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the student union building

heritage assessment

for

waipapa taumata rau
the university of auckland

september 2026
final

issue history	date
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Figure 1: Cover image: The Student Union B311B east elevation
Waipapa Taumata Rau University of Auckland

prepared for:

The Director
Property Services
Waipapa Taumata Rau | University of Auckland

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all rights reserved. without limiting the rights under copyright above, no part of this report may be reproduced, stored in or introduced into a retrieval system, or transmitted, in any form or by any means (electronic, mechanical, photocopying, recording or otherwise), without the prior written permission of the copyright owner. we understand and agree that our client will submit this report as part of an application under the Fast-track Approvals Act 2024 and that an Expert Panel, as the consenting authority, will use this report for the purpose of assessing that application.

auckland, september 2026

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Student Union Building
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1. executive summary

The University of Auckland's City Campus contains 22 individually listed places of recognised historic heritage value (refer Appendix b) recorded in the AUP Schedule 14.1 of *Historic Heritage* and / or recorded on the New Zealand Heritage List administered by Heritage New Zealand Pouhere Taonga (**HNZPT**). The northern parts of the campus lie within the Princes Street Historic Heritage Area, an area that includes some of earliest foundations of New Zealand's governance, commercial, religious, and secular activity.

This report offers an independent and objective assessment of the historic heritage values of the Student Union Building (Buildings 311A-D & 312) as found. It considers the Student Union Building as a whole, recognising that the complex is a conglomeration of five separate building blocks designed around a central axial pedestrian link and associated open spaces which collectively contribute to a strong overall scheme.

The Student Union Building (Buildings 311 & 312) is listed as a Category B Item (Schedule ID 01927) in *Schedule 14.1 Schedule of Historic Heritage* of the Auckland Unitary Plan (**AUP)**. Its scheduling includes its interiors and a defined extent of place as described in the AUP Planning Maps. Neither the building nor the site appears in the New Zealand Heritage List administered by Heritage New Zealand. The Student Union Building lies within a registered archaeological site R11/833, being the site of the Albert Barracks built in 1846.

By the 1960s there was a growing need for a larger student union building but the students' union opposed a "*tall block plan*" design, requesting instead "*several low buildings with open spaces*". In 1963 Warren and Mahoney designed a series of buildings that formed and enclosed a series of courtyards connected by free-standing staircases and bridges that sit on the main axis of movement between the Chemistry building and the Main Library, and between Albert Park and Symonds Street.

The Student Union Building is an example of the New Brutalism and Constructivist architectural styles, also exhibiting the "*Oxbridge colonnaded courtyard and cloister typology*." It uses a small-scale grid of pre-cast concrete and pre-stressed, post-tensioned beams and columns that are strongly expressed and elegantly detailed. Sir Miles Warren explained that the original programme broke up the complex into a series of multi-level pavilions to make "*the spaces between the blocks, the ways through and the central court the basis of the design rather than the actual buildings*."[1] Significantly, this programme has since been changed and overwritten in response to the University's growth and evolution, masking the clarity of the original scheme.

The Student Union Building has considerable physical significance as an important part of the renowned New Zealand architectural firm Warren and Mahoney's body of work, and as a representative example of the New Brutalist and Constructivist styles. It has considerable physical and aesthetic significance for its method of using and articulating the pre-cast concrete and the pre-stressed, post-tensioned beam and column structure. The Student Union Building demonstrates considerable historic heritage significance.

1 Warren, *Miles Warren: An Autobiography*, 73.

2. code of conduct

I confirm that in my capacity as author of this heritage impact assessment I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and agree to comply with it.

3. qualifications and experience

I hold a Master of Arts degree in Conservation Studies (Historic Buildings and Landscapes) from the Institute of Advanced Architectural Studies at the University of York and a Bachelor of Architecture from the University of Auckland.

I am a registered architect and Fellow of the NZIA.

I have been a practising registered architect since 1994 and I have focussed my professional practice in the specialist field of architectural conservation since founding archifact – architecture & conservation ltd in 2003.

I am also:

a. a full member of the International Council on Monuments and Sites (**ICOMOS**) New Zealand, a member of ICOMOS Pasifika, and an expert member of the International Polar Heritage Committee (a scientific committee of ICOMOS);
b. a member of the New Zealand Conservators of Cultural Materials Association;
c. a member of, and peer reviewer for, the Association for Preservation Technology International;
d. a peer reviewer for the Endangered Wooden Architecture Programme at Oxford Brookes University, England;
e. a peer reviewer for, and successful Nominator to, the World Monuments Fund based in New York;
f. a member of the Urban Design Forum;
g. a member of the International Cities, Town Centres and Communities Society;
h. a member of the Resource Management Law Association (RMLA) and a contributor to the RMLA's Resource Management Journal. In 2017 I was awarded the RMLA's Outstanding Person Award for my "significant contribution to conservation architecture in New Zealand and internationally".

I have over 23 years' experience in the specialist discipline of conservation architecture since establishing Archifact – architecture & conservation ltd. I have acquired a sound working knowledge in the specialist discipline of building conservation, issues relating to the recognition and assessment of historic heritage values, and methodologies for conserving these values in accordance with national legislation, national and international conservation Charters and professional codes of practice.

I am currently, or have been, conservation architect for a number of nationally and internationally recognised conservation projects. Included amongst these projects are:

i. the Treaty House at Waitangi (1834);
ii. Christ Church, Kororāreka Russell (1836);
iii. the Old Government House Precinct, Auckland (1840 and 1856);
iv. Old Choral Hall, Auckland (1872, 1917, 1925);

v. Wellington Town Hall (1904);
vi. the Heroic Era huts of Scott and Shackleton in the Antarctic; and,
vii. the Parliamentary Precinct, Wellington.

4. identification of the place

4.1 address

Student Union Building (B311 & B312)
University of Auckland
30-38 Princes Street
Auckland 1010

NZTM reference:
Easting: 1757692 / Northing: 5920073

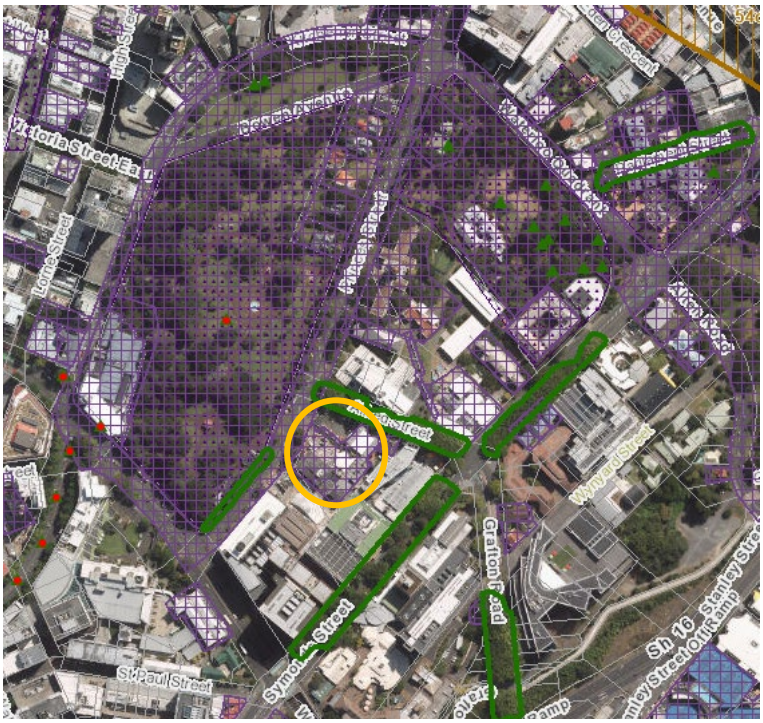

Figure 2: Extract from the AUP GIS showing the Student Union Building (circled) and the historic heritage overlay (purple cross-hatch).

4.2 ownership

The site is owned by the University of Auckland.

4.3 legal description

Lot 1 DP 151178; SO 44422; SO 46532.

4.4 auckland unitary plan

The Student Union Building is located within the Business – City Centre Zone (Chapter H8) and the Learning Quarter Precinct sub-precinct A (Chapter I207).

The Student Union Building (Buildings 311 & 312) is listed as a Category B place (No. 01927) in *Schedule 14.1 – Schedule of Historic Heritage* of the AUP.

The schedule includes the interiors and a defined extent of place as described in the planning maps. The extent of place was redefined through Plan Change 82 following

the consented demolition (LUC603363610) of the earthquake-prone B312B addition to the original B312A building.

The place is recognised for the following values:
F (physical attributes),
G (aesthetic), and,
H (context).



Figure 3: Extract from the AUP GIS showing the Business City Centre zoning (scarlet tone) and historic heritage overlay (purple cross-hatch). The Student Union is circled.

Council's original heritage assessment[2] (produced under the legacy Auckland City Council plan in 2000) used a different evaluation process to that developed by the Auckland Council[3] for determining if a place meets the thresholds for scheduling in the Regional Policy Statement of the AUP.

The evaluation process adopted by the Council in its original heritage assessment used a points scoring system, scoring the Student Union Building 52 (any place could be included in the Council's heritage schedule if it scored above 50 points). The current Auckland Council Tūtangi Ora O Ngā Mana Kōrero Historic Heritage Information record has rolled over that legacy evaluation and Council has acknowledged that it "*does not have an evaluation report based on the Unitary Plan criteria.*"[4]
The Student Union Building lies adjacent to, but outside, the Princes Street Historic Heritage Area. That heritage area is defined in Schedule 14.2 of the AUP and is an area that includes Albert Park, Princes Street, Kitchener Street, Bankside Street, Waterloo Quadrant, Parliament Street, Constitution Hill, Churchill Street, Alten Road and parts of Wellesley Street East, Shortland Street, Emily Place, Eden Crescent, and Symonds Street. It is important historically to Māori, for its association with the

2 Appendix B.
3 Auckland Council, *Methodology and guidance for evaluating Auckland's historic heritage*, August 2020 version 2. Note: this methodology and guidance has been applied in this heritage assessment as recorded in section 5.1 of this assessment.
4 *Pers comms*, 28 August 2026.

establishment of government quarters, and for its relationship with New Zealand's military heritage.

The development of the University of Auckland also forms an important part of this area's history. The Princes Street Historic Heritage Area is characterised by a significant concentration and continuity of sites, buildings, structures, objects, and landscape features centred on Albert Park, one of Auckland's most significant 19th century recreational landscapes. The area has multiple and layered significance for its historical, social, mana whenua, aesthetic, knowledge, technological, and physical attributes values. The northern part of the Symonds Street ridge incorporates places of significance to Māori and was the epicentre of British administrative and military power in early New Zealand. Large parts of the area have archaeological value as part of the Albert Barracks site - the largest military barracks in colonial New Zealand.

4.5 heritage new zealand pouhere taonga

Neither the site nor the buildings are included in the New Zealand Heritage List administered by Heritage New Zealand.

4.6 archaeology

The Student Union Building lies within a registered archaeological site R11/833, being the site of the Albert Barracks built in 1846.

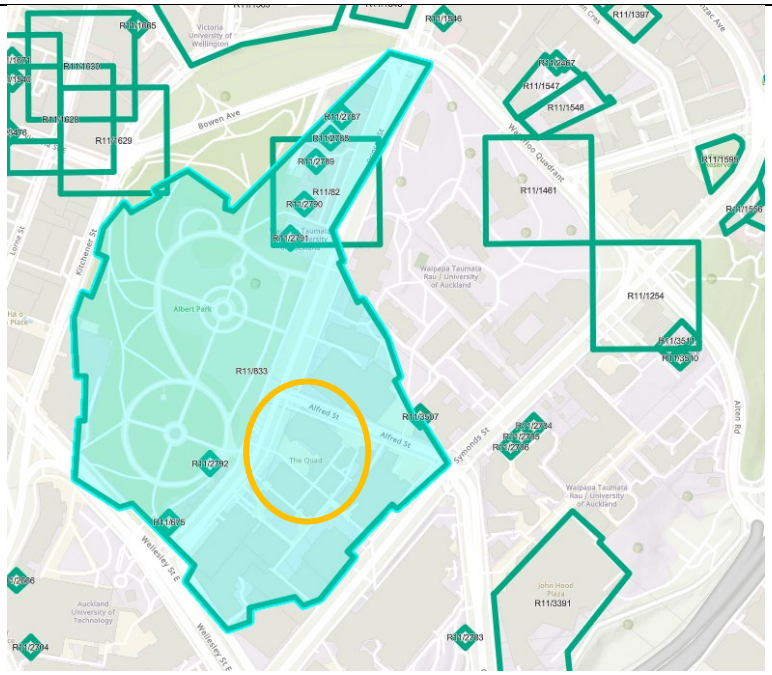

Figure 4: Extract from the New Zealand Archaeological Association's ArchSite Archaeological Recording Scheme showing the Student Union (circled) lying within the registered archaeological Albert Barracks site (R11/833) - cyan tone.

5. methodology

5.1 historic heritage evaluation

This report offers an independent and objective assessment of the historic heritage values of the Student Union complex (Buildings 311 & 312). It includes a description of the building fabric as found, considers the heritage values of the place (buildings and site), and provides a description of the history of the place and its development over time. The assessment utilises evaluation criteria found in the Auckland Council *Methodology and guidance for evaluating Auckland's historic heritage*, August 2020 Version 2. While that methodology is ordinarily used by Auckland Council to assess

whether a historic heritage place meets the significance thresholds for scheduling under the AUP, it is used here as a recognised framework for evaluating the heritage values of the Student Union Building.

5.2 conservation practice

Consideration of any conservation issues relating to this place are made in accordance with the principles of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (2nd edition, 2010).

5.3 considerations

This assessment has been based on information available at the time.

A number of site visits to the subject Student Union Building and context have been made and has included restricted access to select spaces (including the AUSA Clubs' Office including the bFM Studios, Womenspace, and the Muslim Prayer Room).

This assessment does not include an archaeological assessment of the site, but does reference the archaeological record of the archaeological site R11/833 within the extents of which the Student Union Building lies. An Archaeological Assessment has been prepared by Clough & Associates for the substantive application.

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This report references the *Overview of Condition and Seismic status of Buildings B311 and B312* Memorandum dated 26 July 2026 produced by Beca and submitted with the substantive application.

6. site

6.1 location

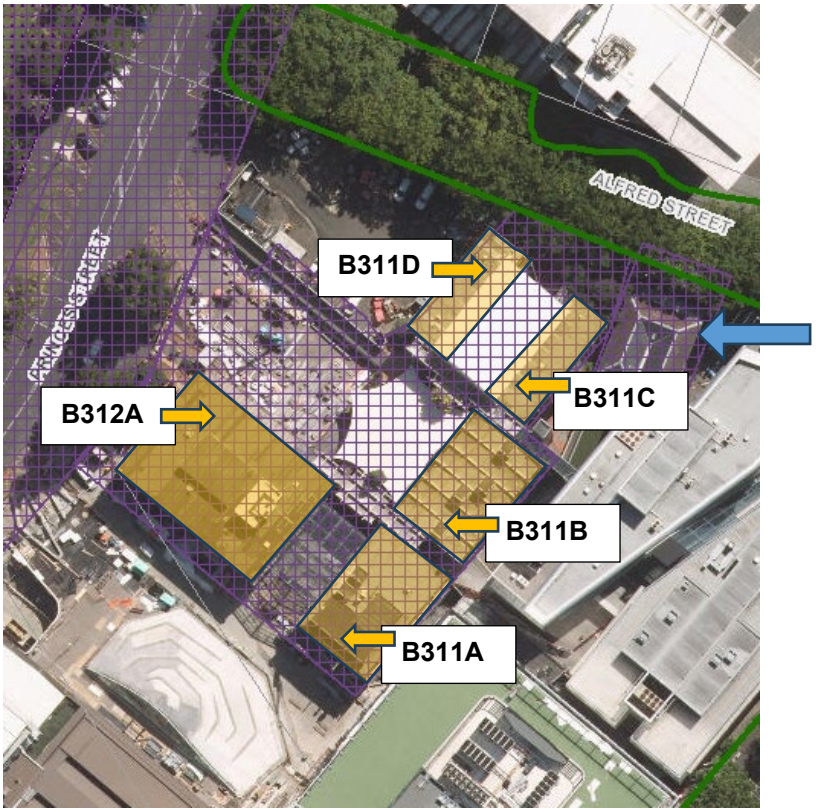

Figure 5: Annotated extract from the AUP planning maps showing the subject Student Union (buildings toned yellow) and the associated heritage extent of place (purple cross-hatch). The historic heritage listed AUSA House lies adjacent (to the northeast), but separate to the Student Union Building and its respective extent of place (blue arrow).

7. history of the place

7.1 early history

A Māori pa site, Te Reuroa Pa, was situated in the vicinity, on what is now the High Court site, and extended towards the foreshore over Constitution Hill.

7.2 area history and development

Prior to the mid-1860s, the Symonds Street ridge was at the epicentre of British colonial power in New Zealand, containing Government House, the General Assembly Building, the Albert Barracks, St Paul's Church (demolished), and St Andrews. The Barracks date from 1846 following the First New Zealand War (or Northern War) and accommodated at least 900 troops and provided a refuge for Auckland's inhabitants in the event of an attack from Māori.[5]

Constructed between 1846 and 1850, the Barracks and wall remained in place until 1873-1875 when the internal buildings, and much of the wall itself, were demolished. The only remaining section of the Barracks wall, the northeast section between the Main Library and Old Choral Hall and the east wing of the Old Arts Building, is believed to have most likely survived because it was the southern boundary to Old Government House.[6]

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5 Martin Jones, "Albert Barracks Wall (University of Auckland Campus)," *Heritage New Zealand*, accessed September 24, 2015, http://www.heritage.org.nz/the-list/details/12.

