Memorandum

To:	John Carter (The University of Auckland)	**Date:**	26 July 2026
From:	Cecelia Lambert, Peter Beazley, David Cooke (Beca)	**Our Ref:**	5010714-1423658448-89
Copy:	Tristram Collett (The University of Auckland)		
Subject:	Memorandum – Overview of Condition and Seismic status of Buildings B311 and B312		

Executive Summary

This memorandum summarises the current structural condition and seismic status of the University of Auckland's (UoA) Student Union Complex in the context of the proposed Student Centre and Library Development, specifically Buildings B311 (Blocks A–D), Building B312 (Block A), three link bridges, and an atrium roof at 34 Princes Street, Auckland CBD. It draws together findings from recent structural condition assessments, seismic evaluations and outlines possible remedial approaches. Note these buildings are category B heritage in the Auckland Council Unitary Plan.

The University has been proactive with progressively addressing the findings of previous assessments and has undertaken a significant ongoing programme of maintenance, repair and strengthening works, including the removal of unsafe building elements over time. Despite these works, significant deficiencies remain. These include:

- Instances of severe cracking caused by Alkali Silica Reaction (ASR), informally known as 'concrete cancer'. This is a serious systemic construction defect requiring exposed concrete elements to either be removed or be completely protected from moisture. This work would significantly alter the appearance of the buildings and/or require ongoing maintenance.
- Deficient Seismic capacity of B311 Block A and B. To achieve the UoA minimum standard, these buildings require substantial strengthening such as application of carbon fibre alongside intrusive additional walls and vertical bracing elements. This would likely compromise the appearance and function of the facility and introduce façade weathertightness risks.
- Link Bridges non-compliant with the NZ Building Code. A practical approach to remediation could be to remove part/all of the link bridges and replace with safety barriers compliant with relevant codes, noting this would also significantly alter their appearance.

Significant compromises need to be made to incorporate these structures into any future development. These compromises would include:

- Significant impact on usable GFA, due to the inefficient building configuration
- Floor level discontinuities as the new development will have greater floor to floor dimensions and a different basement level
- Inability to provide building services to modern standards (eg HVAC)
- Reduced flexibility for future uses due to small floor plates and low floor clearances, and provision for access and maintenance of existing structure for ongoing ASR symptoms.

The extent of required upgrade work to extend the life of the buildings is expected to be significant, it should also be expected that ongoing maintenance and associated disruption to occupants will continue throughout their limited remaining life. In the context of the design brief requirements, we consider that the most pragmatic and economic option to develop the site to its full potential is to remove the existing structures to free up the constraints they currently impose on the future development.

1 Introduction

The University of Auckland (UoA) faces a critical need to upgrade its student-focused services and facilities. The Student Union Buildings were originally designed in 1963 to support 6,000 - 7,000 students, whereas these spaces now serve a diverse population exceeding 45,000 students. This mismatch has led to significant challenges in capacity, accessibility, and equity. Additionally, the existing General Library building is close to end of life and cannot be easily adapted to meet evolving student needs.

Following the development of a comprehensive masterplan for the city campus, the University has identified the north-west quadrant of Sector 300 as the preferred site for a new Student Centre and General Library. This location offers the opportunity to build on existing student focused activity in this location and establish a vibrant student hub, activate surrounding open spaces, improve accessibility, and create a recognisable and welcoming front door to the University.

This initiative is a key part of the University's commitment to enhancing student experience, wellbeing, and support services to maintain its position as the only NZ university ranked internationally in the top 100.

It aligns with the strategic goals outlined in Te Rautaki Tūāpapa, Taumata Teitei, and Vision 2030. The proposed facility will consolidate non-faculty-specific student spaces - including the library, study areas, club spaces, support services, food and retail offerings into a single, inclusive and future-focused destination.

UoA has requested Beca to provide an overview of the existing buildings on the site in the context of this proposed development, including the condition and seismic status of the B311 Buildings (Blocks A, B, C and D), Building B312 (Block A) and the associated structures including Link Bridges (1, 2 & 3) and atrium roofs (Northern and Southern roofs). These buildings are also known as the ‘Student Union Complex’ which is located at 34 Princes Street, Auckland CBD.

The purpose of this memorandum is to consolidate the findings from several previous structural condition assessments, structural repair works, seismic assessments and seismic strengthening works undertaken on these buildings over recent years. This memorandum also discusses possible future remediation works which are required to maintain these structures and to meet the University of Auckland seismic policies as well as accommodate the proposed Student Centre and Library Development brief.

The specific performance brief for this development includes:

- Provision of a modern facility that is adaptable to future needs of the University and the building occupants
- Minimum of 20,000m² GFA with connectivity into the HIWA basement for servicing and B315 for adjacent student services.
- Provide connectivity between Albert Park to the west and Symonds Street to the East.
- Requirement for low ongoing maintenance to minimise operational disruption
- A minimum 50 years design life

For completeness, the key findings from a 2023 architectural B311 condition survey and commentary on the existing building services are also noted in Section 5 of this memo.

