Realm**: Footpaths if associated with shopfronts
LEAST SENSITIVE	**Residential Neighbours:** Areas already shaded by boundary fencing and/or existing vegetation. Unoccupied side or rear yards. Driveways, blank walls, roofs. **Public Realm:** Footpaths - all other Road carriageways **Neighbourhood:** Commercial and industrial uses

Source: UDIA S-SAM

SHADING ASSESSMENT METHODOLOGY

AUP APPENDIX 11 FIGURE 6: ADMISSION OF SUNLIGHT TO ALBERT PARK

For the purpose of this shading assessment, the two areas within Albert Park subject to shading from the proposal are referred to as 'Area A' and 'Area B'.



PROPOSED BUILDING FOOTPRINT IN RELATION TO PRINCES STREET, ALBERT PARK AND THE UNIVERSITY PLAZA



AUTUMN - 15 MARCH (DST)

LEGEND: RATING SCALE

Not Assessed	Nil	Negligible	Low	Moderate	High
	-				

Sunrise: 07:20

Sunset: 19:37

SHADING TO PUBLIC REALM

	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	Rationale and Mitigating factors
Albert Park Area A	Not assessed*		Area A: sunlight required by AUP 9am - 3pm Negligible	-	-	-	-	-	-	-	-	-	-	-			Not assessed*							After sunset	**Shading effects:** Within the hours of sunlight required by the AUP, the proposal will shade a small portion of Area A Between 9-9.30am. The sensitive grass seating area is shaded for 15 minutes before the shade retreats. The path and garden bed, which are considered least sensitive, are shaded fleetingly, for approximately 30 minutes. The shadow does not fall across any formal seating areas. Aside from this small area, the majority of Area A and all of Area B is unaffected, and shading to these areas is assessed as negligible overall.
Albert Park Area B			Area B: sunlight required by AUP 9.30am - 4pm	-	-	-	-	-	-	-	-	-	-	-	-	-									**Albert Park shading effect: Negligible**
Princes Street			Low	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Not assessed - within an hour of sunset			**Shading effects:** The footpath on the western side of Princes Street will be subject to shading for one hour between 9-10am. The road corridor and footpath on the eastern side of the street will be subject to shading for three hours between 9am-12pm. These are considered 'least sensitive' on the sensitivity scale. **Princes St shading effect: Low**
UoA Plaza Tē Tūātea			Moderate					Negligible		-	-	-	-	-	-	-	-	-	-	-	-				**Shading effects:** The proposal will shade most of the plaza at 9am, although parts of 'The Mound' and some seats will have sunlight access. The shade will recede across the morning and early afternoon, until 3pm. From 11am 'The Mound' and multiple formal seating options will have sunlight access. Most of the plaza will be in full sun from 1pm onwards. **The Plaza shading effect: Moderate**

*Outside of times where sunlight is required to Albert Park by the AUP



WINTER - 21 JUNE

LEGEND: RATING SCALE

Not Assessed	Nil	Negligible	Low	Moderate	High
	-				

Sunrise: 07:33

Sunset: 17:10

SHADING TO PUBLIC REALM

	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	Rationale and Mitigating factors
Albert Park Area A	Not assessed*						Area A: sunlight required by AUP 11am - 2pm							Not assessed*						After sunset					**Shading effects:** There will be no shading to Albert Park from the proposal on 21st of June.
Albert Park Area B					Area B: sunlight required by AUP 10am - 2.30pm																				**Albert Park shading effect: Nil**
Princes Street			Low															Not assessed - within an hour of sunset							**Shading effects:** Princes Street will be subject to shading fleetingly, for one hour between 9-10am. The road corridor and footpaths are considered 'least sensitive' on the sensitivity scale.
																									Princes St shading effect: Low
UoA Plaza Tē Tūātea			Moderate										Negligible												**Shading effects:** The proposal will shade most of the plaza from 9-11am, receding across the morning and early afternoon, until 3pm. From 12pm 'The Mound' and multiple formal seating options will have sunlight access. Most of the plaza will be in full sun from 2pm onwards.
																									The Plaza shading effect: Moderate