6 Jones, "Albert Barracks Wall."



Figure 6: Extract image of Pulman's 1863 Register Map of the City of Auckland, with approximate future site of Student Union Building indicated by the dotted arrow (full image inset)
(Sir George Grey Special Collections, Auckland Libraries, NZ Map 4475-1)

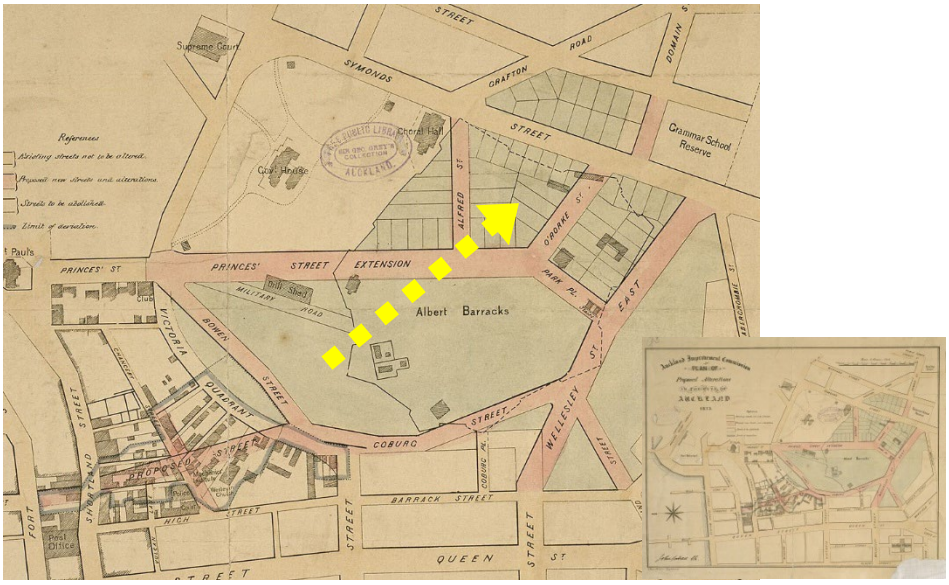

Figure 7: Extract image of 1873 map of the proposed alterations in Auckland by the Auckland Improvement Commission, showing both Albert Barracks, and the proposed replacement street layout (full image inset). The approximate future site of Student Union Building is indicated by the dotted arrow
(Sir George Grey Special Collections, Auckland Libraries, NZ Map 3532)

Public outcry concerning the future of the Barrack's site led to part of the land being designated for recreational use as Albert Park; the rest was subdivided and purchased predominantly by wealthy merchants. With the ongoing inclusion of high-status public buildings and institutions such as the Supreme Court, the area became increasingly popular as a residential area for the nascent city's commercial leaders in the 1870s and 1880s after the transfer of colonial government to the newly designated capital at Wellington and the departure of British troops.

Auckland University College was established in 1883 and lacked any purpose-built facilities at first. It was originally part of the University of New Zealand and was later renamed as the University of Auckland. Failing to secure the Metropolitan Ground adjacent to the Old Government House for educational purpose, the University

occupied the old wooden buildings on Eden Crescent that had been the Parliament House and Supreme Court. In 1907, the University was provided with £4,000 by the Crown to purchase the Choral Hall.

Acquisition of the Metropolitan Ground continued to be unsuccessful, and arguments went on in the 1910s between the University and the public over the issue of the Metropolitan Ground. In 1919, then Prime Minister William Ferguson Massey agreed to provide the Metropolitan Ground to the University, largely thanks to the effort of T. W. Leys who influenced the public opinion via his position as editor of the evening paper and his negotiations with the Minister, the Prime Minister, and the Governor General.

In 1959, Mr. Gilmour Ellis was appointed to the Development Office to oversee new building projects at the University. The 1960s was a very busy decade that witnessed the construction of many new buildings at the University, of which some were of very large scale (for example the Engineering Buildings and the Thomas Building on Symonds Street). These large-scaled buildings sought to provide consolidated learning facilities to help to ease the inconvenience of scattered learning resources. In 1965, the University was recorded to be operating in over 80 buildings of which 45 were old residences or private hotels.

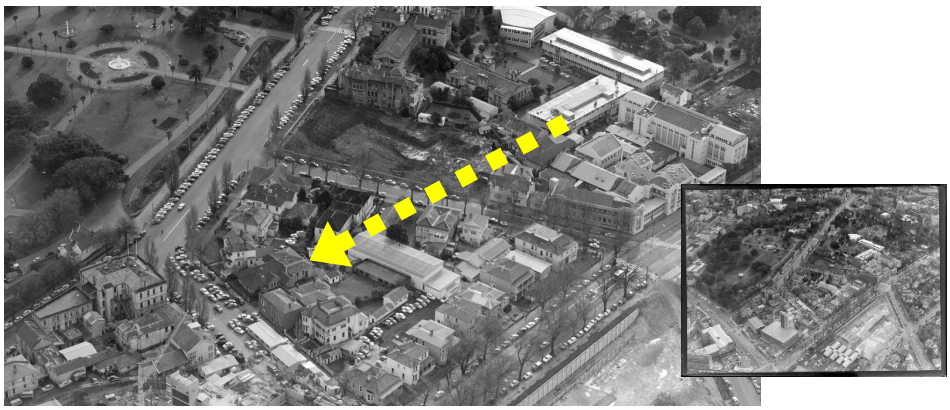

Figure 8: Extract aerial image of the block bounded by Princes Street, Alfred Street, Symonds Street, and O'Rorke Street in 1965 with the approximate future site of Student Union Building is indicated by the dotted arrow (full image inset). The empty area on the corner of Alfred and Princes Street has been cleared for the construction of the University Library.
(Auckland University. Whites Aviation Ltd: Photographs. Ref: WA64766G. Alexander Turnbull Library, Wellington, New Zealand. http://natlib.govt.nz/records/22817267)

7.3 site and building development

By the 1960s there was a growing need for a larger Student Union Building since the former men's and women's common rooms from 1926 in Lippincott's Old Arts Building were woefully insufficient.[7] The students opposed a "*tall block plan*" design, requesting "*several low buildings with open spaces*" in the vein of similar, contemporary student buildings for Australian universities.[8] The resulting Student Union Building complex cost $120,000, which was paid for by a combination of a student levy, government subsidy, public donations, and a loan from the University Council.[9]

7 Keith Sinclair, *The History of the University of Auckland, 1883-1983* (Auckland: Auckland University Press, 1983), 258.
8 Sinclair, *The History of the University of Auckland*, 258.
9 Sinclair, *The History of the University of Auckland*, 258.



Figure 9: Image of Student Union Building under construction in 1966 looking south over the building site
(University of Auckland Library, 636918)



Figure 10: Image of Student Union Building under construction in 1967 looking southeast across Alfred Street
(University of Auckland Library, 637141)

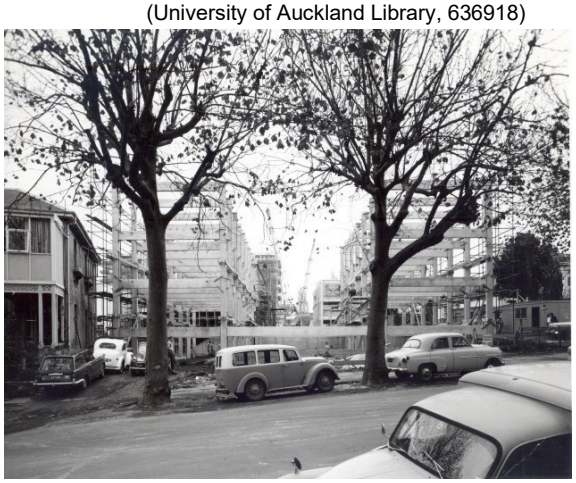

Figure 11: Image of Student Union Building under construction in 1966 looking south across Alfred Street
(The Fletcher Trust Archive, 9277P/15)



Figure 12: Image of Student Union Building under construction in 1966-1967 looking north across O'Rorke Street
(University of Auckland Library, 637024)



Figure 13: Image of Student Union Building under construction in 1967 looking east across Princes Street
(University of Auckland Library, 637129)



Figure 14: Image of Student Union Building under construction in 1967-1968 looking south across Alfred Street
(University of Auckland Library, 637255)

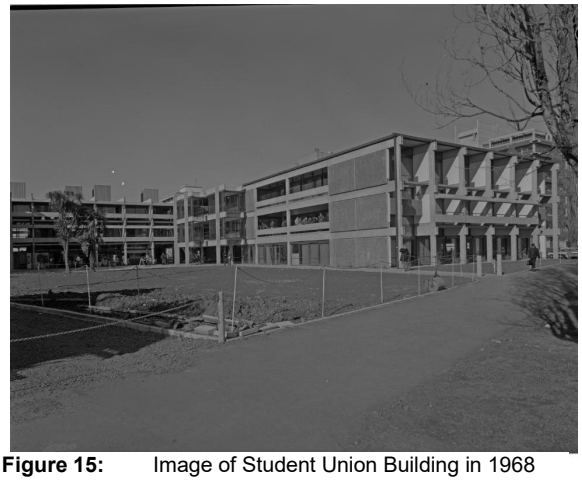

Figure 15: Image of Student Union Building in 1968 looking across the main (east) courtyard (University of Auckland Library, 634543)



Figure 16: Image of Student Union Building with landscaping in the main (east) courtyard in 1969
(University of Auckland Library, 634689)

In 1963, Christchurch architectural firm Warren and Mahoney, who were working on a similar student union complex for the University of Canterbury[10], came up with the design comprising a series of buildings that form and enclose courtyards, and are connected by free-standing staircases and bridges. Warren explained that "[the student union] *had many and varying functions: large cafeterias and kitchens, common rooms of varying sizes, offices and theatres, all of which would generate their own specific forms*."[11]

Sited at the centre of the campus, it sits on the main axes of movement between the Chemistry building and the Library and Arts facilities, and between Albert Park and Symonds Street.[12] In this way, "*the spaces between the blocks, the ways through, and the central court became the basis of the design rather than the actual buildings*."[13] An overhead bridge was constructed over Alfred Street in 1969-1970, connecting the Student Union Building with the recently-built General Library building to facilitate movement through the campus.

10 Note that following damage sustained in the 2011 Christchurch earthquakes, the University of Canterbury Student Union Building was vacated and left disused, and in 2016 it was demolished.
11 Miles Warren, *Miles Warren: An Autobiography* (Christchurch: Canterbury University Press, 2008), 72.
12 Warren, *Miles Warren: An Autobiography*, 73.
13 Warren, *Miles Warren: An Autobiography*, 73.



Figure 17: Image of construction starting on the Alfred Street overbridge in 1969-1970 looking south
(University of Auckland Library, 639868)



Figure 18: Image of construction on the Alfred Street overbridge in 1969-1970 looking southeast across Alfred Street
(University of Auckland Library, 639872)

The Warren and Mahoney design is a good example of the New Brutalism and Constructivist architectural styles, also exhibiting the "*Oxbridge colonnaded courtyard and cloister typology*."[14] It uses a small-scale grid of pre-cast concrete and pre-stressed, post-tensioned beams and columns that are dominantly expressed and elegantly detailed.[15] These constructivist details are shown in the carefully articulated cable heads at the beam ends, and the use of mild steel bars in the staircases to create a sense of lightness.[16] The level of attention which the architects spent on creating the details resulted in a high-quality design aesthetic that was unprecedented in the rest of the university campus where fittings are typically designed to require minimal maintenance, be hard-wearing, and withstand heavy student use. Later modifications have removed much of the interior detailing and eroded the building's inherent sculptural clarity.[17]

Early images show clearly the artistic qualities that were originally inherent in the building at all scales, from the light fittings to the articulated concrete structural elements, and even to the overall composition with the series of blocks and "connecting staircase bridges all glass and pre-cast concrete, [which] produced innovative forms."[18]

14 Errol Haarhoff, *Guide to the Architecture of Central Auckland* (Auckland: Balasoglou Books, 2003), 64.
15 Warren, *Miles Warren: An Autobiography*, 73-74.
16 Haarhoff, *Guide to the Architecture of Central Auckland*, 64.
17 Warren and Mahoney Architects, *New Territory: Warren and Mahoney: 50 Years of New Zealand Architecture* (Auckland: Balasoglou Books, 2005), 207.
18 Warren, *Miles Warren: An Autobiography*, 74.

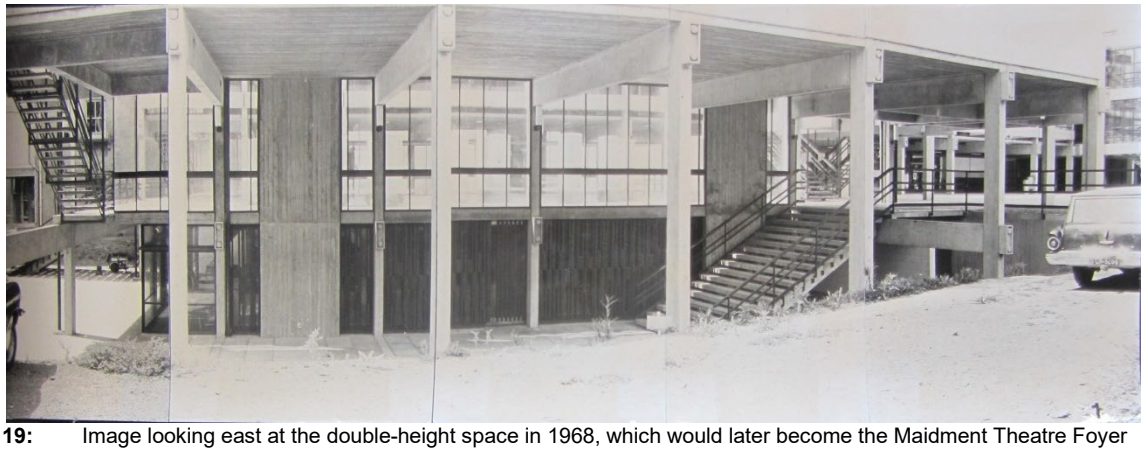

Figure 19: Image looking east at the double-height space in 1968, which would later become the Maidment Theatre Foyer (A.U. Student Union Building Report – C F Mason (1968), 1)

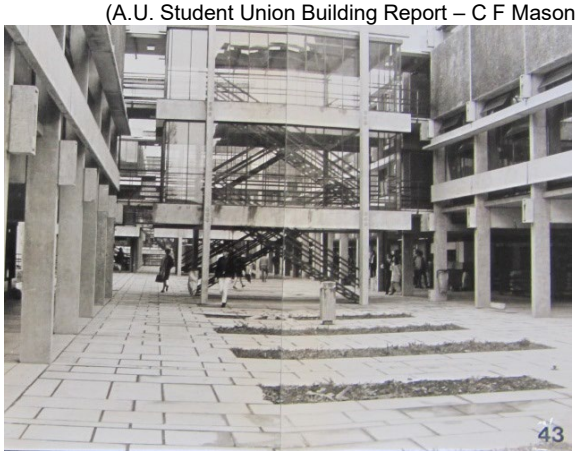

Figure 20: Image looking north in the south courtyard in 1968
(A.U. Student Union Building Report (1968) – C F Mason, 43)



Figure 21: Image of the light chimney stacks in the north courtyard in 1968 - (A.U. Student Union Building Report (1968) – C F Mason, 85)

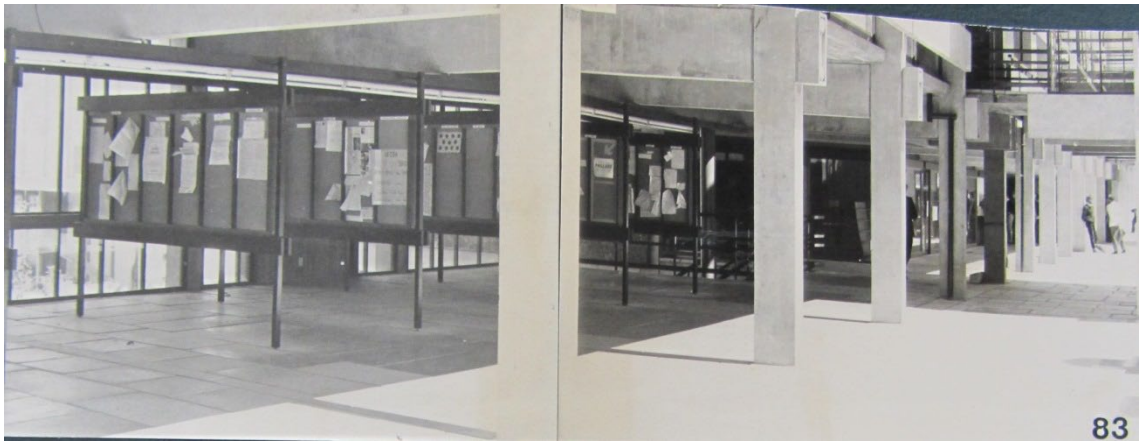

Figure 22: Image looking southeast of the colonnade walkway running the length of the complex in 1968. Note the row of noticeboards where the food arcade and ticket kiosks are now.
(A.U. Student Union Building Report – C F Mason (1968), 83).



