

# Carlaw Park Student Village



**Development  
Design + Build**

**Project**  
Accommodation  
/ Residential

**Location**  
Carlaw Park Avenue,  
Parnell

**Client**  
Carlaw Campus  
Limited Partnership

**Value**  
\$120 Million

**Period**  
Two stages of 18 Months

**Consultants**  
Architects /  
Warren & Mahoney

**Structural /**  
Mott MacDonald

Student accommodation can get a bad rap for being mediocre and cheap. Much of the time that reputation is deserved: rooms are cramped; quality is compromised; and amenity is low on the priority list. Student accommodation needn't be second-rate. Haydn & Rollett together with the University of Auckland, saw potential in developing vibrant, high quality student accommodation that would set a new standard for this type of residence.

Haydn & Rollett have worked on the development of the Carlaw Park site for over ten years, transforming it from a muddy, disused rugby league ground to a bold and lively city fringe precinct. The 1.8ha site is close to the university as well as centrally located to motorways, waterfront and the CBD, but the density of the area also provided challenges for the simultaneous construction of four towers.

Built over two stages of 18 months, the programme was particularly tight for constructing towers connected by landscaped podiums and housing 213 apartments with 698 bedrooms, 164 undercroft commuter car parks and

650m<sup>2</sup> of common amenity spaces. In the 1st stage, to simultaneously build the four towers, each between five and seven storeys, planning and project management needed to be highly organised, ensuring staging, resourcing and subcontractor planning were all in alignment. The success of this carefully directed project was illustrated in the speed and quality with which Haydn & Rollett managed to pour the four buildings' slabs – three floors were poured every two weeks.

The University of Auckland, like Haydn & Rollett, is focused on longevity. Working closely to understand the needs of the client, Haydn & Rollett were able to undertake this design and build project delivering a purpose-built accommodation facility with a high level of finish, while being particularly mindful of not letting costs overrun with the need for durable, robust fixtures and materials. Oversight of all aspects of the build from groundworks through to landscaping, and in particular the integration with the Parnell Rail Station, has led to a successful project that has established new expectations for student accommodation, not just in Auckland, but for the country.