Refer Appendix A for a detailed reference list of the previous assessments and previous remedial works undertaken on these buildings.

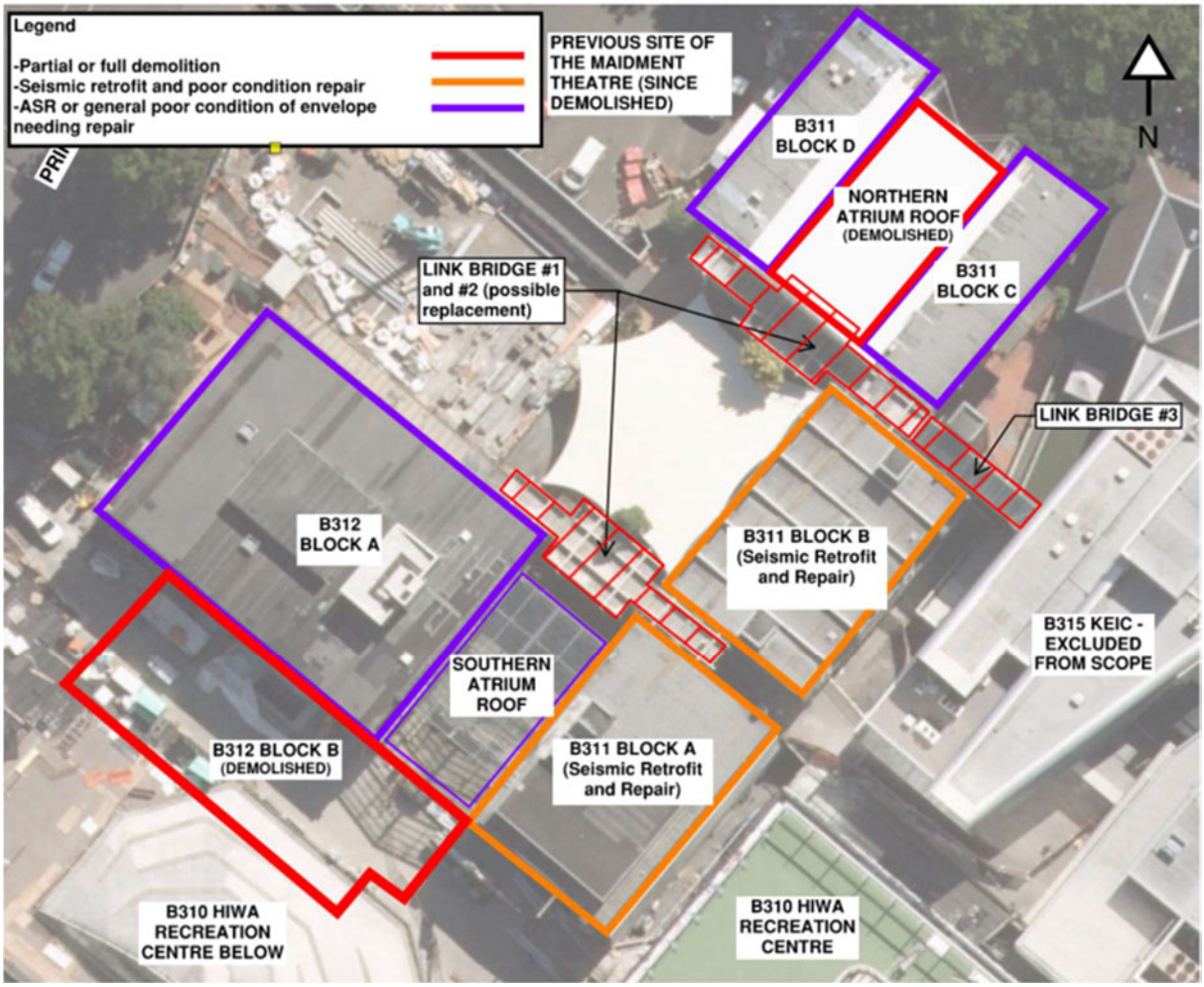

Figure 1 Site plan - 2024 Aerial photo from Auckland Council GIS showing a possible scope of work

2 Description of Existing Structural Arrangement

Refer Figure 1 for a site plan showing the B311 and B312 buildings and associated structures.

2.1 B311 Buildings and Link Bridges

The B311 Buildings consist of four separate blocks (A, B, C and D), all of which are 3-storey buildings with a shared podium and basement. Blocks A & B and Blocks C & D are interconnected at each floor level by link bridge structures (Link Bridge 1 and Link Bridge 2). These buildings were constructed circa 1965 and they are category B heritage structures in the Auckland Council Unitary Plan.

The Northern and Southern atrium roofs have been added between the B311 buildings circa 1996. The Northern atrium roof was demolished in 2023 due to significant corrosion to the existing steelwork which was unfeasible to repair. This currently has a temporary scaffold and shrink-wrap cover to provide some shelter below.