Figure 23: Image looking south along the colonnade walkway in 1968 with noticeboards (left).
(A.U. Student Union Building Report (1968) – C F Mason, 80)



Figure 24: Image looking south between the row of noticeboards and the glazed external wall in 1968.
(A.U. Student Union Building Report (1968) – C F Mason, 82)

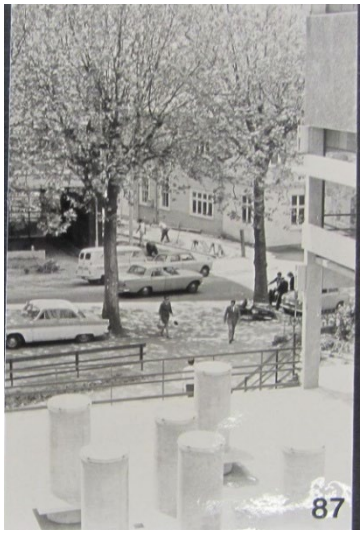

Figure 25: Image looking north over the light chimney stacks in the north courtyard towards the Alfred Street in 1968.
(A.U. Student Union Building Report (1968) – C F Mason, 87)

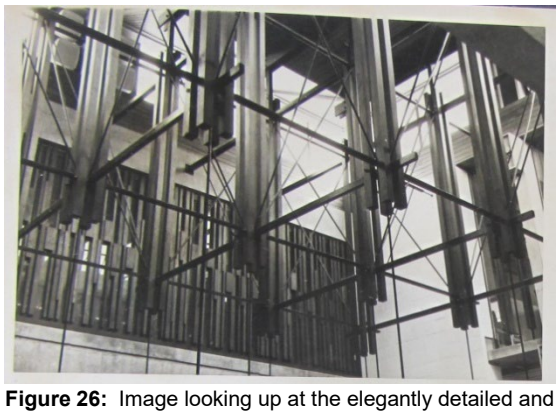

Figure 26: Image looking up at the elegantly detailed and expressed structure supporting the 'light forest' in the cafeteria void in 1968 (subsequently removed)
(Student Union Building Report (1968) – L Kendrick)

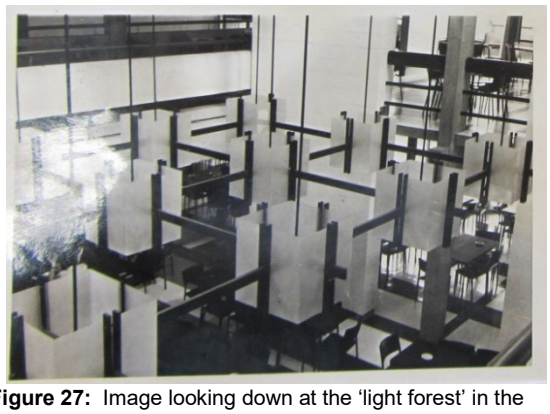

Figure 27: Image looking down at the 'light forest' in the cafeteria void in 1968
(Student Union Building Report (1968) – L Kendrick)

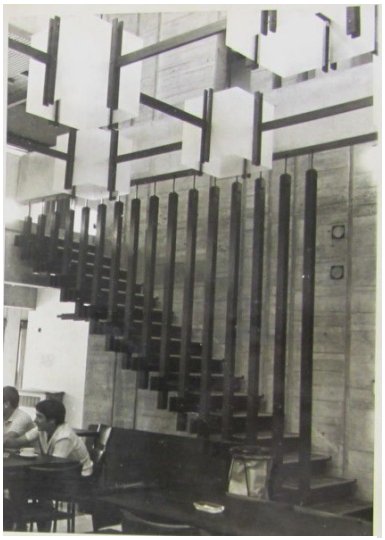

Figure 28: Image of the cafeteria void in 1968 showing the staircase to the mezzanine and 'light forest' above
(Student Union Building Report (1968) – L Kendrick)



Figure 29: Image of the servery in 1968. Note the carefully designed and detailed light fittings
(A.U. Student Union Building Report (1968) – C F Mason, 28)



Figure 30: Image of the modulated timber and glass wall details in the coffee bar in 1968
(A.U. Student Union Building Report (1968) – C F Mason, 24)



Figure 31: Image of a wall bracket light fitting
(Student Union Building Report (1968) – L Kendrick)



Figure 32: Image of a typical fluorescent light fitting detail with a designed timber housing
(A.U. Student Union Building Report (1968) – C F Mason, 127)

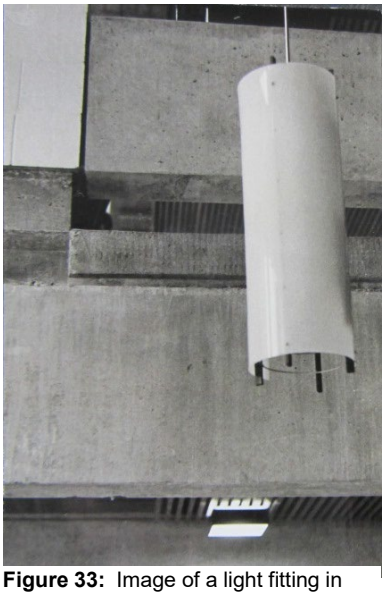

Figure 33: Image of a light fitting in the cafeteria. Note how even the light fitting is designed with the articulated structural detail
(A.U. Student Union Building Report (1968) – C F Mason, 128)

When it was initially constructed in 1966, the Student Union Building was bounded by O'Rorke Street on the south side of the block, separating the Chemistry Building from the Student Union. By 1968, the Maths and Physics Building on the corner of Wellesley Street and Princes Street was under construction and O'Rorke Street had been removed, providing a new cohesive link through the campus. A number of the residential buildings were removed at this time, including the original central police station at the corner of O'Rorke Street and Princes Street.

The removal of O'Rorke Street enabled the construction of the second stage of the Student Union Building between 1970 and 1973: a large addition built by Calder Construction Company[19] on the south side of Building 312 which effectively enclosed the south courtyard.

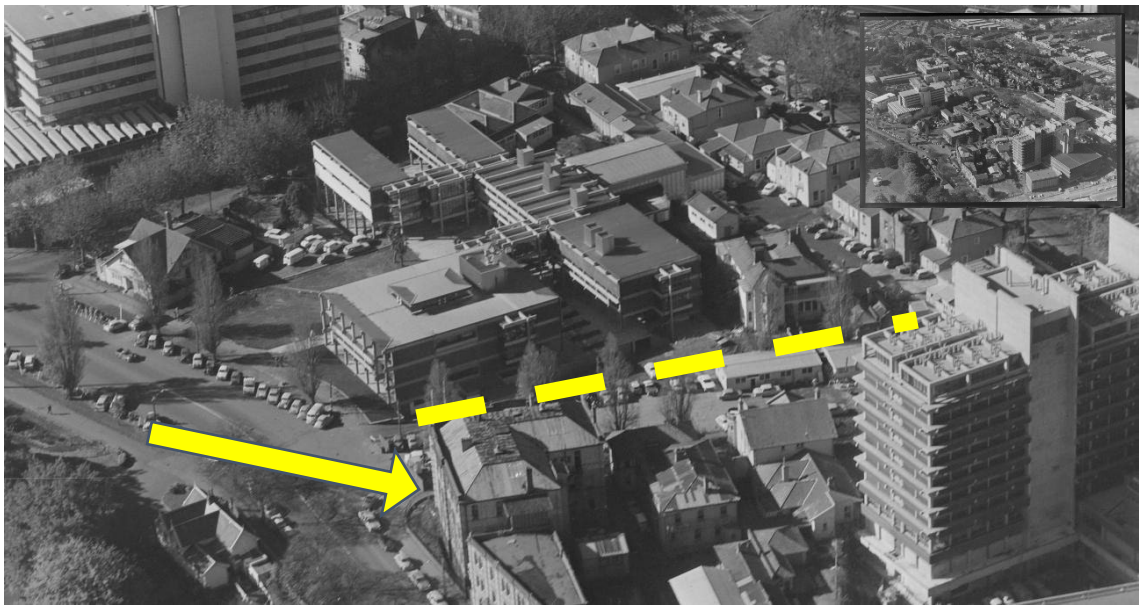

Figure 34: Extract aerial image of the Student Union Building in 1968 before the 1970-1973 south addition (full image inset). O'Rorke Street (indicated by dashed line) can be seen coming off Princes Street (diagonally on the left) and running right towards Symonds Street, with the central police station (solid arrow) on the corner of O'Rorke and Princes Streets shortly before its demolition.
(Whites Aviation Collection, Alexander Turnbull Library, WA-67739-G)



Figure 35: Extract aerial image of the Student Union Building in 1968 looking east before the 1970-1973 south addition (full image inset). O'Rorke Street has been closed, the central police station demolished, and the land to the right cleared for the Maths and Physics Building.
(Auckland University. Whites Aviation Ltd: Photographs. Ref: WA68160G. Alexander Turnbull Library, Wellington, New Zealand. http://natlib.govt.nz/records/22310464)

[19] Michael Fowler, *Michael Fowler's University of Auckland* (Wellington: Mallinson Rendel, 2003), 77.

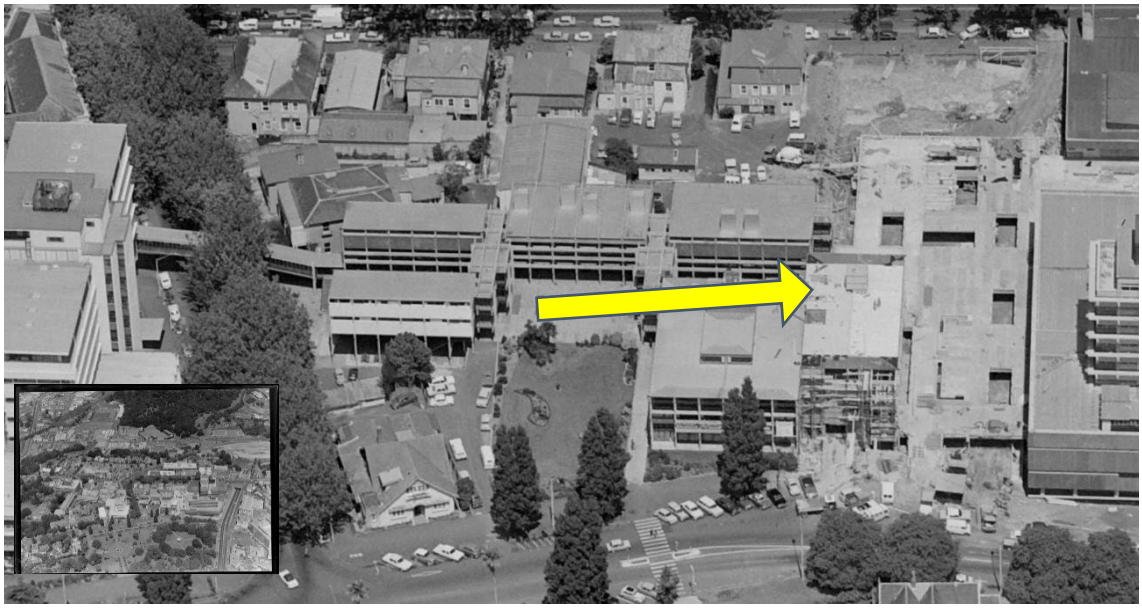

Figure 36: Extract aerial image of the Student Union Building in 1971 looking east with the 1970-1973 south addition, indicated by an arrow, under construction (full image inset). A cover has been put over the remains of O'Rorke Street, turning it into a covered carpark.
(The University of Auckland. Whites Aviation Ltd: Photographs. Ref: WA69930G. Alexander Turnbull Library, Wellington, New Zealand. http://natlib.govt.nz/records/23130486)

The initial design proposal included a theatre on the northwest corner of the complex, on the corner of Princes Street and Alfred Street, but this was postponed due to lack of funds until 1973, when work to clear the site began. Designed by Warren and Mahoney, the Kenneth Maidment Theatre opened in 1976 and formed the northern edge of the main courtyard.[20]



Figure 37: Image looking west of the south end of the Student Union Building and the covered carpark on the former site of O'Rorke Street in 1972-1973
(University of Auckland Library, 645317)



Figure 38: Image of main entrance to newly opened Maidment Theatre in 1975
(University of Auckland Library, 291353)

[20] Sinclair, *The History of the University of Auckland*, 289.



Figure 39: Student Union Building main courtyard in 1975. (University of Auckland Library, 291343)

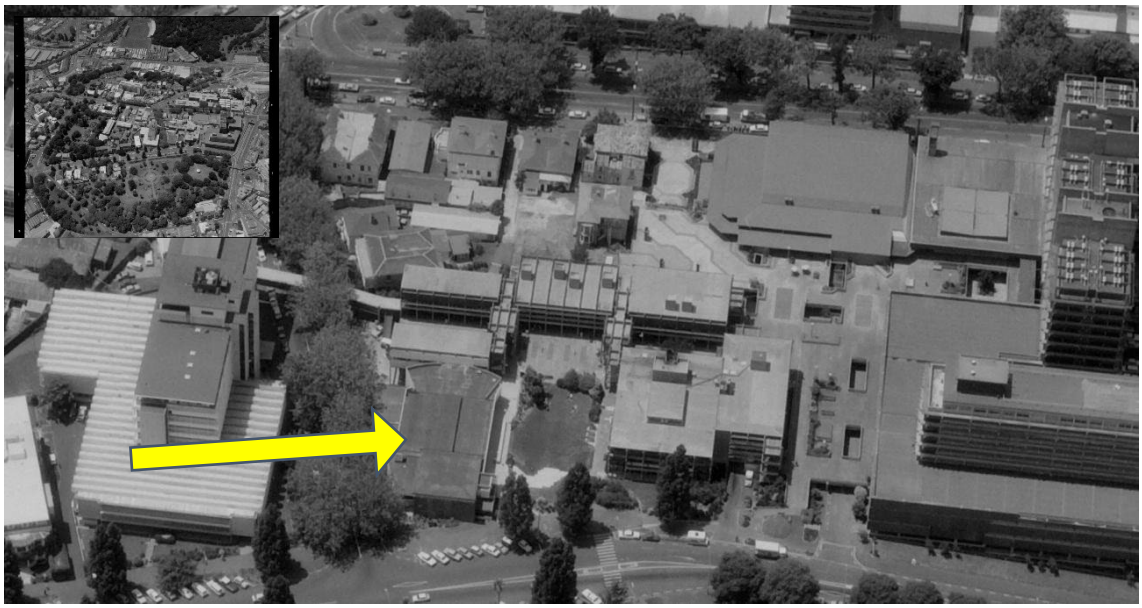

Figure 40: Extract aerial image of the Student Union Building in 1977 looking east (full image inset). At the bottom left, is the Maidment Theatre (indicated by the arrow).
(Auckland University. Whites Aviation Ltd: Photographs. Ref: WA74345F. Alexander Turnbull Library, Wellington, New Zealand. http://natlib.govt.nz/records/22622678)

A burgeoning student population led to several internal modifications to the complex, especially with the common rooms and cafeteria in the main block which were enlarged.[21] 1992 saw the erection of a large canopy in the main courtyard, and in the mid-1990s the buildings underwent further refurbishment. In particular, the north and

[21] Warren, *Miles Warren: An Autobiography*, 75.

south courtyards were enclosed by glazed roof structures to provide all-weather facility and accommodate the increasing student numbers.

In 2003, the Warren and Mahoney-designed Kate Edgar Information Commons was constructed to the east, connecting with the Student Union Building and joining it with Symonds Street.

