

100 sector

Background

The 100 sector of the University of Auckland is a historic and central part of the city campus. With significant historical character and a rich and diverse natural environment, the sector provides important public spaces and green areas. It contains several important educational and administrative buildings, such as the General Library, an important node of activity.

Historical process & character

The 100 sector is oldest in the city campus, with colonial origins. Buildings such as the Clock Tower and the Old Government House are historically and culturally significant. Distinct development periods create a highly legible site with many landmarks, but also one with an incohesive character. Furthermore, development patterns have been concentrated in the south, creating a clustered built form with an uneven spread of open and green areas.

Open and green spaces

The 100 sector has a park-like function, providing important public spaces and green areas for the City campus. These are a valuable asset to the wider campus and are well used by students and the public. However, public spaces are poorly integrated and connected, with poor transitional spaces and sightlines. This creates an incohesive and fragmented public realm.

Pedestrian movement

The 100 sector is an important part of the campus layout. The sector accommodates large pedestrian movements, with an extensive path network that provides important mid-block connections between sectors. However, a confusing and convoluted path hierarchy, further interrupted by vehicle access, leads to poor pedestrian spaces.

Natural environment

The 100 sector has a rich and ecologically diverse natural environment, crucial to the site's character. However, native species are typically underrepresented, with less plantings and tree cover in the southern area.



Figure 1: 100 sector location map.

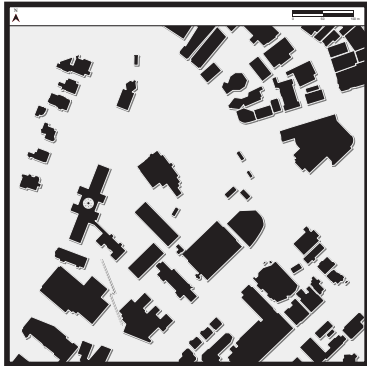


Figure 2: 100 sector Nolli map.

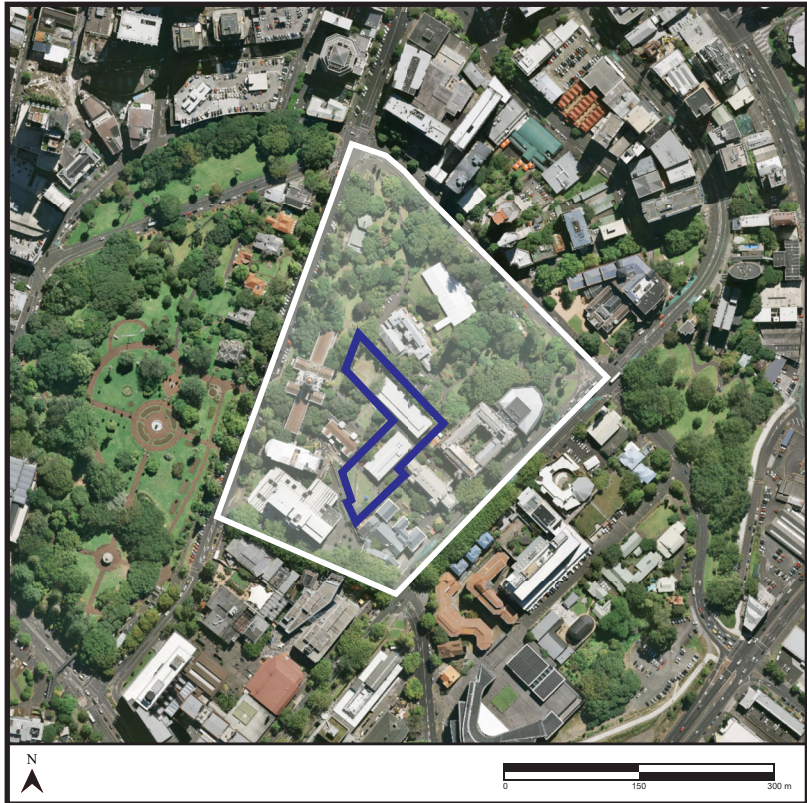


Figure 3: 100 sector aerial.

Future development area

Restrictions to development

As well as the conservation area in the north, a large area of the site considered historically significant, covered by a historic overlay in the Auckland Unitary Plan. These planning restrictions limit future development opportunities. Furthermore, the site's contours also present challenges for redevelopment.

Future development area

The area in the centre of the site, shown in figure 5, presents the greatest opportunity for redevelopment. Currently occupied by the Commerce A and Elam B prefabs, this site is not covered by planning restrictions, and has great potential with its prominent and central location within the 100 sector.