The original lateral system for B311 Blocks A, B, C & D consists of concrete moment frames across the building, with shear walls along the building. These structures were found to have fundamental seismic flaws, such as misaligned and discontinuous wall elements. Blocks C & D and the link bridges 1 and 2 were seismically strengthened to 67% New Building Standard (*%NBS*) Importance Level 3 (IL3) in 2018.

All the buildings have cast-insitu reinforced concrete floors. The façade comprises large precast cladding panels, as well as smaller precast spandrel panels.

Link Bridge 1 and Link Bridge 2 are two-way concrete moment frame structures, with new steel bracing added in 2019 as part of seismic strengthening works. There are two staircases on the Northern and Southern side of each bridge. The stairs have reinforced concrete treads and landings.

Link Bridge 3 was constructed circa 2002 as part of the B315 Kate Edgar Building project. This link bridge connects Building B315 to Building B311. Link bridge 3 has a reinforced concrete slab supported off a steel framed structure which is seismically separated from Building B311.

2.2 B312 Block A

Building B312A was originally constructed circa 1965, with a southern extension Building B312B added in 1971. Building B312B was demolished in 2020 as part of the enabling works for construction of B310 Hiwa Recreation Centre.

B312A is a three-storey building with a single basement level, supported on shallow pad foundations. The structure generally comprises of in-situ reinforced concrete floors supported on post-tensioned reinforced concrete beams, spanning between precast concrete columns and reinforced concrete masonry walls.

The lateral structural system consists of post-tensioned reinforced concrete frames in the longitudinal (east-west) direction, and reinforced shear walls in the transverse (north-south) direction. Building B312A was seismically strengthened to 67%*NBS* (IL3) in 2020.

3 Overview of Structural Condition

There have been several previous structural condition assessments and repair works undertaken on the B311, B312 buildings and the associated structures that have identified significant instances of poor condition. Refer to **Appendix A** attached for a comprehensive list of the structural assessments and remedial works undertaken.

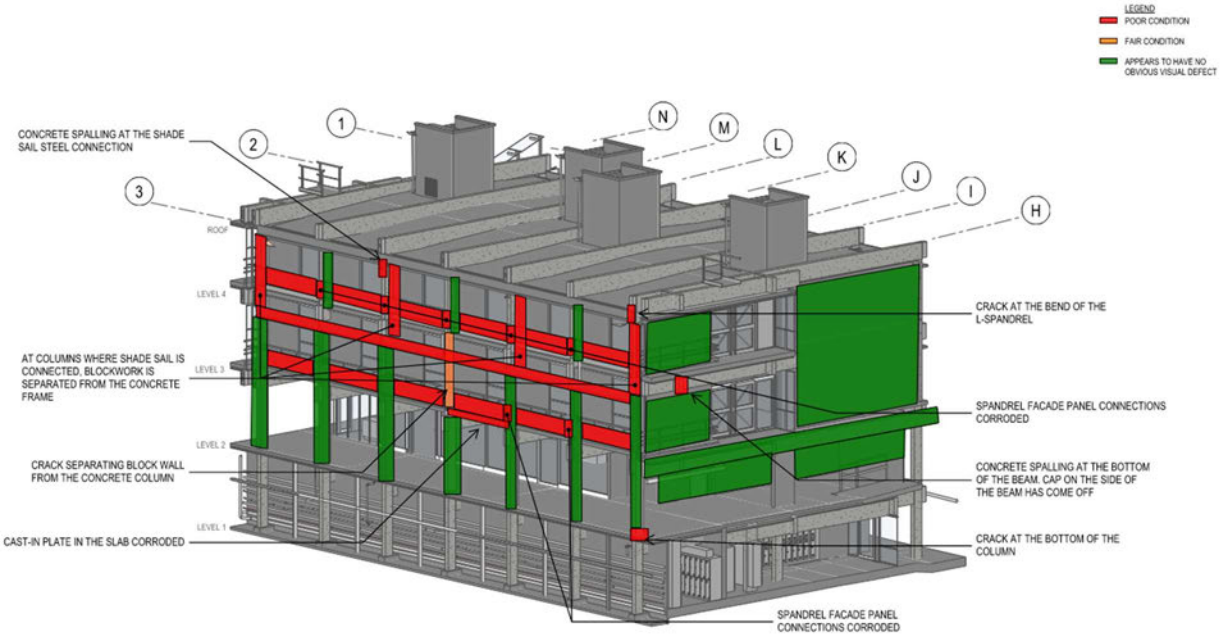

Figure 2: Typical example of structural condition assessment work completed showing areas in poor condition (red)

Based on the previous reports and works, a summary of the key structural building condition issues are summarised below for each structure.

3.1 Buildings B311 (Blocks A, B, C & D) and Building B312A

Concrete Cracking to Roof Beams

Many of the roof beams to the B311 buildings have extensive longitudinal cracking which is caused by an alkali silica reaction (ASR) in the concrete. Refer to report "Building B311: Condition Assessment of Prestressed Concrete Roof Beams" by WSP dated 15th June 2023 for further details.

The ASR is caused by the presence of susceptible minerals within the concrete aggregate and an elevated alkali content in the concrete mix, making it an inherent part of the concrete structure in these buildings. Also commonly known as 'concrete cancer', ASR is a significant systemic structural defect.