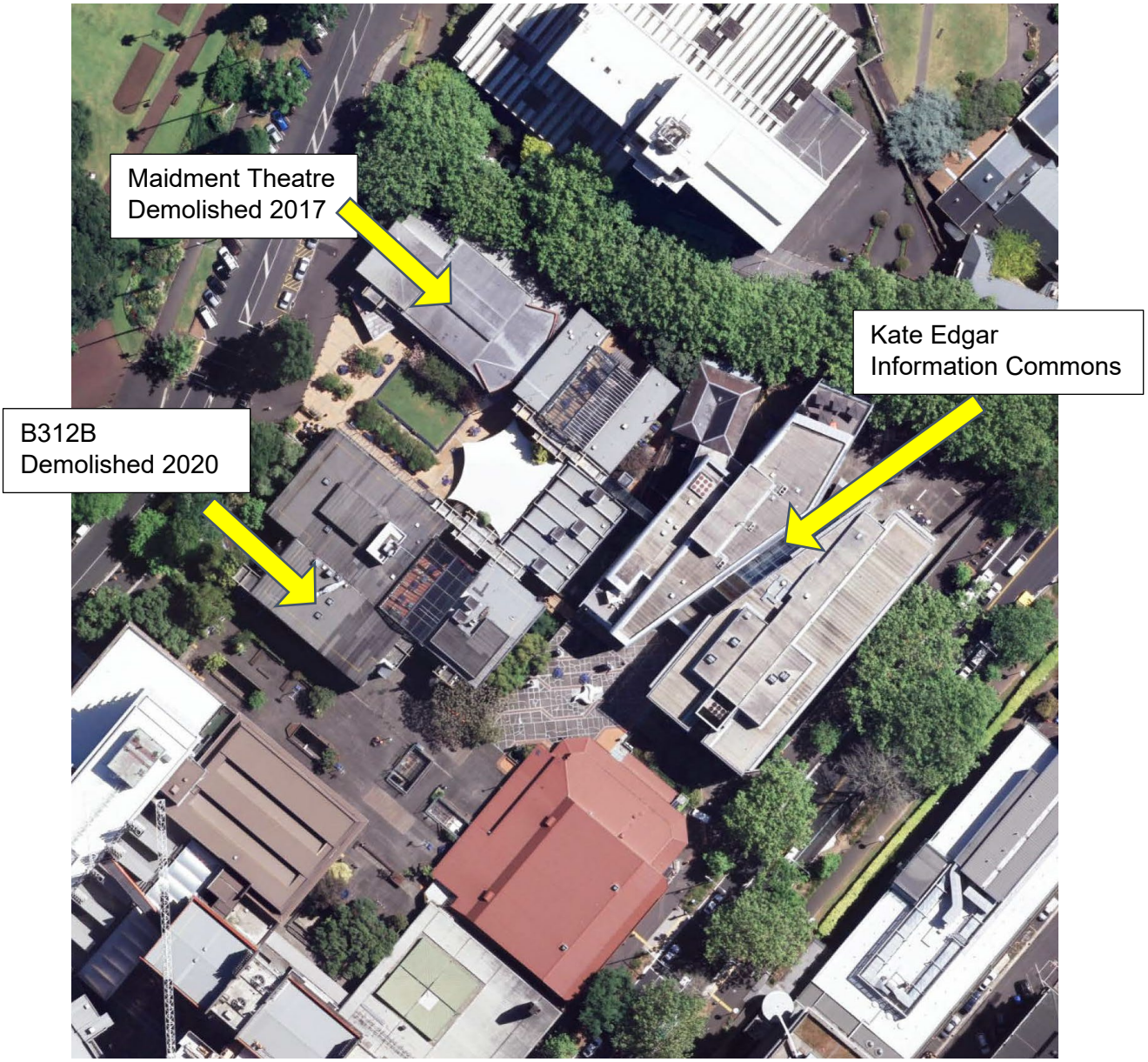

Figure 41: Aerial view of the Student Union Building in 2016. Note the adjacent Kate Edgar Information Commons (2003) (arrowed to the right-hand side of the image), the Maidment Theatre (demolished 2017 – arrowed top left), and the B312B addition to B312A (demolished 2020 – arrowed centre left). (Auckland Council GeoMaps, 2017)

The Maidment Theatre (see Figures 41 and 42) was constructed in 1976 to complete the original Student Union Building development concept and enclose a central courtyard area. Following a detailed seismic assessment of the Theatre in December 2015[22], the Maidment was found to be a *very high-risk* building, achieving only 15% NBS seismic resilience. Structural upgrading was estimated at a cost of more than $16

[22] Structure Design Limited, *Maidment Theatre – Te Atamira: Detailed Seismic Assessment Report.* 1 December 2015.

million. This cost was deemed uneconomic to repair. On the 7th of November 2016 the University of Auckland's Capital Expenditure Committee confirmed that the Maidment Theatre be closed permanently and eventually demolished. Resource consent was sought and granted for that activity and the Maidment Theatre was demolished in 2017. While immediately adjacent to the Student Union Building, indeed lightly conjoined to B311d, the Maidment Theatre was not recognised in the heritage protection afforded in Schedule 14.1 of the AUP and nor was it recognised by HNZPT as a place of recognised historic heritage value.

As referenced above, the earthquake-prone B312B addition to the original B312A building was demolished in 2020 (LUC603363610).

7.4 the individuals or institutions connected with the place

7.4.1 Warren and Mahoney (architects)

- Firm established in 1958 by Sir Miles Warren and Maurice Mahoney
- Started with Christchurch as the main headquarters until late 1970s, with a Wellington office in 1979, and an Auckland office in 1985.
- One of the only third generation architectural practices in New Zealand.
- Work is regarded as the "benchmark of New Zealand Modernism"[23] with modern concrete forms which evolve from the building function and programme.

7.4.2 The Fletcher Construction Company Ltd[24]

- Started in 1909 when James Fletcher started a small housing building partnership with Albert Morris, who left soon afterwards.
- In 1919, having been joined by his brothers, Fletcher Construction Company Limited was registered.
- Tendered for large commercial projects and public works, with the Dunedin municipal swimming pool, and the St Kilda Town Hall.
- Moved headquarters to Auckland in 1929 and built the Auckland University College Arts Building (designed by Lippincott), the Auckland Civic Theatre, and the Wellington Railway Station.
- Diversified the company and pursued other ventures, all the while the construction side provided the business mainstay.
- Have constructed a significant number of New Zealand's most prominent buildings, including Sky Tower and Sky City, Te Papa Museum in Wellington, Westpac Stadium in Wellington, and the Northern Busway in Auckland.

7.4.3 The University of Auckland

- The University of Auckland was formally opened on the 23rd May 1883 as Auckland University College, part of the University of New Zealand.
- A disused courthouse and jail served as premises for the 95 students and 4 teaching staff.
- The roll increased slowly during the remainder of the 19th century; by 1901 it had risen to 156 students. [25]
- The University's motto is: "*Ingenio et Labore*". Freely translated from the Latin, it means "*by natural ability and hard work*".
- A surge of interest in academic research at the University arose during the depression of the early 1930s.

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[23] http://www.warrenandmahoney.com/en/practice/ (accessed October 16, 2015).
[24] http://www.fletcherarchives.org.nz/about.php (accessed October 16, 2015).
[25] https://www.auckland.ac.nz/en/about/the-university/university-history/people/uoa-our-history.html#bec8c6da1628390eba6b77ab06e7097a (accessed October 30, 2015).

- The 1950's were a difficult period in the history of the University of Auckland: the roll had soared after World War II, reaching 4000 by 1959, and buildings were inadequate and overcrowded.
- In 1961, the abolition of the University of New Zealand saw the University of Auckland become independent. [26]
- The University undertook a massive building programme, and over the next two decades the campus was transformed as one large building after another was erected. By the end of the 1960s the University of Auckland had the largest university library in New Zealand.
- By 1986, the roll had climbed to 13,000. Anxious to respond to a demand for university education, the University of Auckland began to offer courses at Northland Polytechnic, Manukau Polytechnic, and at the Auckland College of Education. Acquiring buildings from the Commonwealth Games Village, the University also began to develop a campus at Tamaki, initially offering courses in commerce, and then in arts and sciences.
- Currently the university educates almost 50,000 students each year and occupies three principal campuses in the Auckland region:
    - City Campus in Auckland CBD
    - Faculty of Medical and Health Sciences Campus in Grafton
    - Newmarket Campus in Newmarket

7.4.4 the Auckland University Students' Association

The following commentary has been sourced from the Auckland University Students' Association (**AUSA**) "*A History of AUSA* page on the AUSA website*:* https://ausa.org.nz/our-story/ausa-history/

> *In 1961, Auckland University College became the autonomous University of Auckland under new legislation, marking a major structural shift in New Zealand's university system. The new University was constituted as an independent institution with its own governing Council, formalising its role in advancing teaching and research.*
>
> *For the Auckland University Students' Association (**AUSA**), this transition created the conditions for significant expansion. With a growing student population and increasing emphasis on full-time study and campus life, the Association increased the Building Levy component of its subscription and began actively fundraising for a new Student Union. This marked the beginning of a major phase of investment in student-controlled facilities, laying the foundation for the development of the modern campus social and cultural environment centred around AUSA.*
>
> *Construction of the AUSA student's union complex, known as the Quad, was completed and officially opened on 24 February 1968. The development was funded primarily through the AUSA compulsory student subscription, which included a dedicated Building Levy, supplemented by matching government contributions and public fundraising. A formal agreement between AUSA and the University granted the Association responsibility for the management and operation of the complex. This included running the central student cafeteria, overseeing catering services across the campus, and operating a network of satellite cafés.*

[26] http://www.teara.govt.nz/en/1966/education-university-university-of-new-zealand (accessed October 30, 2015).

The opening of the Quad marked a major expansion of AUSA's role in shaping student life on campus. In 1968, students paid a general subscription alongside the Building Levy, reflecting the collective investment in student-controlled facilities. In the same year's Annual Report, President Ross McCormick credited the new complex with sparking an "awakening of student interest" in the Association and its activities. The development demonstrated the importance of dedicated student spaces, reinforcing AUSA's central role in fostering campus culture and supporting student engagement.

With the opening of the new Student Union complex in 1968, AUSA undertook a deliberate effort to furnish the building with high-quality artworks. Works were both purchased and solicited through donations, reflecting a commitment to creating a vibrant and culturally enriched student environment. The collection was displayed throughout the Union, contributing to a sense of identity, pride, and permanence within student-controlled spaces.

Over time, the AUSA art collection became a distinctive feature of the campus, representing an intersection between student life and the wider cultural community. It stood as an example of AUSA's broader role beyond service provision, actively shaping the aesthetic and cultural character of the University environment, even as later institutional changes would see the collection transferred out of direct student ownership.

8. chronology of development

The following is a list of known alterations to the Student Union Building complex (Buildings 311 & 312) since its opening:

date	
1969-1970	Construction of Alfred Street overbridge connecting the Student Union Building with the General Library
1973	Large B312B addition to south of Building 312A
1975	Construction of Maidment Theatre at corner of Princes Street and Alfred Street, and connecting with the Student Union Building
1977	Alterations to basement kitchen and cafeteria
1986	Further internal alterations
1992	Canopy erected in the main courtyard
1991-1995	Removal of light stacks in the north courtyard
1995-1997	Three stages of refurbishment for the Student Union Building (with a proposed fourth stage being the construction of a new building where the Kate Edgar Information Commons is now located):
1990s	North and south courtyards enclosed and glazed over with steel and glass roof structure
	Movement of internal lift shaft from inside building to the southeast corner of Building 312B
	Internal refurbishment and redecoration of rooms including common rooms, cafeteria, kitchens, functions space, tavern, and restaurant
	Alterations to internal wall partition layout in some rooms, including Shadows Tavern
2000	Conversion of ground floor café into cyber café by JASMAX
2001	Removal of Alfred Street overbridge alongside the extension and foyer alteration work to the General Library

2003	Kate Edgar Information Commons connecting with the Student Union Building (Warren and Mahoney)
2017	Demolition of the earthquake-prone Maidment Theatre
2017	Condition survey of B311 and B312 stairs
2018	Seismic strengthening of B311C and D using FRP strengthening to all Level 2 columns
2019	Seismic strengthening of the two link bridges where new steel braces were added to upgrade these structures to at least 67% NBS
2019	Gong Cha Tearooms (Archifact)
2020	Relocation of Shadows Bar (Archifact)
2020	Demolition of B212b
2021	Repair of B311 broken window mechanisms (Archifact)
2021-2022	B311 roof repairs
2022	3- laser scan survey of B311 (Archifact)
2022	Balcony balustrade B311b (Archifact)
2022-2023	Deconstruction of the existing non-original B311 atrium courtyard cover between Block C and Block D and erection of temporary courtyard scaffold and wrap cover and removal of existing non-structural architectural spandrel features in accordance with subject to Building Act s41 (1), (c), (i).
2023	Plan Change 82 amendment to AUP Schedule 14.1 Extent of Place (EoP) of the Student Union Building.



Figure 42: *Diagram showing the existing (purple hatch and blue tones) and amended EoP (purple hatch alone with orange outline) for the Student Union Building. The orange outline indicates the recommended amendment to the EoP southern boundary, aligned to the exterior southern face of the B311A Stair Tower. The blue outline and coloured overlay indicate the extent of the existing EoP to be removed.*

2023	Muslim prayer room (B311d) (Archifact)
2025	Completion of adjacent HIWA Recreation and Wellness Centre (WAM)

9. context and description of the place as found

9.1 context

The Student Union Building lies adjacent to, but outside, the Princes Street Historic Heritage Area. That heritage area is defined in Schedule 14.2 of the AUP and is an area that includes Albert Park, Princes Street, Kitchener Street, Bankside Street, Waterloo Quadrant, Parliament Street, Constitution Hill, Churchill Street, Alten Road and parts of Wellesley Street East, Shortland Street, Emily Place, Eden Crescent, and Symonds Street. It is important historically to Māori, for its association with the establishment of government quarters, and for its relationship with New Zealand's military heritage.

The development of the University of Auckland also forms an important part of this area's history. The Princes Street Historic Heritage Area is characterised by a significant concentration and continuity of sites, buildings, structures, objects, and landscape features centred on Albert Park, one of Auckland's most significant 19th century recreational landscapes. Many of the buildings, objects and features are individually included in the Schedule of Historic Heritage (Schedule 14.1) and/or the New Zealand Heritage List/ Rārangi Kōrero, and the area includes numerous scheduled individual and groups of notable trees.

The following images illustrate some of that special context against which the Student Union Building can be seen.



Figure 43: University of Auckland Old Arts Building (left) and Student Union Building (right and arrowed).



Figure 44: View from Albert Park towards the western flanks of the Student Union Building (centre).



Figure 45: Student Union Building (centre) as seen from Albert Park.



Figure 46: Student Union Building (B311D left and B312 centre) as seen from adjacent the Grounds' Keeper's Cottage (1882).



Figure 47: View from Princes Street towards HIWA (centre) and B312 (left)



Figure 48: View towards the eastern side of the Student Union Building (B311A) from Symonds Street. HIWA (left) and Kate Edgar Information Commons (right)



Figure 49: the south elevation of B312 (left) and B311A (centre) with HIWA (right) and the Hiwa plaza (foreground



Figure 50: B311A (left) and B312 (centre) with HIWA (foreground left) and Kate Edgar Information Commons (right).



Figure 51: Alfred Street from Old Choral Hall looking southwest towards the Kate Edgar Information Commons (left), AUSA House (centre) and the Student Union Building B311C and B311D (right).



Figure 52: View towards Alfred Street, AUSA House, and the Student Union from the historic Barracks Wall. The Main Library (right).



Figure 53: Alfred Street notable trees



Figure 54: AUSA House Alfred Street

9.2 general

The Student Union Building comprises a series of five, four-storey high buildings connected by two free-standing staircase bridges, which are compositionally arranged to create three courtyards. The topography of the site slopes down from the southwest to the northeast, creating a considerable level difference across the site.

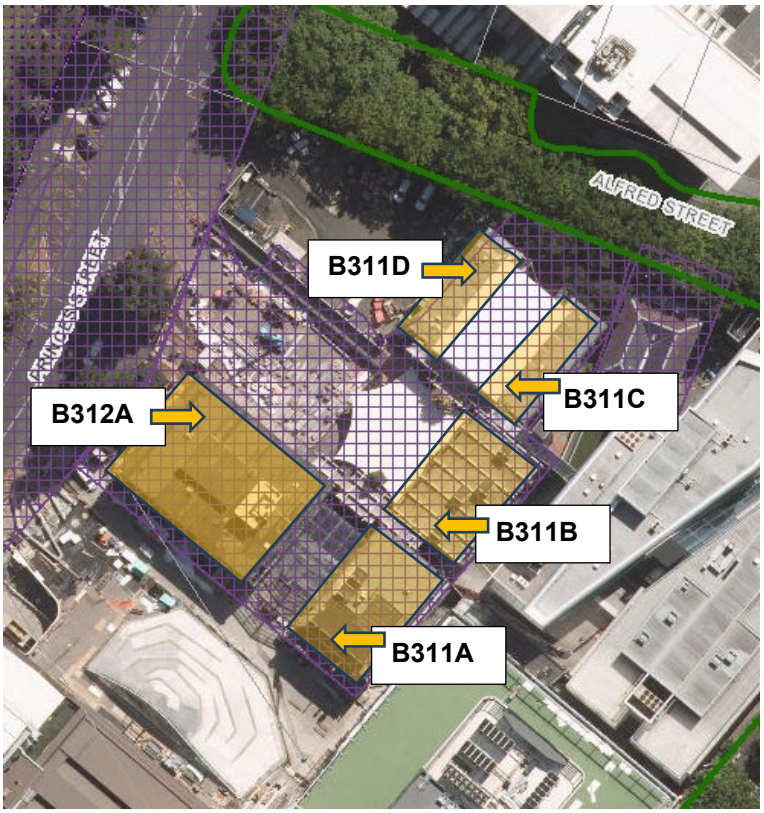

Figure 55: Annotated extract from the AUP planning maps showing the subject Student Union Building (buildings toned yellow) and the associated heritage extent of place (purple cross-hatch).

9.3 building description

The separate buildings in the complex have rectangular plans. Listed below are the floor layouts for each of the buildings in the Student Union Building showing their current occupation (where these spaces are currently unoccupied the former occupation is shown in brackets):

Building 311A

- Level 1 – Locker room and toilets - closed
- Level 2 – Food court (various)

- Level 3 – Open-plan office space with some subdivided offices to the side (AUSA Clubs Office) - closed
- Level 4 – Former radio station studio and offices (95bFM radio) - closed

Building 311B
- Level 1 – Locker room and toilets - closed
- Level 2 – Campus Store and food kiosks (various)
- Level 3 – Open-plan common area (Common Room)
- Level 4 –Pacific Island Cultural space (O Lagi Atea Moana)

Building 311C
- Level 1 – Shadows Bar
- Level 2 – Food kiosks (various)
- Level 3 –Womenspace
- Level 4 –Maorispace/Hineahuone

Building 311D
- Level 1 – Shadows Bar
- Level 2 – Food kiosks (various)
- Level 3 – Queer Space
- Level 4 – Muslim Prayer Room (multi-faith prayer space)

Building 312B – vacated 2020 when B312B was demolished as part of enabling works for HIWA
- Level 1 – vacant
- Level 2 – vacant
- Level 3 – vacant
- Level 4 – vacant.