*Outside of times where sunlight is required to Albert Park by the AUP



SPRING - 23 SEPTEMBER

LEGEND: RATING SCALE

Not Assessed	Nil	Negligible	Low	Moderate	High

Sunrise: 06:08

Sunset: 18:18

SHADING TO PUBLIC REALM

	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	Rationale and Mitigating factors
Albert Park Area A	Not assessed*				Area A: sunlight required by AUP 10am - 2.30pm										Not assessed*							After sunset			**Shading effects:** There will be no shading to Albert Park from the proposal on 23rd of September.
Albert Park Area B																									**Albert Park shading effect: Nil**
Princes Street			Low		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Not assessed - within an hour of sunset					**Shading effects:** Princes Street and the eastern footpath will be subject to shading for up to two hours between 9-11am. There will be no shading to the western footpath. The road corridor and footpaths are considered 'least sensitive' on the sensitivity scale.
UoA Plaza Tē Tūātea			Moderate						Negligible				-	-	-	-	-	-	-						**Princes St shading effect: Low**
																									Shading effects: The proposal will shade most of the plaza at 9am, although parts of 'The Mound' and some seats will have sunlight access. The shade will recede across the morning, and most of the plaza will be in full sun from midday. From 10am 'The Mound' and multiple formal seating options will have sunlight access.
																									The Plaza shading effect: Moderate

*Outside of times where sunlight is required to Albert Park by the AUP



SPRING - 1 OCTOBER (DST)

LEGEND: RATING SCALE

Not Assessed | - Nil | Negligible | Low | Moderate | High

Sunrise: 06:08

Sunset: 18:18

SHADING TO PUBLIC REALM

	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	Rationale and Mitigating factors
Albert Park Area A			Area A: sunlight required by AUP 9am - 3pm														Not assessed*					After sunset			**Shading effects:** There will be fleeting shading for up to 30 minutes in Area A, covering a small section of path and a patch of mown grass between the path and Princes Street boundary. Neither of these are places where people linger, and are not considered to be sensitive.
Albert Park Area B			Negligible	-	-	-	-	-	-	-	-	-	-	-	-	-									**Albert Park shading effect: Negligible**
Princes Street	Not assessed*		Area B: sunlight required by AUP 9.30am - 4pm																						**Shading effects:** Princes Street will be subject to shading fleetingly, for one hour between 9-10am. The road corridor and footpaths are considered 'least sensitive' on the sensitivity scale.
			Low							-	-	-	-	-	-	-	-	-	-	Not assessed - within an hour of sunset				**Princes St shading effect: Low**
UoA Plaza Tē Tūātea			Moderate							Negligible					-	-	-	-	-						**Shading effects:** The proposal will shade most of the plaza at 9am, although parts of 'The Mound' will have sunlight access. The shade will recede across the morning and early afternoon, until 3pm. From 11am 'The Mound' and multiple formal seating options will have sunlight access. Most of the plaza will be in full sun from 12pm onwards.
																									The Plaza shading effect: Moderate

*Outside of times where sunlight is required to Albert Park by the AUP



SUMMER - 22 DECEMBER (DST)

LEGEND: RATING SCALE

Not Assessed	- Nil	Negligible	Low	Moderate	High

Sunrise: 06:08

Sunset: 18:18

SHADING TO PUBLIC REALM

	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	Rationale and Mitigating factors
Albert Park Area A	Not assessed*		Negligible	-	-	-	-	-	-	-	-	-	-	-	Not assessed*							After sunset			
Albert Park Area B			-	-	-	-	-	-	-	-	-	-	-	-	-	-									
Princes Street			Low	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Not assessed - within an hour of sunset					
UoA Plaza Tē Tūātea			Moderate	Low					Negligible																

Area A: sunlight required by AUP 9am - 3pm

Area B: sunlight required by AUP 9.30am - 4pm

*Outside of times where sunlight is required to Albert Park by the AUP

Shading effects: There will be fleeting shading for up to 15 minutes in Area A, covering a sliver of path that is unlikely to be perceivable.

Albert Park shading effect: Negligible

Shading effects: Princes Street and the eastern footpath will be subject to shading for up to three hours between 9am-12pm. Shading to the western footpath will be fleeting. The road corridor and footpaths are considered 'least sensitive' on the sensitivity scale.

Princes St shading effect: Low

Shading effects: The proposal will shade the northern corner of the plaza 9am, although parts of 'The Mound' will have sunlight access. The shade will recede across the morning. From 11am 'The Mound' and multiple formal seating options will have sunlight access. Most of the plaza will be in full sun from 11am onwards.