The 2023 WSP report focused on the cracking to the B311 roof beams, however it is likely that the B312A roof beams may have a similar ASR problem given that they were constructed at the same time as B311 and may have used similar aggregates and cement mix.

The cracking in the exposed concrete elements due to ASR causes more moisture to penetrate the concrete, leading to additional ASR cracking and accelerated corrosion of the reinforcement over the life of the structure. As mentioned in the WSP report, the only way to mitigate against these issues is to fully isolate concrete elements from exposure to moisture. For the roof beams, this

protection could be improved by re-coating the roof beams with a water-resistant membrane and installing metal flashing caps at the top edge to help shed water. This technique is expected to be somewhat effective at slowing further degradation, but will require ongoing maintenance of the membrane which will alter the appearance of these features. There is also a chance that degradation may continue despite these measures, and achieving an additional 50yrs design life required in the development brief is considered unfeasible from an economic and operational perspective.



Figure 3 Photo showing longitudinal cracking to a roof beam over the Link Bridge area. The main roof beams were also shown to exhibit similar cracking during intrusive investigations as part of the 2023 WSP report.

Extensive Concrete Cracking to Spandrel Panels

In 2022, the B311 concrete spandrel panels were found to generally be in very poor condition with extensive cracking likely caused by ASR and corroded steel support fixings to the buildings. Refer memorandum titled “Structural Assessment of Precast Spandrel Panels at Building B311” dated 21 October 2022 for further details.

In 2023, several of the worst affected spandrel panels were removed to mitigate the risk of these panels falling on the public below. Out of a total of 120 spandrel panels (both flat and L shaped panels) across the B311 buildings, 26 spandrel panels were removed. Given the heritage status of these buildings, resource consent was obtained from Auckland Council and the removed panels were thoroughly documented by Archifact.

More spandrel panels may need to be removed over the life of the buildings, especially as recent paintworks conceal cracking and detailed intrusive investigations have not been completed on all the remaining panels.

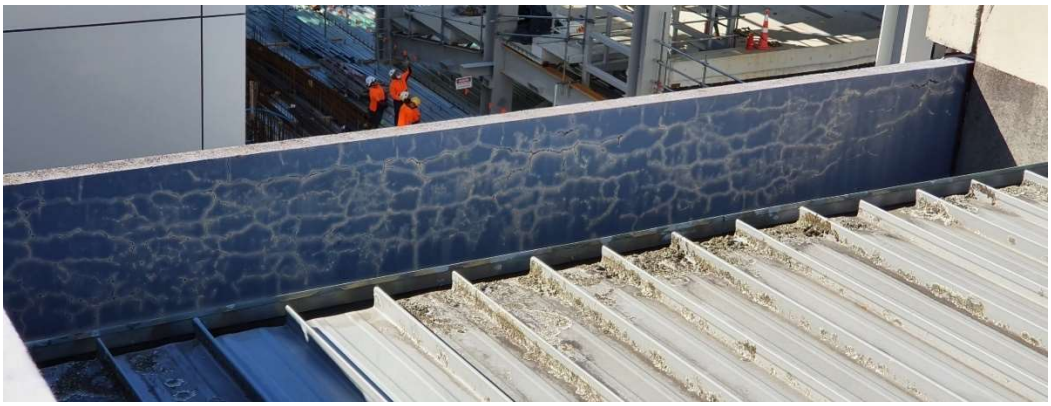

Figure 4 Photo showing extensive ASR cracking to one of the roof top flat spandrel panels. This panel was removed in 2023 as a precautionary safety measure.

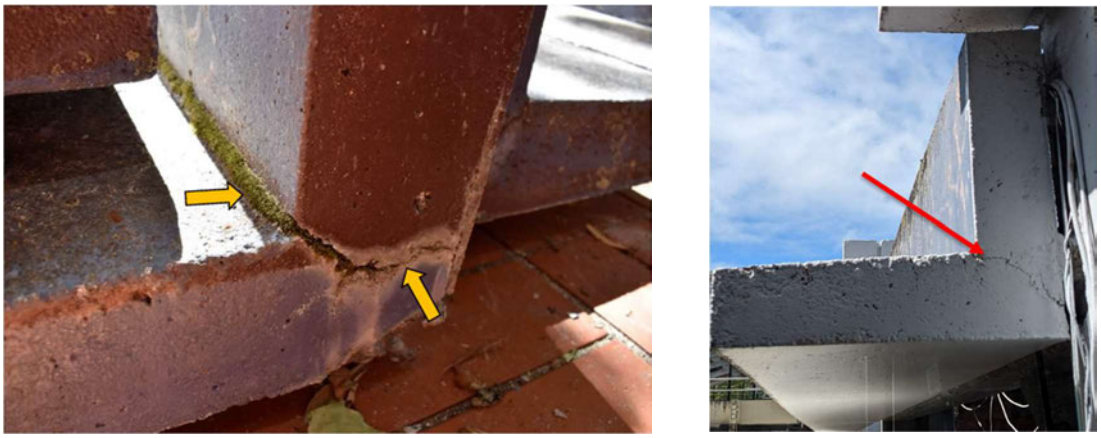

Figure 5 Photos showing a commonly observed defect with the L shaped spandrel panels where there is a diagonal crack across the corner joint, which may make these panel vulnerable to failure. Left photo is from the Archifact site observations report after the panel was removed.