The two free-standing connecting staircase bridges provide the main access to the buildings, with additional staircase access at the north end of 311C and 311D, the south of 311A. Lift access is at the southeast corner of 311C. A small, internal lift runs up the centre of 312A, serving the kitchen and food preparation areas on each floor. A colonnade along the north-south axis runs the length of the complex along the western edges of 311A, 311B, and 311C.

8.4 exterior

The buildings use a modular beam-and-column structural frame grid of precast concrete that is pre-stressed and then post-tensioned in place with in-situ poured floor slabs. In addition, loadbearing masonry block walls and partitions are used throughout. The structural elements are mostly expressed in fair-face concrete finish, although some are painted. A concrete exo-structure frames the connecting staircase bridges, which are enclosed using thin steel joinery and glazing. Junctions between building elements have all been articulated with negative details.

Cladding is primarily glazing, with exposed aggregate-faced precast panels cladding the corner bays of each building. Apart from the precast panels, there is no exterior cladding as such; instead, the structural frame and the glazing form the balance of the buildings' exterior envelope. Low-pitched roofs have a simple timber-span construction with lightweight steel cladding on Building 311A-D, while Building 312A has a waterproof membrane, possibly bitumen-based, that has been laid to falls. The more modern glazed pitched roofs enclosing the courtyards are of a steel and glass construction.

Windows are predominantly fixed panes with some top-hung windows used. Window joinery is steel-framed with door joinery using a combination of timber and steel; most of the joinery appears to be original. Original copper rainwater goods are still extant throughout.



Figure 56: North elevation of B311C showing the awkward relationship with AUSA House (left) on Alfred Street.



Figure 57: North elevation B311C (left) and B311D (right) facing Alfred Street.



Figure 58: Student Union Building north elevation showing B311C (left), B311D (centre) and B312 (distant right).



Figure 59: Student Union Building north elevation B312. Note HIWA behind and above.



Figure 60: Student Union Building west elevation. B311D (left), B311B (centre), B312 (right).



Figure 61: B312B west elevation.



Figure 62: B312 south elevation. Note the vent extract structure to HIWA located on the position of the original B312A south stair.



Figure 63: B312 (left), south Atrium (centre), and B311A (right).



Figure 64: East elevation B331A (left) and B311B (right).



Figure 65: East elevation B311B.



Figure 66: East elevation B311C.

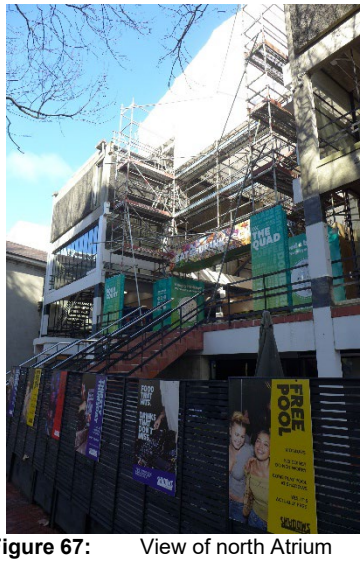

Figure 67: View of north Atrium north elevation.

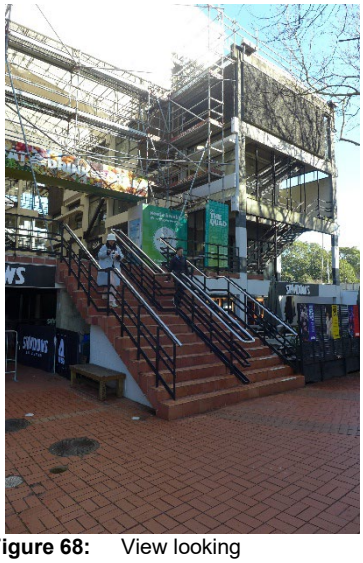

Figure 68: View looking southwest at B311D

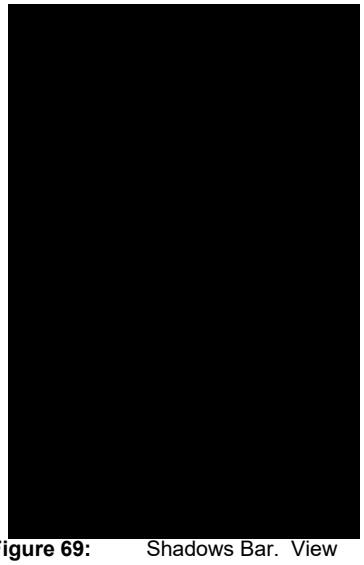

Figure 69: Shadows Bar. View looking east along the Level 1 north elevation facing Alfred Street below the staircase to the north Atrium.



Figure 70: View looking southwest at the north elevation. Note the projecting structure from the Level 2 floorplate is a remnant of the Alfred Street overbridge.

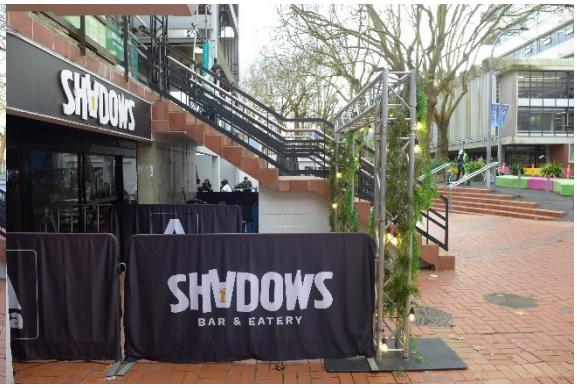

Figure 71: View looking west at the staircase from Alfred Street to the Level 2 north courtyard



Figure 72: View looking southeast along Princes Street towards B312A with the corner of the former Maidment Theatre site in the left foreground.



Figure 73: View of the main (west) courtyard looking east towards B311B



Figure 74: View of west elevation of B311B beneath the canopy



Figure 75: View looking southeast at the 1992 canopy and the junction between B311B and B312A.



Figure 76: View looking northeast at the north staircase bridge B311D.

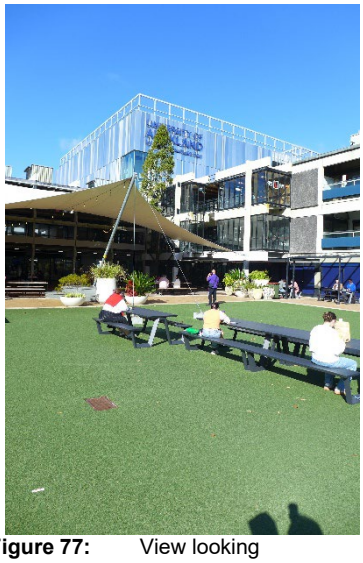

Figure 77: View looking southeast at the south staircase bridge B312.



Figure 78: View looking south of west elevation of B312.



Figure 79: View of north elevation of B312.

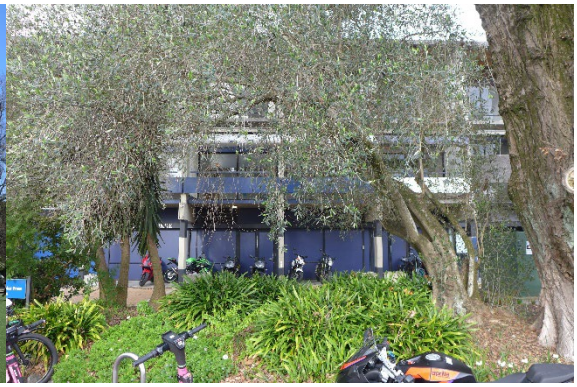

Figure 80: View of west elevation of B312.



Figure 81: View of the southern elevation of B312.



Figure 82: View of the eastern portion of the south elevation of B312 (left), the south atrium (centre), and the southern elevation of B311A.



Figure 83: Raking view of the western elevation of B312 from the south

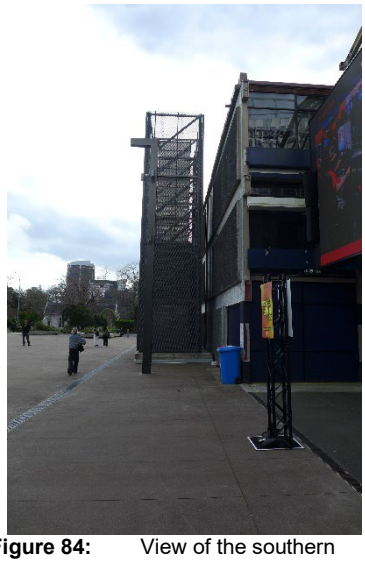

Figure 84: View of the southern elevation of the air extract duct from HIWA on the southern elevation of B312. The location of the extract tower is marks where the original B312 stair tower had been prior to the addition of B312B.



Figure 85: View of south elevation of 311A showing the blinded south staircase access doors (the stair tower was removed during the HIWA construction works).



Figure 86: View looking north at the exterior space at basement level along the east elevation of B311A.

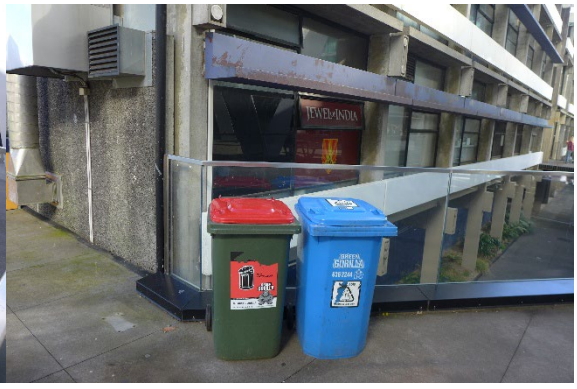

Figure 87: View of the lower southeast corner of B311A.



Figure 88: The upper southeast corner of B311A.



Figure 89: Looking northwest along the east elevation of B311A.



Figure 90: Looking northwest with B311A (left) and B311B (right).

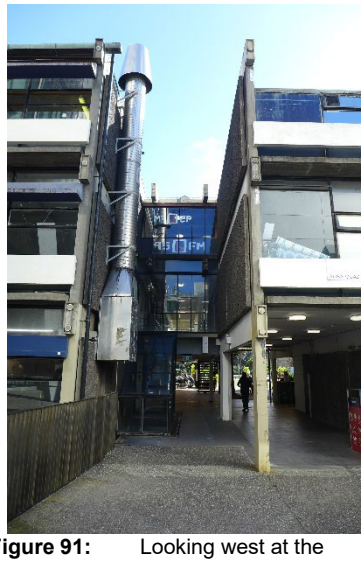

Figure 91: Looking west at the path between 311A and B311B (right).



Figure 92: East elevation of B311B.



Figure 93: Basement level looking south along east elevation of B311B.



Figure 94: Looking south at basement level with east elevation of B311A on right.



Figure 95: East elevation of B311C at basement level.

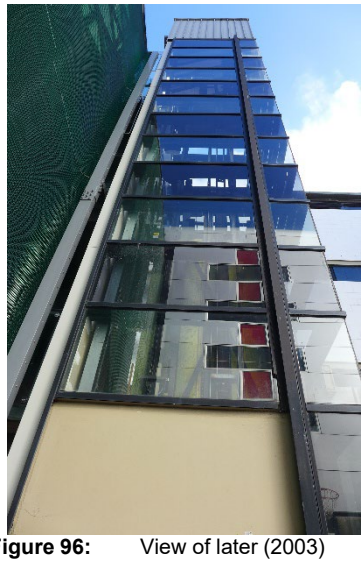

Figure 96: View of later (2003) external lift at southeast corner of 311C.



Figure 97: View showing east elevation of B311C.



Figure 98: View of northeast corner on B311C east elevation.

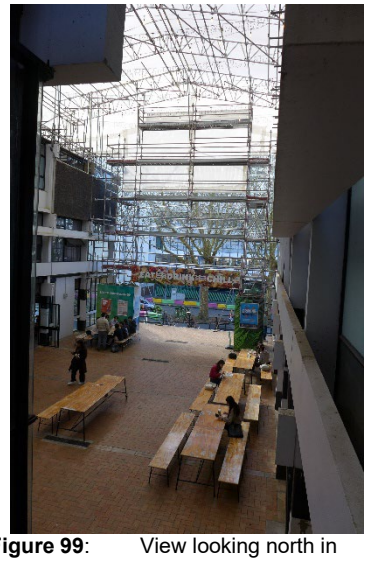

Figure 99: View looking north in enclosed north Atrium.



Figure 100: View looking northeast in north Atrium at B311C west elevation.

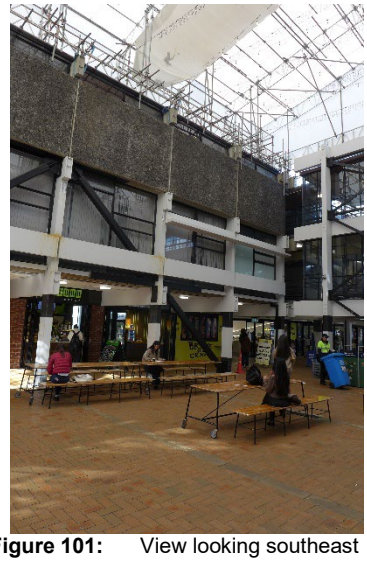

Figure 101: View looking southeast in north Atrium at B311C west elevation.



Figure 102: View of northwest corner of B311C at north end of north Atrium.



Figure 103: View looking south along colonnade at B311C.

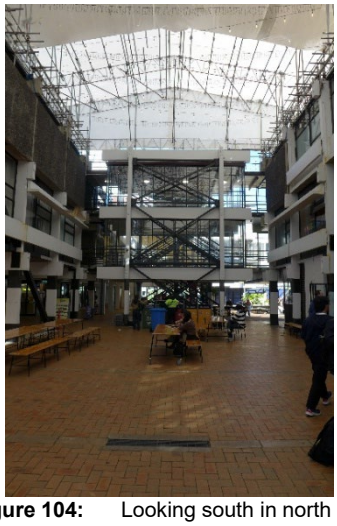

Figure 104: Looking south in north Atrium at north staircase bridge.



Figure 105: Looking southwest in north Atrium at B311D east elevation.



Figure 106: Looking northwest in north Atrium at B311D east elevation.



Figure 107: Looking east at path between B311C (left) and B311B (right).

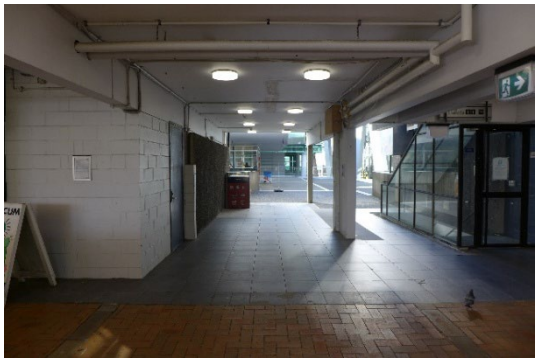

Figure 108: Looking east at path between B311B (left) and B311A (right).



Figure 109: Looking north in main courtyard towards north staircase bridge.



Figure 110: Looking northeast at colonnade in B311B.



Figure 111: Looking southeast at colonnade in B311B.



Figure 112: View of Campus Store on Level 2 of B311B



Figure 113: Looking south at south staircase bridge.

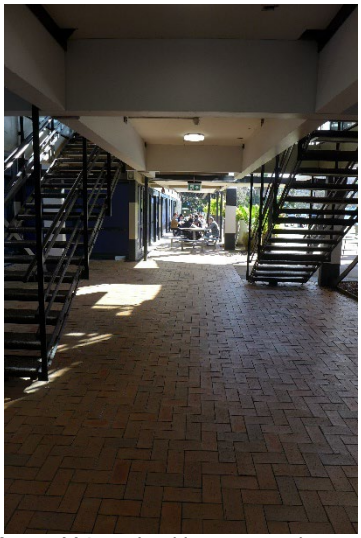

Figure 114: Looking west under south staircase bridge along north elevation of B312A towards Albert Park.



Figure 115: Looking east at south staircase bridge.

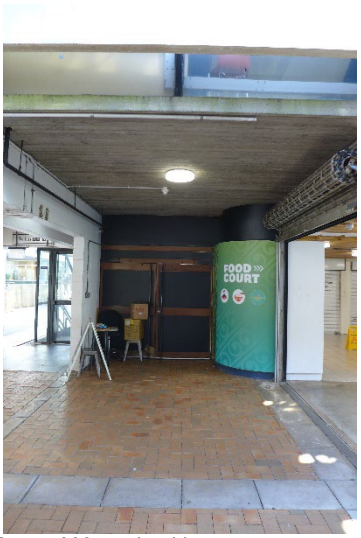

Figure 116: Looking east at northwest corner of B311A on Level 2.

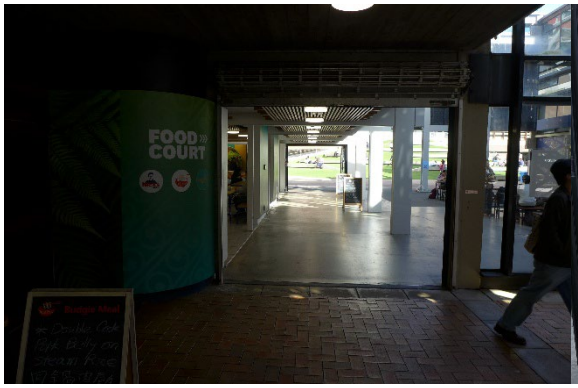

Figure 117: Looking south along colonnade in B311A.