The Plaza shading effect: Low



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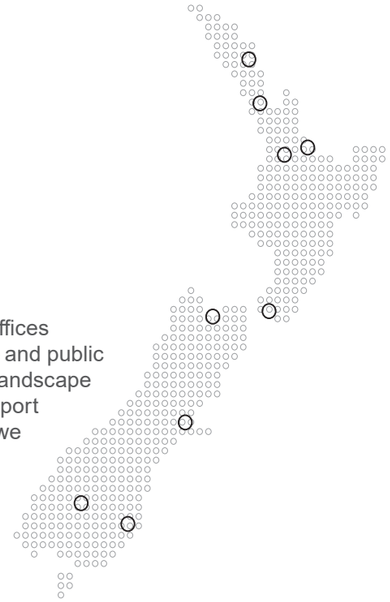

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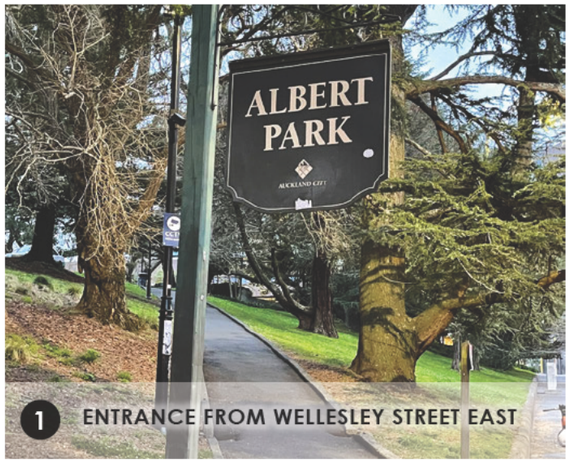
Appendix 4 – Albert Park Spatial Use Characterisation