Development potential

This future development area is ideal for a new university centre for the 100 sector. The site also presents opportunities to redevelop the existing public space and create a more cohesive and better connected sector.

Future development must work to create a more cohesive and better connected sector, while maintaining the area's historical character and natural environment.



Figure 4: Land use and restrictions.



Figure 5: Future development area.



Figure 6: Commerce A.



Figure 7: East wing courtyard.

Development guidelines

1. Integrate and maintain site character.

- Adaptive reuse.
- Low impact building design.
- Consider historical character.

2. Enhance public space.

- Build on existing public spaces.
- Refresh public space.
- Improve pedestrian environment.

3. Improve open space connections.

- Open up the sector.
- Declutter the built form.
- Integrate public spaces.
- Support circulation.

100 sector University Centre redevelopment

Part two: design elements

Design elements

Adaptive reuse and redesign of Commerce A to create a modern, sustainable and mixed-use university centre.

Low impact design

Through low impact design, the redevelopment will compliment existing buildings and create a more cohesive sector. In particular, the redesigned building will have a simple, open facade consisting of brick materials, complemented by large floor to ceiling windows.

Mixed use

The new university centre will accommodate a retail space in the west corner, directly facing and opening out into the east wing courtyard. Stairs in the centre of the space lead to a first floor mezzanine, accommodating new study spaces and meeting rooms with views of the sector. The east corner houses an exhibition space with high ceilings and large floor to ceiling windows.

Adaptive reuse

Commerce A's existing structure will be reused. The building footprint will be reduced to create a smaller and less intrusive structure. The existing stairwell will be repurposed, maintaining a prominent feature of the facade.

Space activation

Open street frontage and mixed uses will work to activate the public space. Highly permeable building design with strong circulation to maximise activation and reduce visual impact.

A high quality and better connected pedestrian environment, building on existing public spaces.

Linear park

A new linear park, running through the sector, will better connect the public spaces and green areas. and create a high quality pedestrian environment. Refreshed public space, with new pavings, amenities, native plantings and more tree cover, will create a high quality pedestrian environment.



Figure 12: Site plan.



Figure 8: 115 St Georges Bay Road. Whillans.

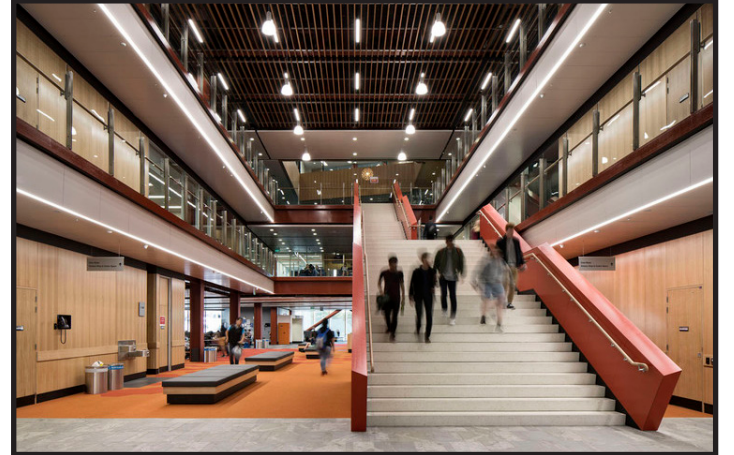


Figure 9: University of Auckland Science Centre. University of Auckland.



Figure 10: Te Wananga. Auckland Council.



Figure 11: Daldy Street linear park. Auckland Council.

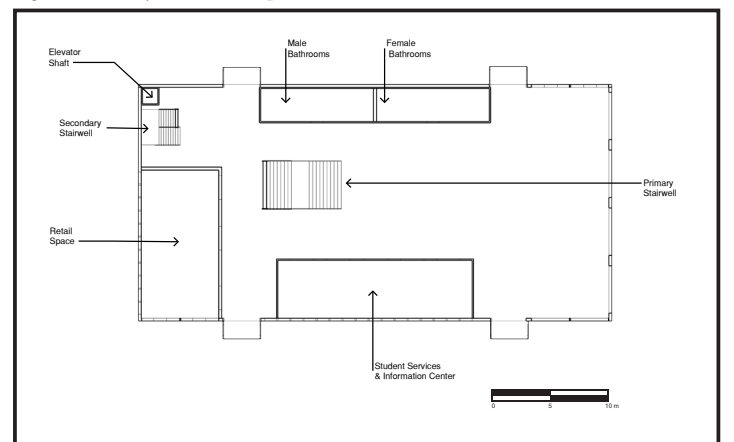


Figure 13: Ground floor floorplan.