Concrete Cracking and Spalling to Post-Tensioned Beam End Blocks

Several of the post-tensioned beam end blocks have concrete cracking and spalling, likely to be ASR similar to the roof beams and spandrel panels. The cracking and spalling to the exposed beam end blocks is somewhat sporadic throughout the B311 and B312 buildings, but there are several occurrences suggesting it may be a widespread issue. It is expected to be challenging to fully remediate the corroded reinforcing to these end blocks whilst maintaining support and minimising stressing losses for the post-tensioned strands of the beam.



Figure 6 Photo showing spalling to the end block of a post-tensioned beam at Building B312A

Concrete Spalling to Balcony Edges

In 2021, concrete repairs were carried out to address concrete spalling and corroded reinforcing at the balconies of B311 Block B western side. There is evidence to suggest that previous concrete repairs have also been undertaken at the balconies to other blocks.

There is concrete spalling to the balcony edges on the Eastern side of Block B and B312A balconies that needs to be addressed.

It is likely that ongoing concrete repairs of a similar nature would be required over the remaining life of the building, given the age of the structures and their exposure to moisture.



Figure 7 Concrete spalling to balcony edge B311 Block B Eastern side which needs to be addressed.

Steelwork corrosion and Concrete Spalling to Egress Stairs

In the B311 structural condition assessment report (dated 19 January 2023), the egress stairs at the northern ends of B311 Blocks C and D were observed to have cracking and spalling of stair treads and landings, corrosion to the steel balustrades, steel fixings and steel stair tread supports.

In May 2023, repairs were carried out to the Block D northern stairs as part of a refurbishment project to the Muslim prayer room. The Block C stairs remain unrepaired and will need similar repairs in the near future.

Non-Compliant Balcony Areas

The existing balconies to B311 and B312 are currently closed off to student access due to non-compliant barriers for safety from falling. The bench seats at the edge of the balconies require higher balustrades to meet current building code requirements. There is also a large gap below the seats which needs to be enclosed to make these areas safe. Future remedial works to make this area safe could include installing tall glass barriers behind the existing spandrel panels and bench seats. The spandrel panel and bench seat will need to be removed and reinstated to allow this work to occur, and the existing downpipe will need to be re-routed.



Figure 8 Photo showing non-compliant balcony to B311 Block B. The balustrade behind the bench seat is too low and there is a large gap below the seat which needs to be enclosed.

Connections of Large Precast Panels:

There are large rectangular façade panels on the exterior as shown below. Due to difficulties with access, the connections between the façade panels and the buildings have not been viewed on site. Given that these structures are 60 years old, it is likely that some of these connections are corroded, particularly for the panels which are more exposed to weather.

The connections of the precast façade panels which were removed from the 1971 B312B Building were in reasonable condition given their age.



Figure 9 Photo showing the large precast facade panels to the exterior of the Student Union Complex Buildings

3.2 Link Bridges

The reinforced concrete and post-tensioned beams at the link bridges are generally in poor condition with extensive cracking to many of the beams. Some of these beams were repaired with crack injection in 2019 however there are still many areas of beam cracking visible. It is likely that these beams may be affected by insufficient concrete cover and also ASR, similar to the RC beams at roof level. Recent painting to some of the beams and columns also conceal the full extent of concrete cracking.

The reinforced concrete stair treads are generally in very poor condition with cracking at mid-span in many locations.

The steel balustrades are in poor condition with obvious corrosion in many places. Some urgent repairs were carried out in 2022/2023 to repair some of the balustrade posts which had previously failed due to corrosion and concrete spalling.

The original balustrade arrangement also comprises of horizontal rails which are non-compliant to modern building codes. The open stair treads are non-compliant to modern codes for public egress stairs.

One option considered to comprehensively rectify the deficiencies noted above would be to replace the bridges in their entirety. More targeted/discrete retrofits would also have an impact on visual appearance.

3.3 Atrium Roofs

The Northern atrium roof was demolished in 2023 due to significant internal corrosion to the existing steelwork which would have been very challenging and costly to repair. As an interim measure, a temporary shrink-wrap roof on scaffolding has been provided for weather protection to the B311 Blocks C and D Buildings (noting that ASR cracking is exacerbated with exposure to weather). In the long term, the temporary roof structure will need to be replaced with a new permanent roof structure.

The eastern side of the southern atrium roof was viewed in February 2022 and the external steelwork appeared to be in relatively good condition with only some minor surface rust. It should be noted however that instances of internal corrosion similar to those leading to the Northern roof being demolished could be present and have not yet been investigated.