ALBERT PARK ANALYSIS

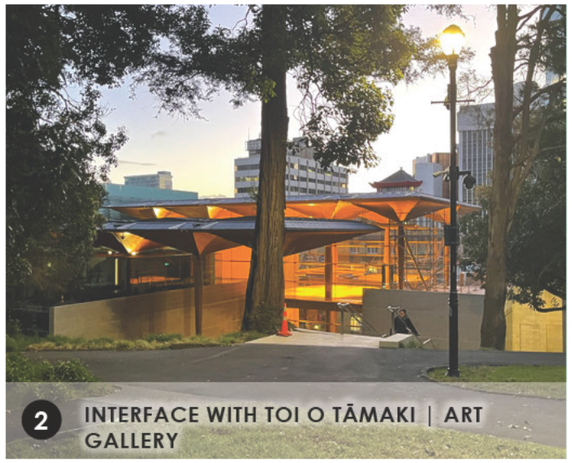


ALBERT PARK ANALYSIS

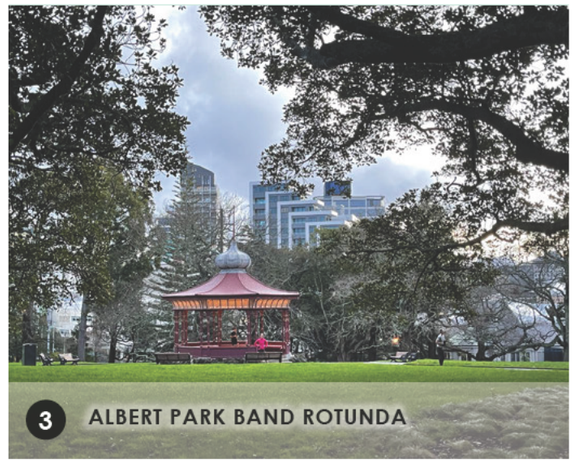




1 ENTRANCE FROM WELLESLEY STREET EAST



2 INTERFACE WITH TOI O TĀMAKI | ART GALLERY



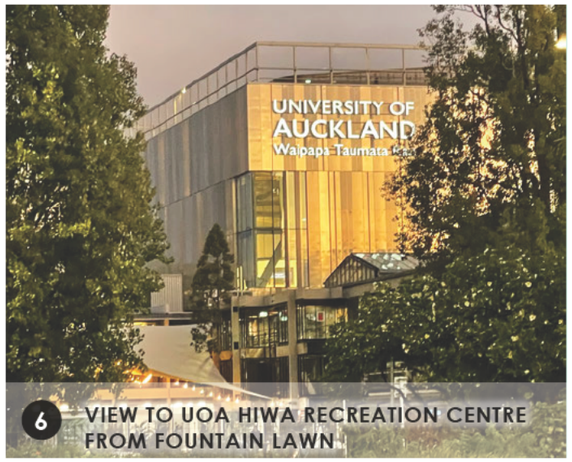
3 ALBERT PARK BAND ROTUNDA



4 CARETAKER'S COTTAGE



5 INTERFACE WITH PRINCES STREET AND VIEW TO THE UNIVERSITY OF AUCKLAND



6 VIEW TO UOA HIWA RECREATION CENTRE FROM FOUNTAIN LAWN



7 PATH TO KITCHENER STREET AND TOI O TĀMAKI | ART GALLERY



8 EXISTING TREE COVER OVER PATHWAY LEADING TO PRINCES STREET OPPOSITE UOA CAMPUS



9 SEATING AROUND THE FOUNTAIN

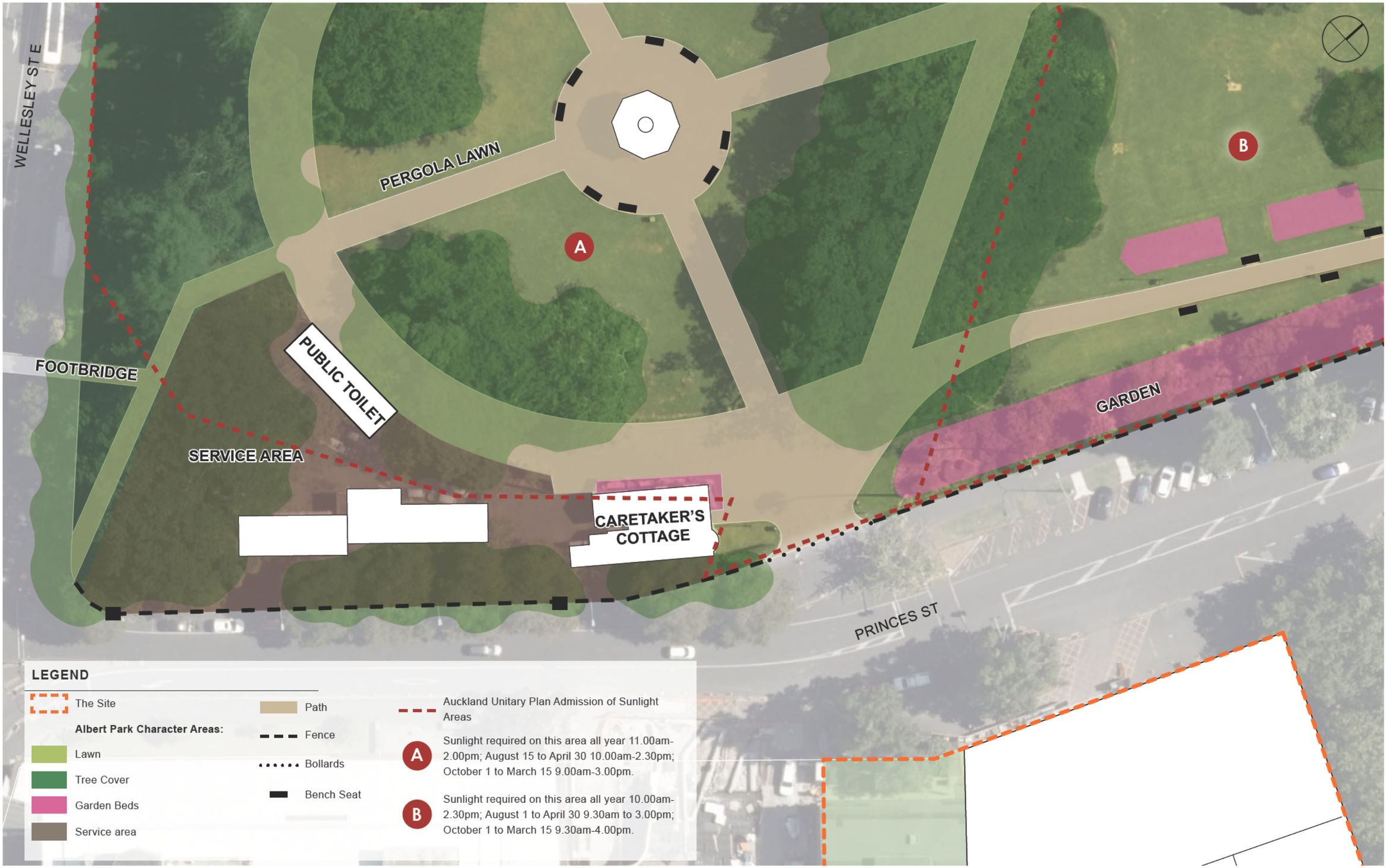


10 GARDEN BED ALONG PRINCES STREET PARK BOUNDARY



11 OPEN LAWN AREA TO NORTH OF CENTRAL FOUNTAIN

ALBERT PARK ANALYSIS



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