



Albany Rose Garden

Albany, Auckland

Services

Urban design
Architecture
Digital

Sector

Mixed-use development

Brief

Create a modern, mixed-use community for apartment dwellers in central Albany, reflecting the vision of the Unitary Plan. Deliver on Auckland's need for thoughtful intensification and places where people want to live, work and play.

Vertical living climbs to new heights

This 800-apartment complex 20 minutes north of Auckland — the largest in New Zealand when it was announced in 2015 — is part of our portfolio of high-quality, higher-density developments. The first stage of 200 apartments is now complete.

This project has scale. Four stages will deliver around 800 apartments across the two-hectare site, with buildings ranging from five to 22 storeys. A truly mixed-use development with 20–30 commercial and retail units, Rose Garden Apartments will form the new heart of Albany centre.

Our vision was to develop a place to grow a community; a high-quality scheme that maximises wellbeing and contributes to its surroundings.

We oriented our masterplan to make the most of excellent existing amenities, including a landscaped lake and nearby park. A well-overlooked podium in the centre of the triangular site forms an important place where residents enjoy chance encounters. With public transport links nearby, Rose Garden Apartments have been designed to encourage a walking and cycling culture locally and reduce reliance on private cars.

Every apartment includes a balcony and double-glazed, full-height windows to maximise sunlight and views. A unique design was devised for the south-facing units in which the apartment is staggered across two floors, creating a dual aspect and direct sunlight to either bedrooms or living rooms.