4 Seismic Assessments and Seismic Strengthening Works

Refer to Appendix B for an annotated site plan showing the current percentage new building standard (*%NBS*) for the B311 Buildings, B312A and the Link Bridges. All of these *%NBS* values are for Importance Level 3 buildings.

In line with UoA seismic policies, Buildings B312A, B311 Blocks C & D, Link Bridges 1 & 2 and the Southern atrium roof have all been seismically strengthened to at least 67*%NBS* (IL3), with works occurring between 2018-2020.

B311 Blocks A and B have not been seismically strengthened yet. These buildings were assessed at approximately 50*%NBS* (IL3) by Structure Design Ltd in 2016.

For B311 Blocks C & D and the Link Bridges, the seismic strengthening works involved applying fibre reinforced polymer (FRP) wrap to the plastic hinge zones of the columns, installing new steel bracing elements and new reinforced concrete shearwalls inside the buildings. These works have generally impacted on both the visual appearance and flexibility of the buildings.

For B312A, the seismic strengthening involved FRP wrap to the columns, constructing a new RC shear wall at Level 0 and providing seismic separation to the top of some interior block walls.

Our understanding is that the University of Auckland seismic policy is to target 67*%NBS* (IL3) for all of their buildings (near as reasonably practicable). Therefore, Blocks A and B would need to be strengthened in the near future, likely using a similar approach to the previous strengthening works for Blocks C & D.

5 Other Building Condition Items

5.1 Architectural Condition Assessment Survey:

In 2023, Archifact Ltd produced an architectural condition survey report titled “UoA Building B311 Condition Report” dated 6th March 2023. The key building envelope defects noted in this report are:

- All roof areas are showing either corroded or damaged standing seam roof cladding, or advanced decay of membrane layers which have exceeded their life expectancy. It was suggested that a full replacement of all roof coverings, on all blocks, is undertaken at the earliest opportunity.
- Severe decay timber ceiling linings and structural support framing to the roof areas over the link bridges, due to failure of the waterproofing membrane over.
- Steel window joinery exhibited several defects including deterioration of finishes, corrosion of steel frames, and decay of external glazing putties.
- The rainwater disposal system is in poor condition and common defects are evident with incorrect gutter falls to outlets, contact with dissimilar metals, and physical damage or corrosion commonly observed. Where internal gutters are fitted at Block A, inadequate falls have caused water to pool.

5.2 Building Services Commentary

Based on previous work by Beca Building Services Engineers in the Student Union Complex Buildings, some general comments about the existing services are:

- The Student Union Complex buildings are all currently naturally ventilated. It would be challenging to install new mechanical ducting into these buildings as there is limited space to add new ceilings and create reticulated services zones. The inability to open the balcony doors (due to current safety concerns with the balustrades) will also likely be limiting the ability to naturally ventilate these spaces.
- The heating for B311 is radiators at low level. The radiator pipework has asbestos surrounding it and the pipework may be corroded given it's age.
- The existing electrical distribution boards are all due for replacement with limited capacity for additional future demands. The emergency lighting was recently replaced.
- There is a very long narrow services tunnel (estimated to approximately 70m long and 800mm wide) under the B311 Buildings which has only one entry and exit at each end. This is a very difficult space to access and it could be considered a confined space.

6 Discussion

As outlined in the sections above, the B311 and B312 buildings have many structural and building envelope condition defects. The UoA has been proactively addressing issues in these buildings over recent years with substantial condition and seismic related works completed (refer Appendix A), resulting in very significant expenditure. Despite these efforts, defects remain and as these buildings are now more than 60 years old, significant upgrades, on-going maintenance and repair work are required. It is expected that remedial works of a similar or more extensive nature will be required over the remaining life of these structures and these will not completely resolve the issues. In addition to 'known' issues, we also anticipate there to be hidden defects that may not have been identified yet.

Remedial works to incorporate these buildings in a safe and usable state into the proposed development may involve:

- Completely encapsulating all buildings within a new envelope, isolating the existing ASR cracked roof beams from moisture
- Replacement of the 3 x link bridge structures
- Removal of all precast spandrel panels (flat and L shaped panels) to the façade and installing like-for-like replacements.
- Installing compliant balustrades to all balcony areas behind the existing bench seats to make these areas safe for student access and improving ventilation. On-going concrete ASR repair works to the balconies and post-tensioned beam end blocks (addressing issues as they occur)
- Seismic strengthening of B311 Blocks A & B to 67%NBS (IL3) by installing new steel braces, FRP wrap to the columns, and new reinforced concrete shear walls. These new structural elements (in particular shear walls and bracing) will introduce layout constraints.
- On-going building assessments to identify and address condition defects relating to ASR as they occur (structural, architectural and building services). This may also impact on building 'form'
- Building services improvements including new heating, improved ventilation and new electrical DB board upgrades, as required

This work is substantial and is expected to be very disruptive to building occupants, therefore the buildings would need to be completely decanted prior to commencing work.

Many of the elements requiring remediation are part of the visual heritage features of these buildings (such as the façade spandrel panels, open balconies and the link bridges). It could be challenging to remediate or replace these elements in a way that is sympathetic to the original architectural intent, while meeting modern building code requirements.