Figure 118: Looking north along colonnade in B311A.

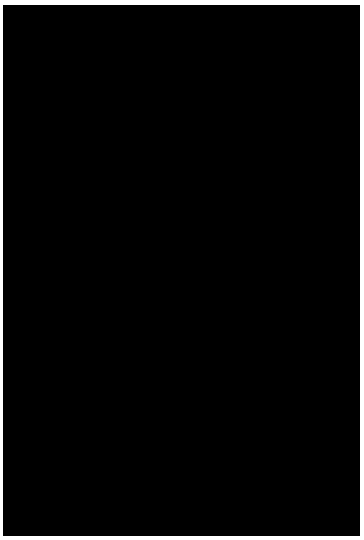

Figure 119: Looking south in south Atrium.



Figure 120: Looking north in south Atrium.



Figure 121: North glazed wall in south Atrium.



Figure 122: looking west in south courtyard at east elevation of B312A.



Figure 123: Looking east in south courtyard at west elevation of B311A with colonnade at base.



Figure 124: Glazed roof enclosure and deconstructed south wall in south Atrium. Note the exposed rear of the new digital screen that was part of the adjacent Hiwa development.



Figure 125: Looking south towards the open southern end of the south Atrium. The new HIWA digital screen faces the Hiwa terraced mound that sits above the swimming pool.

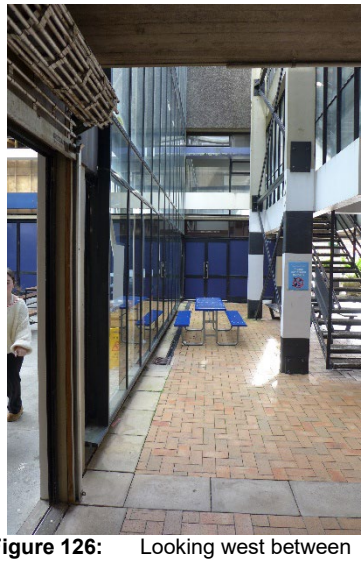

Figure 126: Looking west between north glass wall of south Atrium and south staircase bridge.



Figure 127: South elevation of south staircase bridge.



Figure 128: Looking west at underside of bridge stairs.

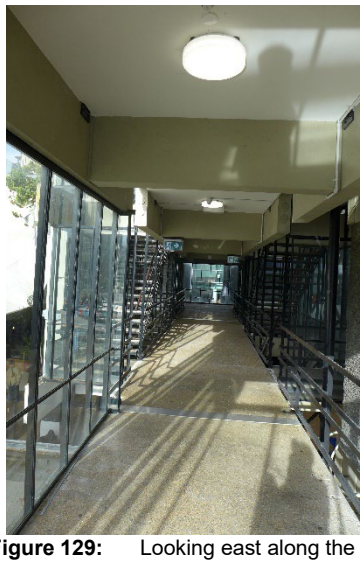

Figure 129: Looking east along the south staircase bridge.

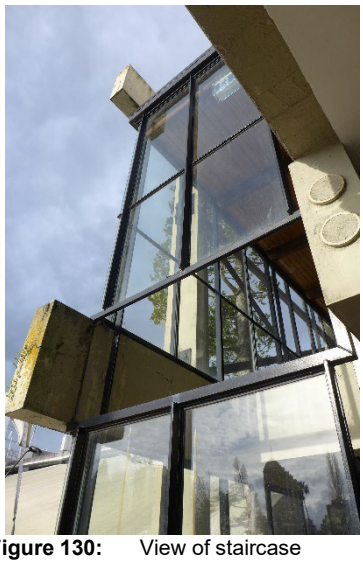

Figure 130: View of staircase bridge detailing.



Figure 131: View of staircase bridge detailing.



Figure 132: Looking east along upper floor of north staircase bridge.

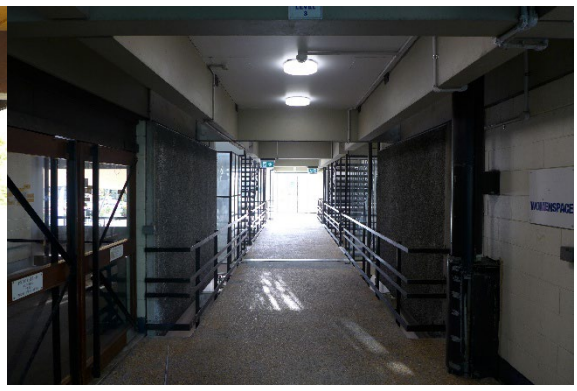

Figure 133: Looking west along middle floor of staircase bridge.



Figure 134: North staircase bridge structure detailing.



Figure 135: North staircase bridge detailing.

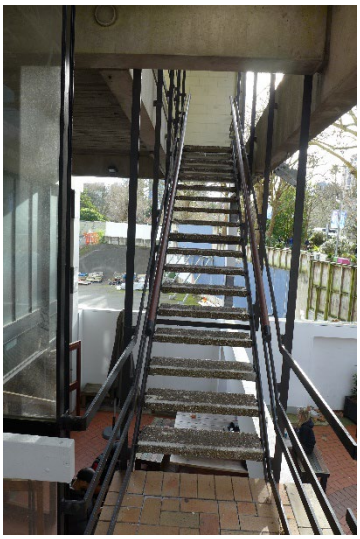

Figure 136: Looking west at north staircase access on B311D.

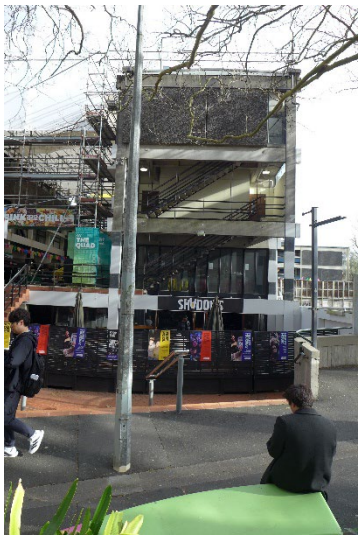

Figure 137: Looking south at north staircase access on B311D.

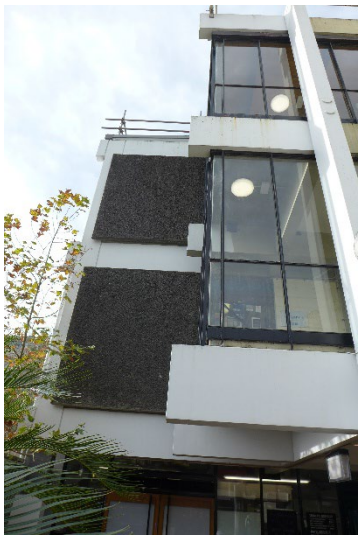

Figure 138: Aggregate-faced precast panel cladding and glazed cladding on staircase bridge B311D.



Figure 139: Typical glass and precast panel cladding details.

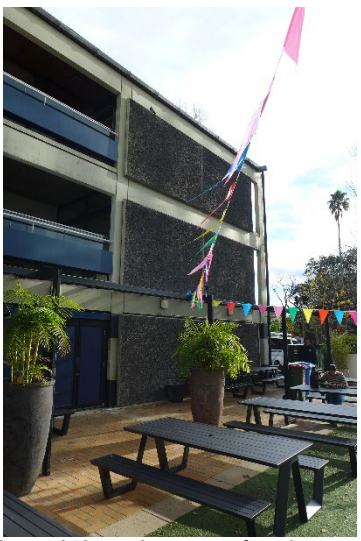

Figure 140: Aggregate-faced precast panel and textured panel cladding.



Figure 141: Typical precast beam and column structural detail showing the negative details at the junction between the beam and column structure and the fair-face concrete finish



Figure 142: Typical external structural grid arrangement B311B.



Figure 143: Typical external structural grid arrangement B311C.



Figure 144: Rainwater pipe detail.

8.5 interior

The interior layouts throughout the building complex have been subject to change over the years in response to the increasing numbers of students using the spaces and their varying requirements.

Wall linings are a combination of painted cast in-situ concrete, concrete block masonry walls, and modern sheet material over timber framing. Ceiling linings are a mixture of fair-faced concrete, timber tg & v boards (these were originally specified in the 1963 *Proposed Student Centre Design Report* to be rimu), modern sheet material, and timber strips over an acoustic backing. Floor linings are a combination of carpet (in the common rooms and office spaces), vinyl sheet floor covering (in the more trafficked ground floor (level 2) spaces and the basement (level 1) service areas), tiling (in the courtyards and food court), and polished concrete. Exposed aggregate concrete slab is used as the floor covering in the connecting staircase bridges.

Since completion of HIWA B312 and the relocation of Shadows Bar to Level 1 of B311C and B311D, B312 has been closed. For the same reasons Level 1 of B311A and B311B have also been closed. With the relocation of bFM Campus Radio to new studios on Karangahape Road its occupation of Level 4 of B311A has ended and at the time of this assessment final decamping of these spaces was underway and the floor was officially a construction site for which access was unable to be made. Privacy and management protocols also limited access to Shadows bar at Level 1 of B311C and B311D and to Women's Space at Level 3 of B311C.

B311A

B311A level 1 – not accessible

B311A level 2

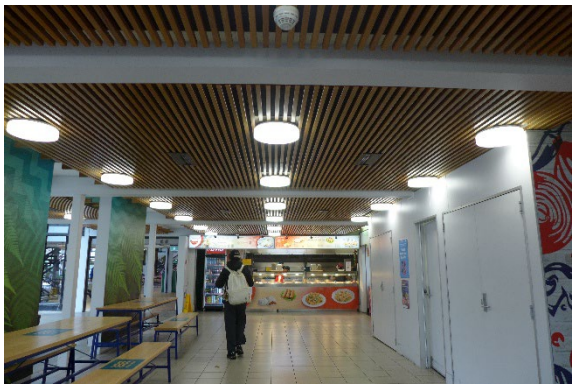

Figure 145: looking north



Figure 146: looking south



Figure 147: looking east

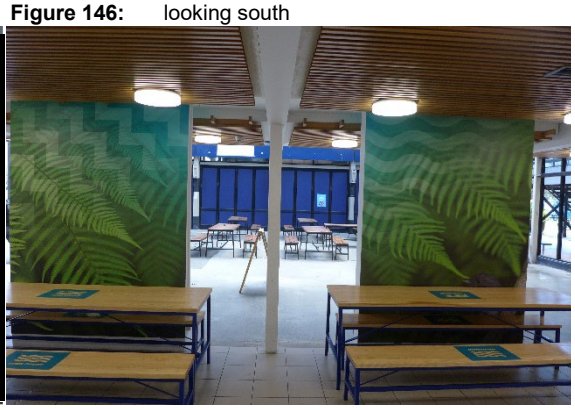

Figure 148: looking east

B311A level 3



Figure 149: looking south



Figure 150: looking towards the east



Figure 151: looking towards the west

B311A level 4 – not accessible (construction site as bFM move out)

B311B

B311B level 1 - not accessible

B311B level 2

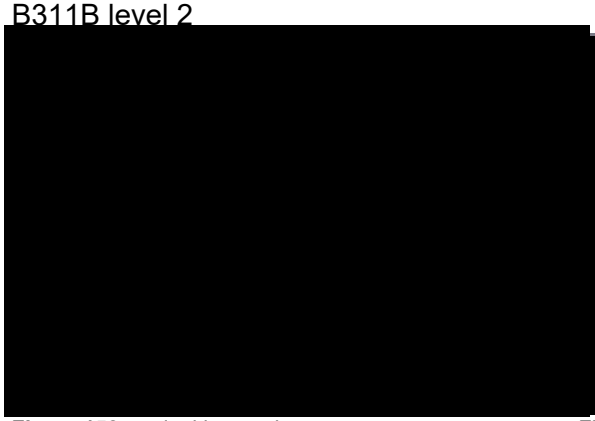

Figure 152: looking north



Figure 153: looking south



Figure 154: looking east

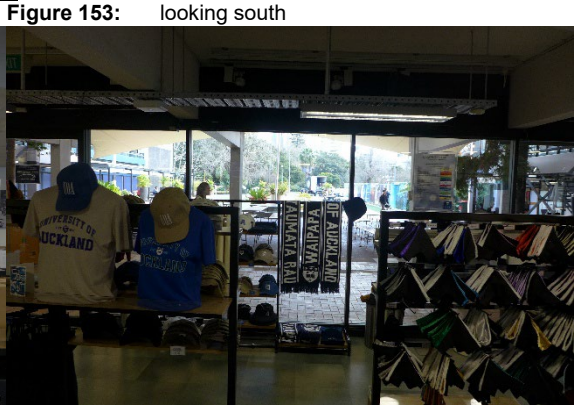

Figure 155: looking west

B311B level 3

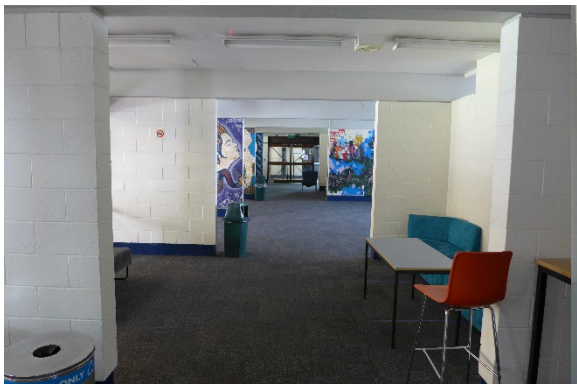

Figure 156: looking north

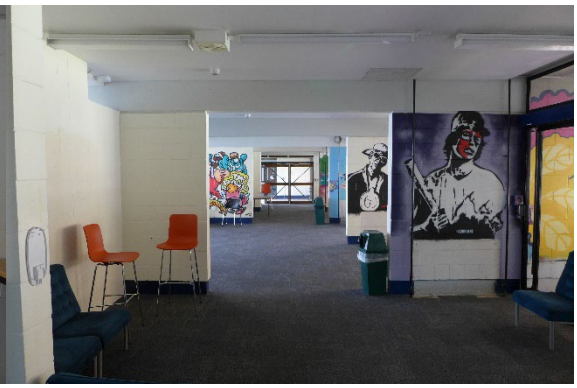

Figure 157: looking south

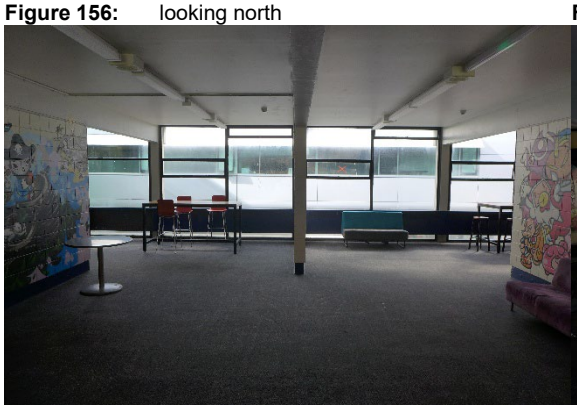

Figure 158: looking east



Figure 159: **looking west**

B311B level 4 - Auckland University Pacific Islands Student's Association (AUPISA)

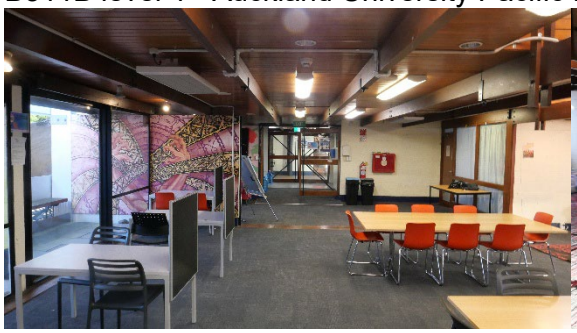

Figure 160: looking north

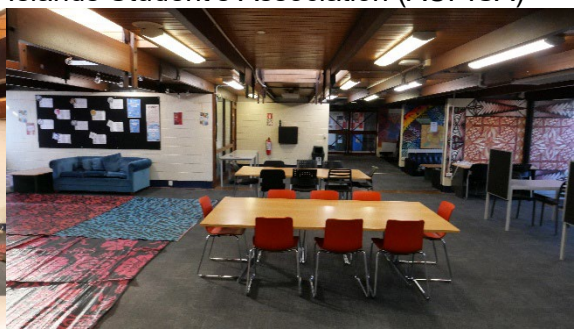

Figure 161: looking north



Figure 162: looking east



Figure 163: looking west

B311C

B311C level 1 – shadows bar



Figure 164: looking towards the north (May 2020)



Figure 165: looking south (May 2020)



Figure 166: looking west (May 2020)