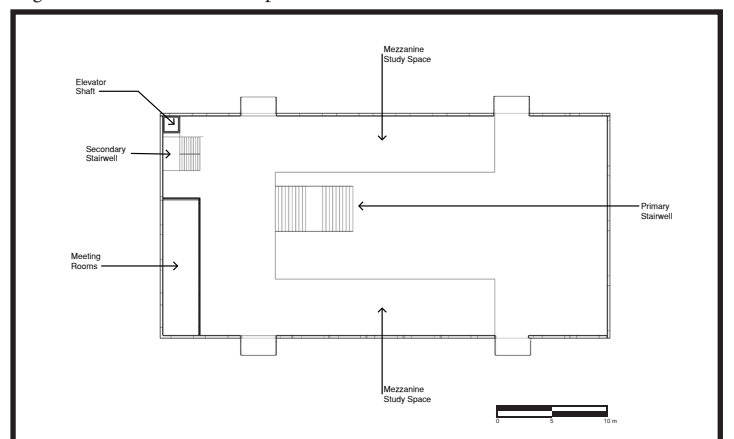


Figure 14: First floor floorplan.

Terence O'Neill Centre



Figure 15: University Centre facade from Barracks lawn.



Figure 16: University Centre perspective from Barracks lawn.



Figure 17: University Centre perspective from east wing courtyard.



Figure 18: South elevation perspective.

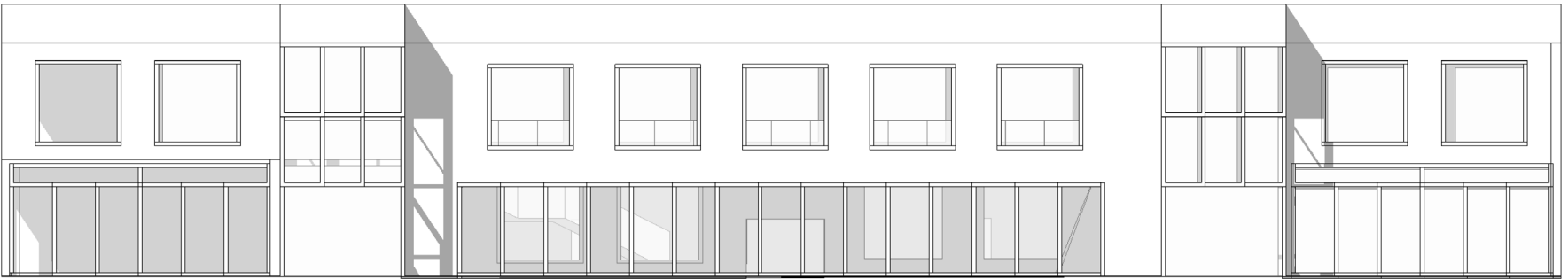


Figure 19: South elevation.

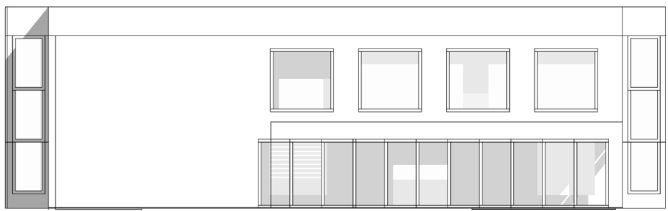


Figure 20: West elevation.

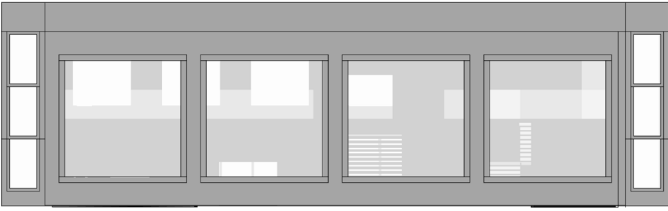


Figure 21: East elevation.

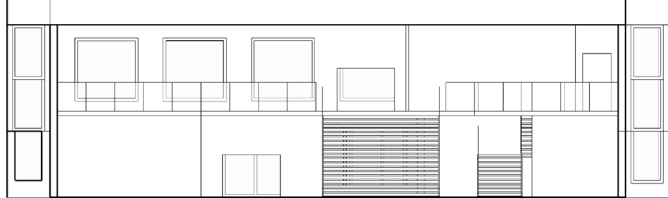


Figure 22: East section.



Figure 23: Interior perspective.