In addition to overall condition concerns, the form of these structures provide significant limitations in terms of the proposed development of the site and will be difficult to adapt to future needs such as:

- Low inter-storey height and natural ventilation will be challenging to provide mechanical servicing which would be required to support the development envisaged
- The current grid spacing will drive an inefficient superstructure layout
- It would be unfeasible to provide a 2-level basement for plant space alongside connectivity into the adjacent truck dock
- New shear walls and bracing will constrain flow around Sector 300 at ground level
- Adding levels to the existing structures is not considered economically feasible in order to achieve the scale of development desired

The Student Complex Buildings are now well beyond their expected design life (50 years) and have not aged well. An on-going programme of works and significant investment from the University will be required to maintain these buildings in a serviceable state, this would not be an acceptable outcome for the development

Based on the above aspects, we consider that the most pragmatic and economic option to develop the site is to remove existing structures.

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A

Appendix A – List of Previous Assessments, Repair Works and Strengthening

Appendix A – Reference List of Previous Works and Assessments for B311 and B312 Buildings

Structural Condition Assessments, Investigations and Repair Works (since 2021)

Date Issued	Title	Author Organisation	Comments
9 December 2021	Memorandum - B311 Balcony Concrete Repairs – Indicative Methodology	Beca	B311 all blocks with balconies – concrete repairs
1 March 2022	Memorandum – B311 Roof Structure Condition Assessment	Beca	RC Roof beams & Northern atrium roof structure
17 March 2022	Memorandum – Link Bridge Balustrade Repairs	Beca	
21 March 2022	Memorandum - B311 Roof Structure Investigations – High Level Methodology	Beca	
21 October 2022	Memorandum - Building B311 - Structural Assessment of Precast Spandrel Beams	Beca	
28 October 2022	Report – B311 Atrium Roof – Steel Structure Inspection	Beca	
10 November 2022	Memorandum - Repair Option for the B311 Northern Atrium Steel Roof Structure	Beca	
19th January 2023	**Report – B311 Buildings and Link Bridges – Exterior Structural Condition Assessment**	**Beca**	**Comprehensive exterior structural condition assessment of B311 A, B, C & D and 2 x Link Bridges**
25th January 2023	Report - Building B311: Condition Assessment of Prestressed Concrete Roof Beams	WSP	Concrete technology assessment of roof beams based on test results
24th May 2023	Memorandum - B311 Block D Northern Exterior Stair – Scope of Works	Beca	

Note: This reference list includes only the assessments and works which are known about by Beca Ltd as of February 2026.

Seismic Assessment and Strengthening Works

Date Issued	Title	Author Organisation	Comments
5th August 2016	Detailed Seismic Assessment Report – Student Union Complex, University of Auckland	Structure Design Limited	Detailed Seismic Assessment Report
20th March 2019	Memorandum – UoA B312 Intrusive Inspection	Beca	Findings from intrusive inspections prior to completing B312 seismic strengthening design
18th June 2019	IFC Drawings – B312 Seismic Upgrade targeting 67%*NBS* (IL3)	Beca	
25th September 2018	IFC Drawings – B311 C&D Seismic Upgrade targeting 67%*NBS* (IL3)	Beca	Including Link Bridges 1 & 2

Note: this list does not include documents or assessments that have since been superseded. For example, the Initial Evaluation Procedure (IEP) Seismic Assessments have been superseded by the DSA assessments.

Architectural Condition Assessments:

Date Issued	Title	Author Organisation	Comments
June 2014	University of Auckland: Student Union Building (AUSA) – B311 & B312: Building Condition Assessment Report on the External Building Fabric and Internal Elements of Construction	Salmond Reed	
July 2021	APS Roof Repairs Report	APS	
6th March 2023	**30-38 Princes Street Auckland Central UoA Building 311 Condition Report**	**Archifact – architecture & conservation Ltd**	

Note: This reference list includes only the assessments and works which are known about by Beca Ltd as of February 2026.

B

Appendix B – Site Plan with current Seismic Ratings of Buildings

MARKED UP AERIAL PHOTO SHOWING THE UNIVERSITY OF AUCKLAND SECTOR 300 SITE

LINK BRIDGES #1 & #2 (1965)

SEISMICALLY STRENGTHENED IN 2018 TARGETING 67%*NBS* (IL3)

B312 BLOCK A (1965)

SEISMICALLY STRENGTHENED IN 2020 TARGETING 67%*NBS* (IL3)