Figure 167: looking north



Figure 168: looking south



Figure 169: looking east

B311C level 3 – Womenspace

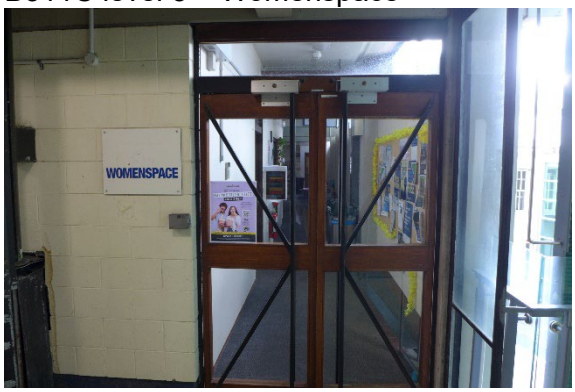

Figure 170: entry to Womenspace

B311C level 4 – Te Whare Wānanga o Tamakimakarau

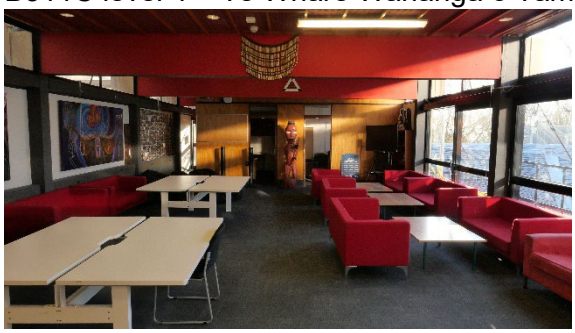

Figure 171: looking north



Figure 172: looking south

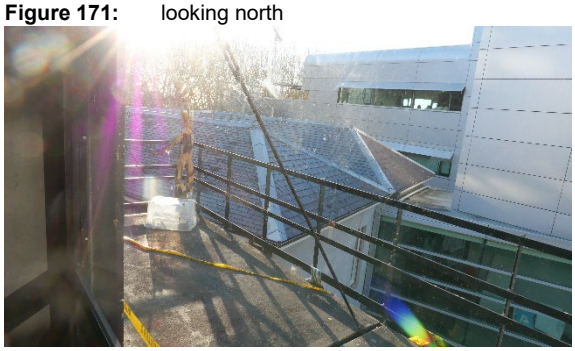

Figure 173: looking east across the external balcony towards the roof of AUSA House towards the Kate Edgar Information Commons

B311D

B311D level 1 – Shadows Bar (former Maidment Theatre foyer space)

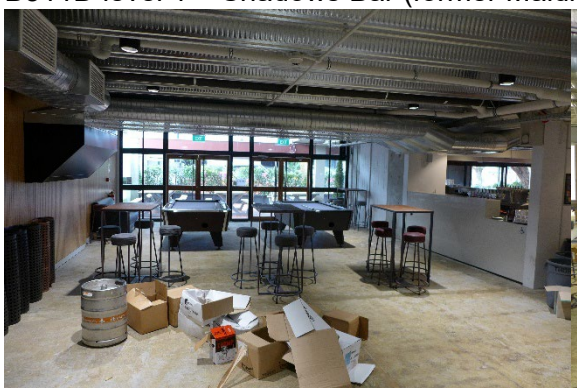

Figure 174: looking north (May 2020)

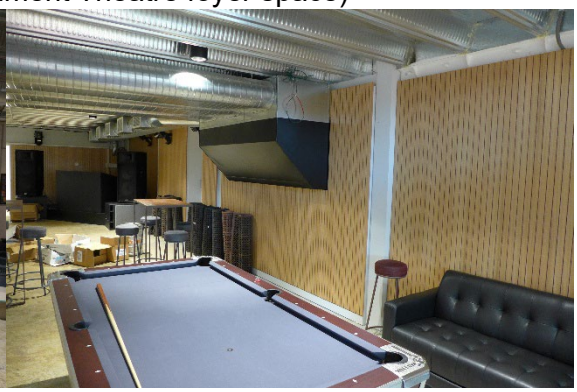

Figure 175: looking towards the south (May 2020)



Figure 176: looking east (May 2020)



Figure 177: looking west (May 2020)

B311D level 2



Figure 178: looking north



Figure 179: looking south



Figure 180: the east exterior elevation

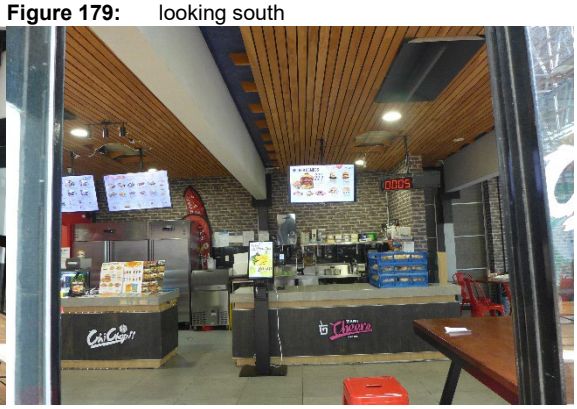

Figure 181: looking west

B311D level 3 – Queerspace



Figure 182: looking north



Figure 183: southern entry



Figure 184: looking east



Figure 185: looking west

B311D level 4 – Muslim prayer room

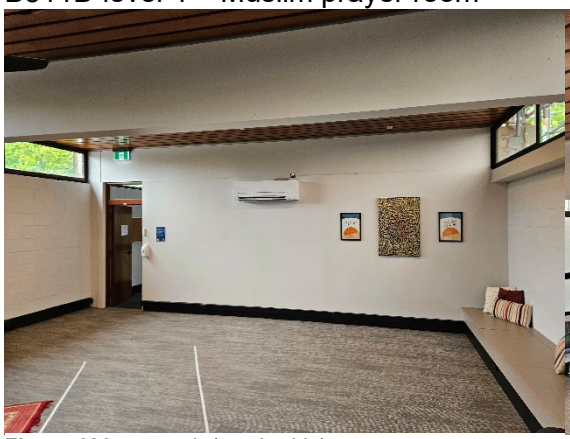

Figure 186: north (men's side)



Figure 187: north (women's side)



Figure 188: south

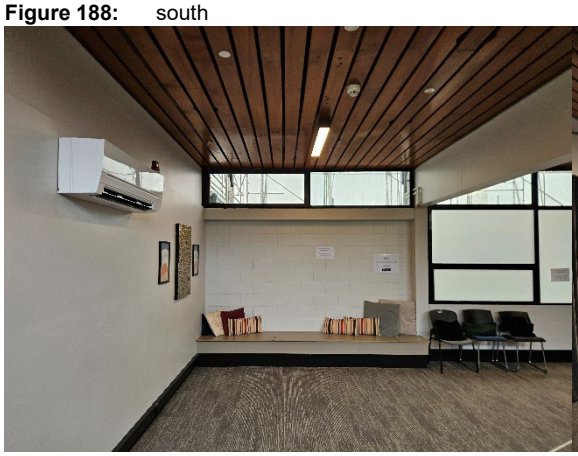

Figure 189: east (men's side)

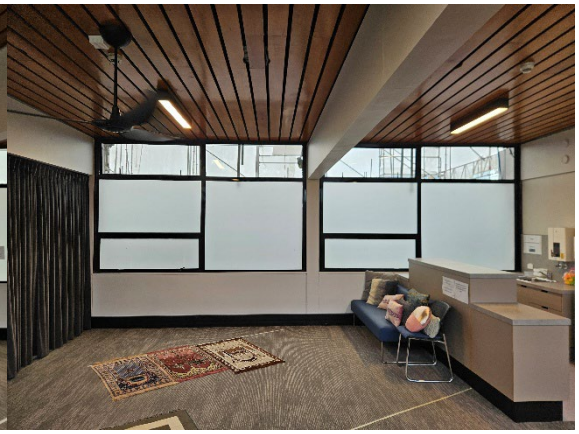

Figure 190: east (women's side)

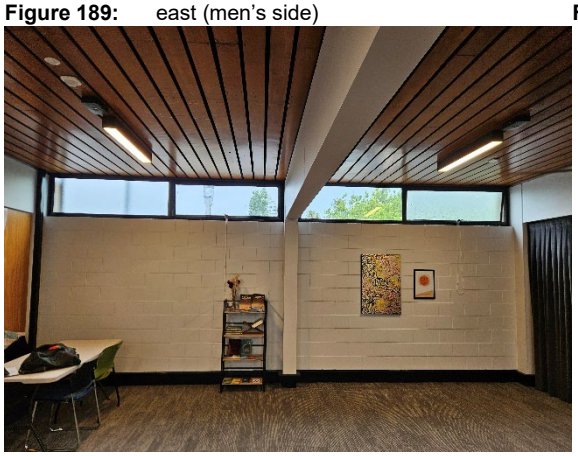

Figure 191: west (women's side)



Figure 192: west (men's side)