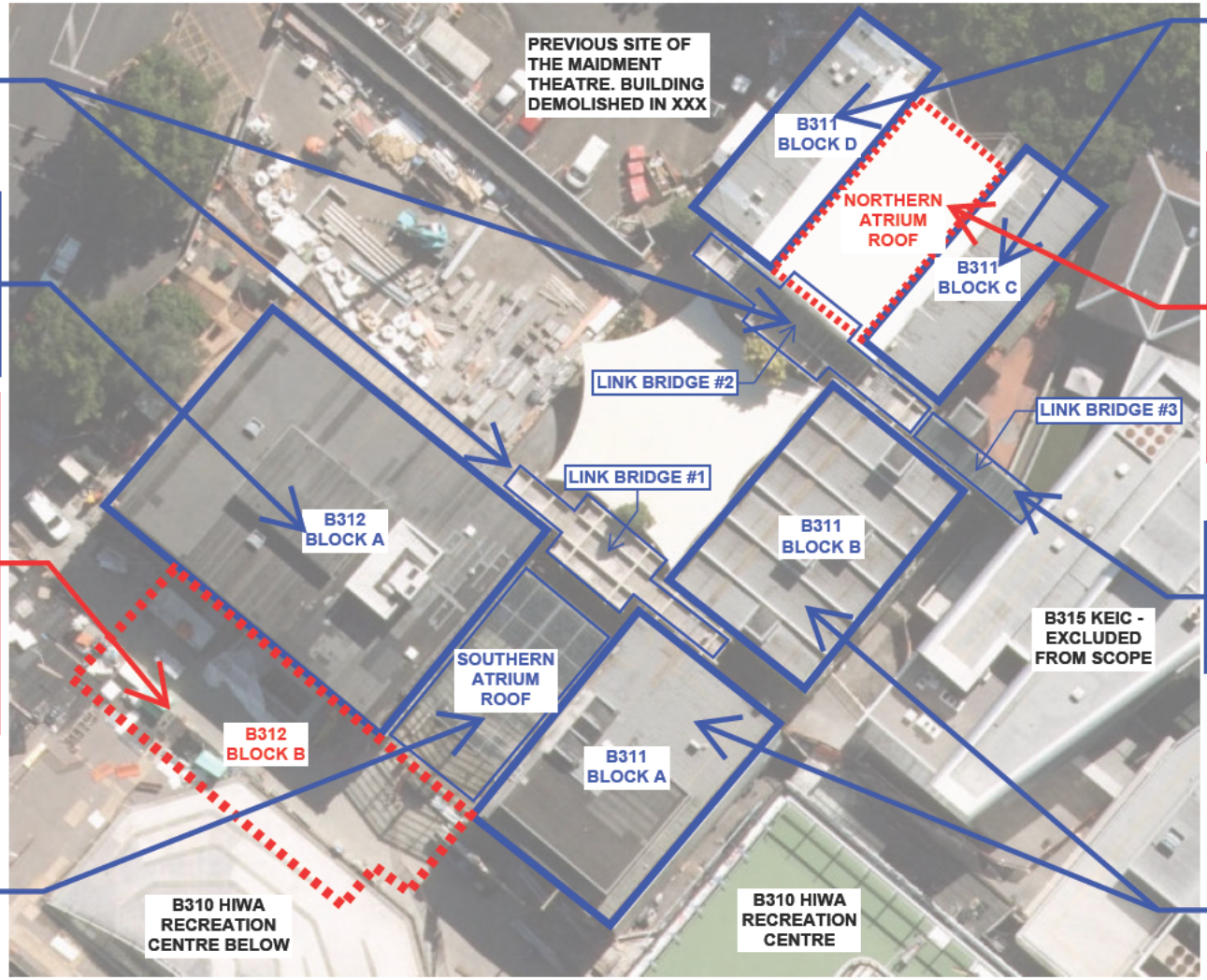
B312 BLOCK B (1971)

BLOCK B WAS AN EXTENSION TO THE ORIGINAL B312 BUILDING

BLOCK B WAS DEMOLISHED IN 2020 AS PART OF THE ENABLING WORKS FOR B310 HIWA

SOUTHERN ATRIUM ROOF (1996)

SOME SEISMIC STRENGTHENING WAS UNDERTAKEN IN 2020 AS PART OF THE WIDER B312A WORKS.



B311 BLOCKS C & D (1965)

SEISMICALLY STRENGTHENED IN 2018 TARGETING 67%*NBS* (IL3)

NORTHERN ATRIUM ROOF

DEMOLISHED IN 2023 DUE TO SIGNIFICANT CORROSION TO THE STEELWORK. THIS AREA IS NOW ENCLOSED BY SHRINK-WRAP SUPPORTED ON SCAFFOLDING AS A TEMPORARY WEATHERPROOFING MEASURE.

LINK BRIDGE #3 (2002)

THIS LINK BRIDGE CONNECTS B311 TO B315. IT IS SEISMICALLY SEPARATED FROM B311.

B311 BLOCKS A & B (1965)

A DETAILED SEISMIC ASSESSMENT FROM JUNE 2016 BY STRUCTURE DESIGN LIMITED RATED THESE BUILDINGS AT 50%*NBS* (IL3)

BOTH BLOCKS A & B HAVE NOT BEEN SEISMICALLY STRENGTHENED TO DATE.

PLAN VIEW OF THE UoA STUDENT UNION COMPLEX (B311 AND B312) AND ASSOCIATED STRUCTURES

2024 AERIAL PHOTO FROM AUCKLAND COUNCIL GIS GEOMAPS

Beca