B312

B312 level 1



Figure 193: looking north



Figure 194: looking south



Figure 195: looking east



Figure 196: looking west

B312 level 2



Figure 197: looking north



Figure 198: looking east



Figure 199: looking west

B312 level 2 - the lightwell

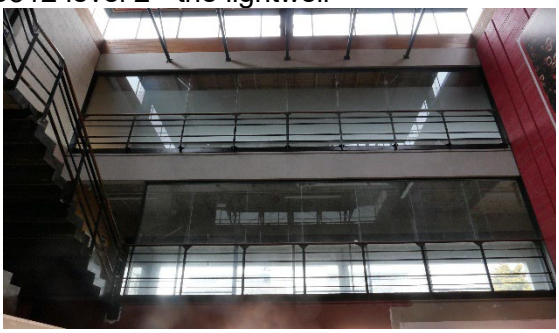

Figure 200: looking north



Figure 201: looking south

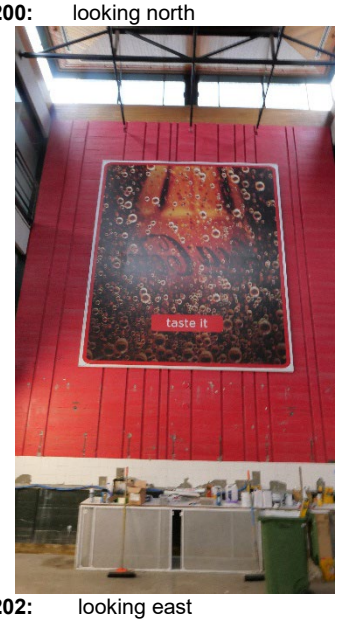

Figure 202: looking east

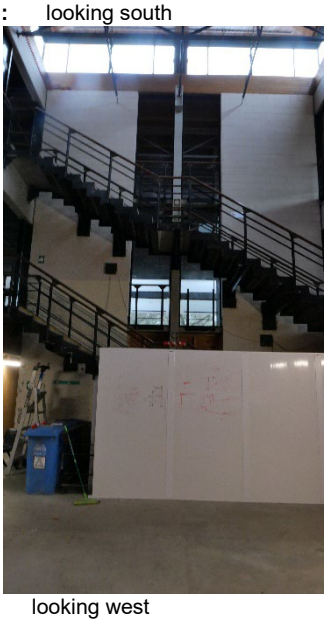

Figure 203: looking west

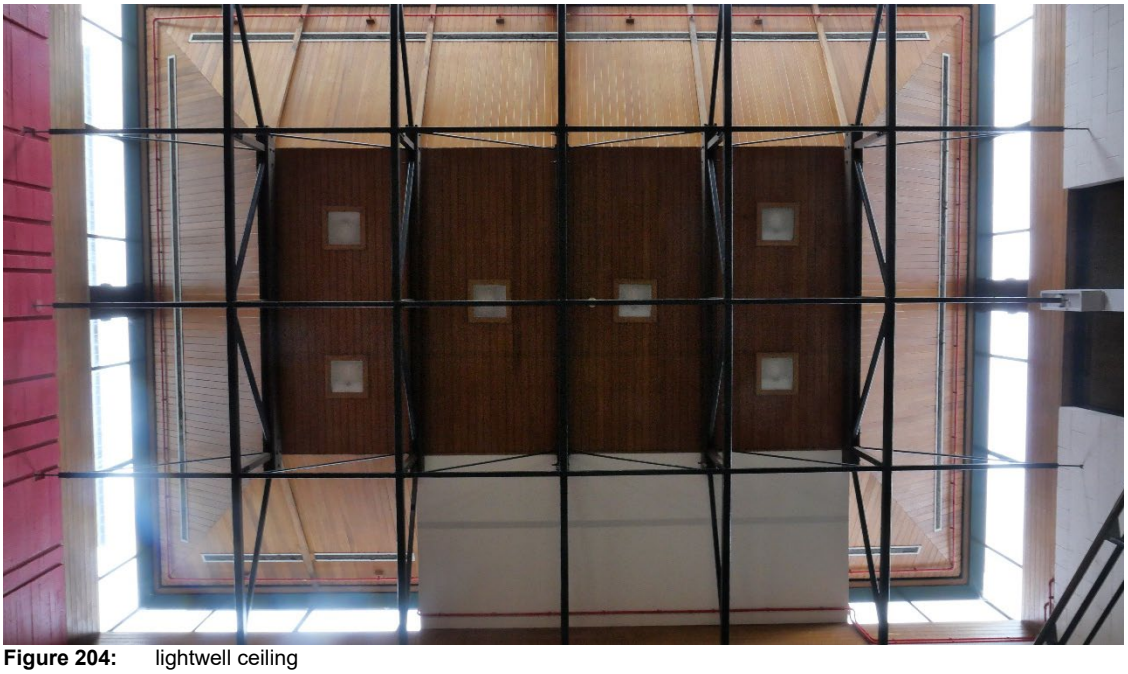

Figure 204: lightwell ceiling

B312 level 3 – northeast corner



Figure 205: looking north



Figure 206: looking south



Figure 207: looking east



Figure 208: looking west

B312 level 3 – balcony

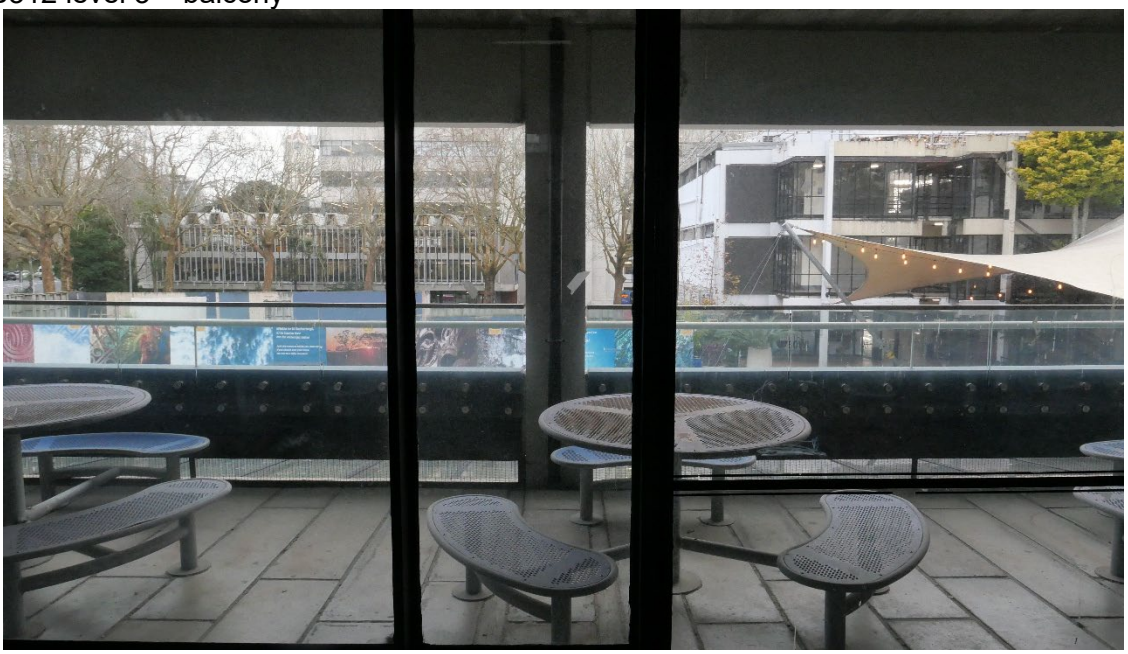

Figure 209: looking north across balcony



Figure 210: looking east across balcony



Figure 211: looking west across balcony

B312 level 3 –west



Figure 212: looking north



Figure 213: looking south



Figure 214: looking east



Figure 215: looking west

B312 level 3 – south



Figure 216: looking north



Figure 217: looking south

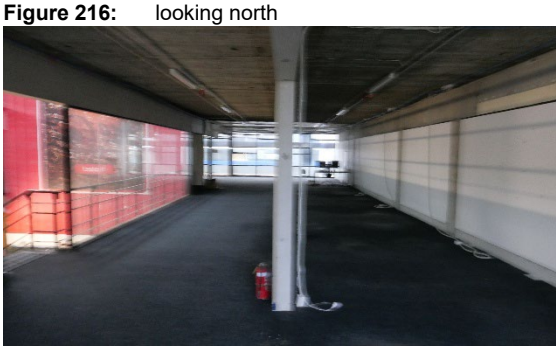

Figure 218: looking east



Figure 219: looking west

B312 level 4 - east

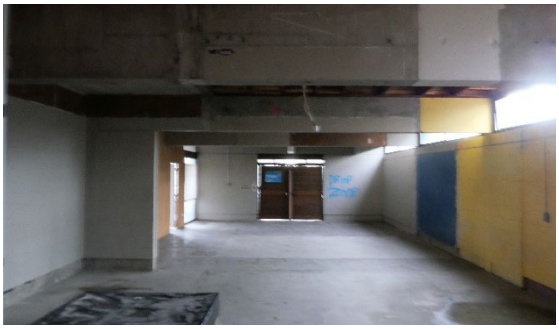

Figure 220: looking north



Figure 221: looking south



Figure 222: looking east



Figure 223: looking west

B312 level 4 – central north



Figure 224: looking north



Figure 225: looking south



Figure 226: looking east



Figure 227: looking west

B312 level 4 north west corner

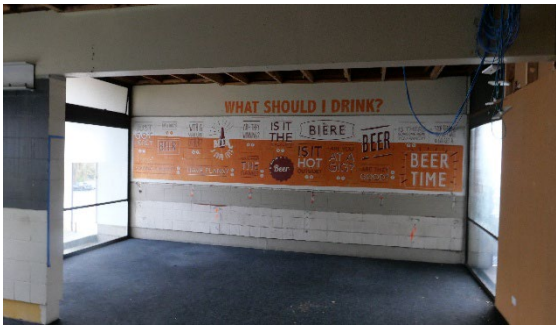

Figure 228: looking north



Figure 229: looking south

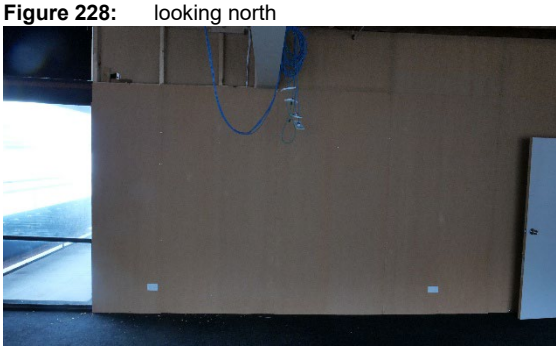

Figure 230: looking east



Figure 231: looking west

B312 west



Figure 232: looking north



Figure 233: looking south



Figure 234: looking east



Figure 235: looking west

B312 south

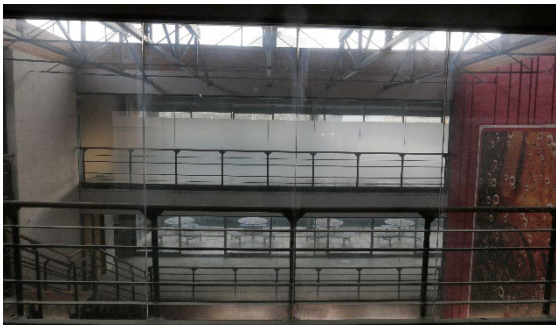

Figure 236: looking north

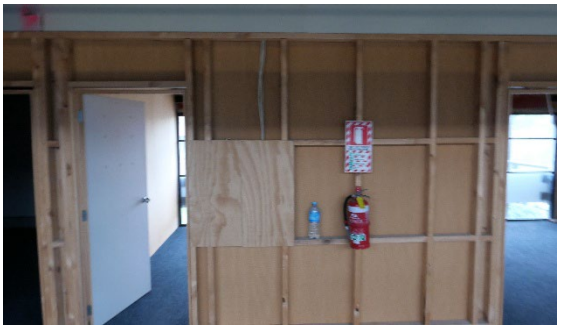

Figure 237: looking south



Figure 238: looking east

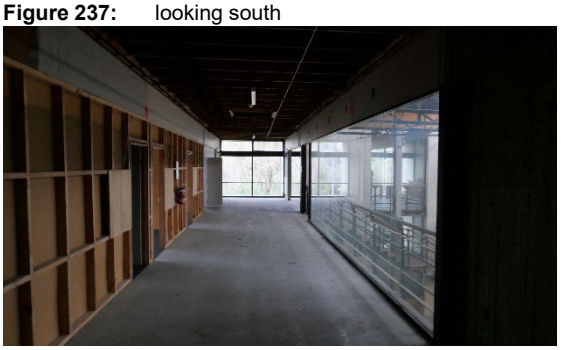

Figure 239: looking west

B312 – various views into the lightwell from level 4

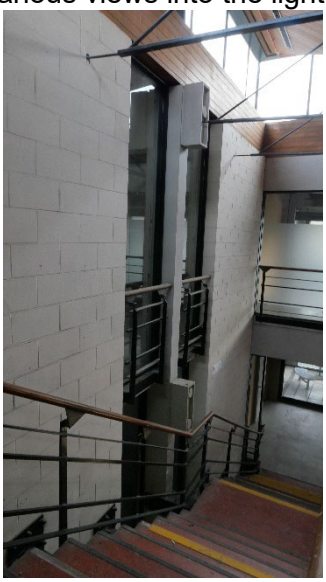

Figure 240: looking north across the west elevation of the lightwell

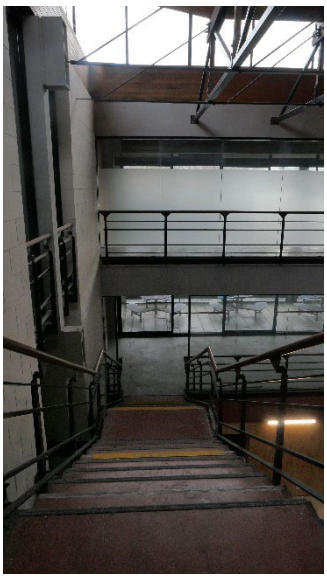

Figure 241: looking north across the lightwell

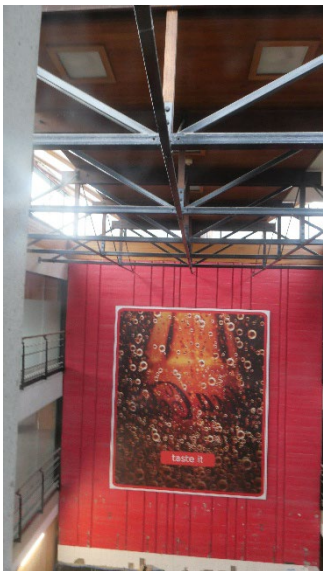

Figure 242: looking east across the lightwell



Figure 243: looking west across the lightwell

10. factors affecting the heritage fabric

While condition is not a factor considered in determining historic heritage value, it is a relevant consideration in terms of affects on historic heritage values in an assessment of the historic heritage value of the Student Union Building as found. The following section outlines a number of discoveries found to be adversely affecting the fabric of the Student Union Building that indicate design or constructional weaknesses which after 60 years now represent risks to the longevity of the building and its use.

10.1 balcony concrete

In late 2021 concrete spalling and rusted reinforcing was identified at the B311 Western balconies likely caused by insufficient concrete cover and the presence of moisture, particularly at the notches on the underside of the exterior balconies. A general concrete repair methodology was prepared and implemented to address this discovery.

10.2 b311 link bridge balustrades

In late 2021 there was concern that some of the Link Bridge balustrade fixings may have failed, posing a safety risk to users of the building.

Some of the cantilever balustrade post fixings are fixed into the side of the 114mm reinforced concrete slab, with no beam below. Some of these connections have failed due to corrosion of the fixings, with the post held in place by the horizontal steel rails. In many instances, there was also spalling and concrete cracking at the lower fixing, which would significantly reduce the capacity of the bolts. This could pose a safety issue if the balustrade was loaded. Site investigation also discovered that there are seismic joints which have been cut in the Link Bridge slabs. The cut ends of the reinforcing bars are currently exposed with no corrosion protection.

10.3 b311b roof beams and precast spandrel panels

The Student Union Building is primarily a concrete structure and is one of the earliest prestressed buildings in New Zealand. Most beams are post-tensioned, but some beams on the Link Bridges are conventionally reinforced. There are also conventionally reinforced precast concrete spandrel panels fixed to the building facades and some of these panels are accessible from the Block B roof.

The condition of the roof beams located on the roof of Block B, Link Bridge 1 and Link Bridge 2 were raised as being of concern following a Beca investigation in 2022 commissioned by the University of Auckland to investigate the significance of the beam cracking and the adjacent steel atrium structure. WSP were approached to carry out a detailed investigation of the beam cracking which supported the contention that the beam cracking was likely related to the effects of Alkali Silica Reaction (**ASR**). Concrete produced in Auckland in the 1960's and 70's commonly contained a basaltic coarse aggregate combined with a concrete sand sourced from the Waikato River. ASR has been recorded in Auckland concrete of this era with the primary reactive aggregate being the Waikato River sand. ASR is the most common form of Alkali-aggregate reaction (**AAR**) and generally results from reactions between either microcrystalline, cryptocrystalline, or substantially strained quartz and associated microcrystalline quartz at grain margins and alkalis in cement paste. The reaction commonly results in the development of cracking that originates with reactive aggregate particles and continues into the surrounding paste and gel deposits.

The roof beams on Building 311 are extensively affected by longitudinal cracking. A specialist investigation has identified the presence of ASR in the beam concrete and this is the probable cause of the observed cracking. The spandrel panels on the roof are extensively affected by map cracking and it can be assumed this cracking is also as a result of ASR. The roof spandrel panels are fully exposed to rain wetting so are likely to be in worse condition than the more sheltered spandrels. Core samples were extracted from the beams and sent for analysis by Sandberg Consulting Engineers in England in late 2022 who determined that ASR was evident and on-going in the concrete which has led to the “abundant” development of expansive ASR-style cracking and surface fine cracking and is likely to be the surface expression of expansion occurring at greater depths in the concrete.

10.4 b311 north atrium roof

In 2022 a detailed structural condition assessment of the Northern Atrium steel roof structure at the B311 building was undertaken by Beca. That report was read alongside an architectural report for the atrium roof glazing, and separate structural report for the reinforced concrete roof structure (8.4.2 (above). The steelwork of the northern atrium structure was found to be extensively severely corroded in multiple locations, and it was considered to be very challenging to remediate. Severe corrosion was observed to parts of the atrium steel roof structure, as well as cracking to other reinforced concrete roof elements. Added to this, the glazing system, and associated flashings and gutters also appeared to be in a very poor state. Although the structure was not yet showing signs of deformation, its integrity in a severe storm event or earthquake would be unpredictable.

Most of the rafter beams had visible corrosion to the flanges, varying from mild surface rust to severe corrosion. At the portal frame posts, severe corrosion was observed near the base of the post located at Grid A-5. Many of the portal frame baseplates were severely corroded. Severe corrosion of the top RHS strut along Grid A with pitting in certain locations. Between Grid 1 and 2, the pitting corrosion was so severe that the flanges of the RHS have become separated from the web. Severe to mild corrosion of the top RHS strut was also observed along Grid B. Some glazing panels were discovered to have slid out of place as the seals have failed and some of the bolted connections between the glazing mullions and the portal frames are severely corroded.

It was recommended that the existing atrium be deconstructed without undue delay and replaced with a new form of Atrium weather cover and this was undertaken in 2023.

11. heritage assessment

11.1 general criteria for significance

There are a number of recognised criteria used in assessing the historic heritage significance of a place including the criteria listed in Section 66 (1) of the Heritage New Zealand Pouhere Taonga Act 2014, which are used when considering inclusion of a place on the New Zealand Heritage List/Rārangi Kōrero, and the criteria used in the AUP at Chapters B5 and D17 when considering scheduling of a place in the AUP.

The purpose of this assessment is not to determine whether the Student Union Building meets the criteria for inclusion on the New Zealand Heritage List/Rārangi Kōrero or contesting its scheduling in the AUP, as the complex is already scheduled as a historic heritage place. Rather, the assessment seeks to identify and evaluate the heritage values and attributes that contribute to the significance of the place, thereby providing the evidential foundation for assessing the effects of the proposal on those values. For that purpose, the assessment has been informed by the historic heritage values framework contained in Chapters B5 and D17 of the AUP.

This section establishes the terms adopted in the assessment of historic heritage value. The terms adopted are taken from Auckland Council's August 2020 *Methodology for Evaluating Historic Heritage Significance* which lists criteria used in qualifying a place to be scheduled in Schedule 14.1 of the AUP.

A conservative approach has been adopted for the assessment. Where the origin of an item is inconclusive and has the potential of having cultural heritage value (such as the archaeological significance of a site), this is identified. The assessment is based on the information currently available, including the Archaeological Assessment prepared by Clough & Associates for the substantive application. Should, at a later time, more information become available these items should be reassessed.

11.2 degree of significance

The determination of the level of significance of a historic heritage place requires an evaluation of the overall significance of the place. This has regard to (i) the values of the place and (ii) the geographic area the overall significance relates to. A five-level scale of value has been adopted in tabulating the cultural heritage value of the spaces or elements within this place. This is based on Auckland Council's 2013 *Methodology for Evaluating Historic Heritage Significance*. These values are:

1 Exceptional
The element or space is of exceptional importance to the overall significance of the place.

2 Considerable
The element or space is of considerable importance to the overall heritage significance of the place.

3 Moderate
The element or space is of moderate importance to the overall heritage significance of the place.

4 Little
The element or space is of minor importance to the overall heritage significance of the place.

5 None
The element or space is of no importance to the significance of the place.

11.3 evaluation of historic heritage significance

(a) historical:

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

The Student Union Building demonstrates an association with the building boom that Auckland University, and indeed the city of Auckland, underwent in the 1960s. It is also associated with the University of Auckland, an institution which is fundamentally entrenched in the history of the Auckland, and in tertiary pedagogy nationally.

The building complex presents **moderate historical significance**.

(b) social:

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

As a complex specifically designed for the Students' Union, this place has strong associations with student use and social interactions within the University of Auckland. It has seen a number of important student events and has played a strong role in helping to define the collective student identity.

The building complex has **moderate social significance**.

(c) mana whenua:

The place has a strong or special association with, or is held in high esteem by, Mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

This criterion has **not been assessed**.

(d) knowledge:

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

The subject site is located on the site of the former Albert Barracks (1846), although the site has been subject to significant alteration over time. It has little potential to provide information on past human activities in the area, but moderate significance as a place of its time, and as such presents **moderate knowledge significance**.

(e) technology:

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The complex represents a good example of its construction technique and materials, without being a notable example of technical design, accomplishment or innovation.

The building complex has **moderate technological significance**.

(f) physical attributes:
The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

As the work of noted New Zealand architecture firm, Warren and Mahoney, and in particular by architect, Sir Miles Warren, the Student Union Building is important within the context of the Warren and Mahoney body of work. It represents a project from their early period of work, and one of their first projects outside of Christchurch, and is part of the series of Student Union Buildings which they designed around the same time in Christchurch and Palmerston North (unbuilt). An example of the New Brutalism and Constructivist styles, it also demonstrates a notable example of the sculptural use of pre-cast concrete and the pre-stressed, post-tensioned beam and column typology.

The building complex has **considerable physical significance**.

(g) aesthetic:
The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The complex's position straddling the main circulation route within the heart of the city campus north and south and east west between Symonds Street and Albert Park enables it to contribute to dominant views both within the University, and looking towards the place and serves as a gateway. It has a notable aesthetic appeal deriving from the relationship between the series of building blocks and staircase elements, the setting, and the framing of a common exterior space which marks the centre of student gathering. A strong aesthetic is continued throughout the buildings, with specially articulated details where the structure has been expressed and used to become part of the visual appeal.

The building complex presents **considerable aesthetic significance**.

(h) context:
The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The Student Union Building has contextual value due to its relationship with the adjacent Princes Street Heritage Area and streetscape (which possesses strong historic associations and value within an important archaeological and heritage landscape), while recognising the building itself is not located within the Heritage Area. It has collective value as a member of the group of university buildings constructed during the 1960s-1970s building boom and campus expansion period that confirmed the long-term occupation and commitment to the city campus.

The complex has **considerable contextual significance**.

12. conclusion

The Student Union Building has considerable physical significance as an important part of renowned New Zealand architectural firm Warren and Mahoney's body of work, and as a good example of the New Brutalist and Constructivist styles.

It has considerable physical and aesthetic significance for its method of using and articulating the pre-cast concrete and the pre-stressed, post-tensioned beam and column structure throughout.

Located on the dominant circulation routes on the campus, and as a gateway to Albert Park and the city beyond, it has landmark value, while its position on Princes Street lends it considerable contextual value for the strong archaeological landscape and historic associations along the street. In addition, the location on the site of the former Albert Barracks gives moderate potential to provide knowledge through archaeological investigations. It presents moderate social significance for its association with students' social and recreational uses and interactions, and moderate technological values for its construction techniques and materials.

Overall, the Student Union Building demonstrates **considerable historic heritage significance**.

This heritage assessment considers the Student Union Building as a whole. It is relevant to note that the Student Union Building is a conglomeration of five conjoined building blocks which collectively create a stronger overall scheme than the separate elements do individually and has an overall considerable collective historic heritage significance.

Sir Miles Warren explained that the original programme broke up the complex into a series of multi-level pavilions to make "*the spaces between the blocks, the ways through and the central court, the basis of the design rather than the actual buildings*."[27] Significantly, this programme has since been changed and overwritten in response to the University's growth and evolution, masking the clarity of the original scheme.

The Student Union Building is relatively small in scale when considering the student population of 7,000 as it was at the time it was designed and the nearly 50,000 University student population today. The inherent flexibility of overall complex has been well-tested by the University in adapting spaces to suit the evolving needs, size, and diversity of the student population today.

The rhythm of the built form accentuates the unbuilt form, setting up a series of small, open spaces both externally and internally.

The Student's Union complex has demonstrable Physical Attributes, Aesthetic, and Context significance values. Those values underpin the inclusion of this place in Schedule 14.1 of the AUP as a Category B item.

[27] Warren, *Miles Warren: An Autobiography*, 73.

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