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student union building

30-38 princes street

heritage impact assessment

for

waipapa taumata rau
the university of auckland

november 2026

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prepared for:

The Director
Property Services
Waipapa Taumata Rau | University of Auckland

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auckland, november 2026

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1. executive summary

This report assesses the potential effects on the historic heritage values of the place resulting from the proposed demolition of the Student Union Building in order to enable development of the proposed Student Centre and Library on the site. The proposed works are measured against the assessment of heritage values described in the *Student Union Building – Heritage Assessment* (August 2026) report produced by archifact.

In accordance with provisions of the Auckland Unitary Plan (**AUP**) Chapter D17 Historic Heritage, the total demolition of a Category B item is a Discretionary Activity, while total demolition under the H8 City Centre Zone and I207 Learning Precinct describe demolition as a Controlled Activity.

In accordance with the provisions of the AUP Chapter D17 Historic Heritage, new buildings on a Category B site require consent as a Discretionary Activity, while new buildings under the H8 City Centre Zone and I207 Learning Precinct require consent as a Restricted Discretionary Activity.

The AUP Regional Policy Statement at B5 contains Objectives at B5.2 that recognise the value of the region's distinctive historic heritage, its stewardship, and protection from inappropriate subdivision, use and development aligned with the purpose and principles afforded matters of national importance at Part 2 s6(f) of the Resource Management Act 1991 (**RMA**).

The D17.2 Objective 1 supports and enables protection, while Objectives 2 and 3 are even more closely aligned with the meaning of "*protection*" described at s6(f) of the RMA which anticipates appropriate use and development in a heritage context.

It is accepted that the total demolition of the Student Union Building will result in adverse effects on the overall significance of this scheduled historic heritage place to the extent that the Student Union Building would no longer meet the significance thresholds for the Category B classification for which it has been scheduled. In accepting that, it is not to say that the proposed demolition, being linked to an appropriate development, is, in accordance with the RMA s 6(f) provisions and B5 and D17 *Objectives,* inappropriate.

The proposal responds to a wider setting, both within the city campus and beyond it including the Princes Street Historic Heritage Area (to which it more directly engages), Albert Park (to which it helps to reinforce its edges), and to the important spaces across and between Sector 100 (north) and 300 (west) of the city campus including importantly the historic heritage buildings and landscaped spaces. Most immediately the proposed development decompresses the existing space between the existing Student Union Building and the adjacent AUSA House on Alfred Street, enhancing historic heritage values associated with AUSA House and its setting, and maintaining the continuity of the alley of notable trees on Alfred Street.

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

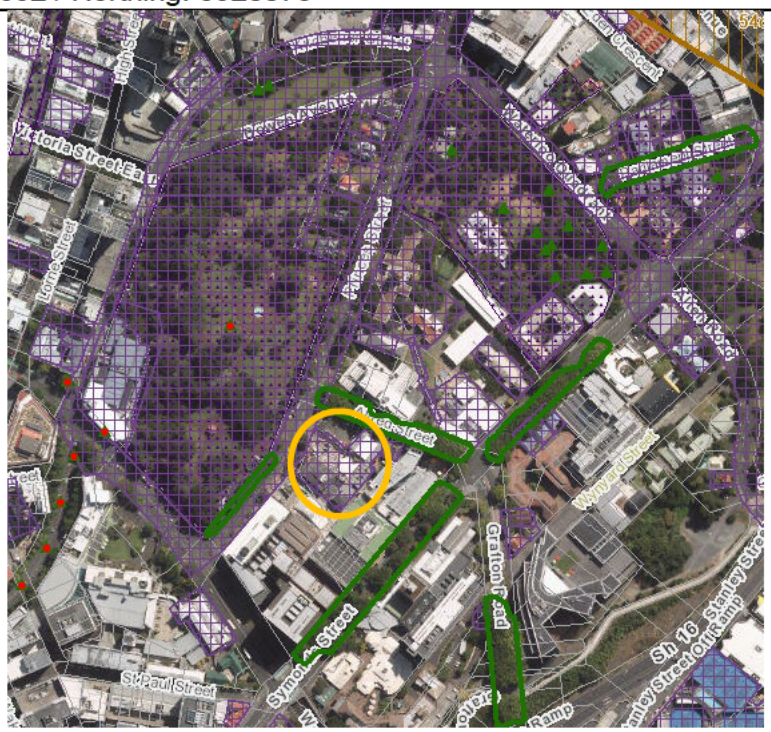

Figure 1: Extract from the AUP GIS showing the Students' Union (circled) and the historic heritage overlay (purple cross-hatch).

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 local authority designation

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

The Student Union Building (Buildings 311 & 312) is listed as a Category B Item (No. 01927) in *Schedule 14.1 – Schedule of Historic Heritage* of the AUP (Central Area Section). The place is recognised for the following values: F (physical attributes), G

(aesthetic), and H (context). 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 enabling the development of the land immediately south and east of the existing Student Union Building for the new HIWA Recreation Centre.

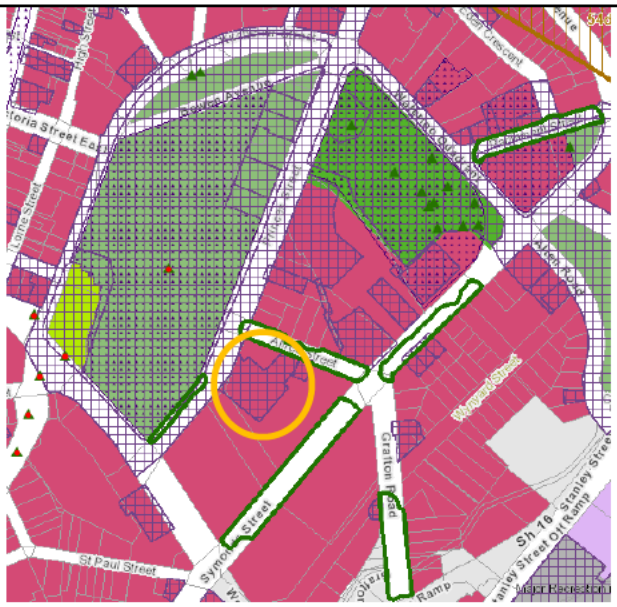

Figure 2: Extract from the AUP GIS showing the Business City Centre zoning (scarlet tone) and historic heritage overlay (purple cross-hatch). The Student Union Building is circled.

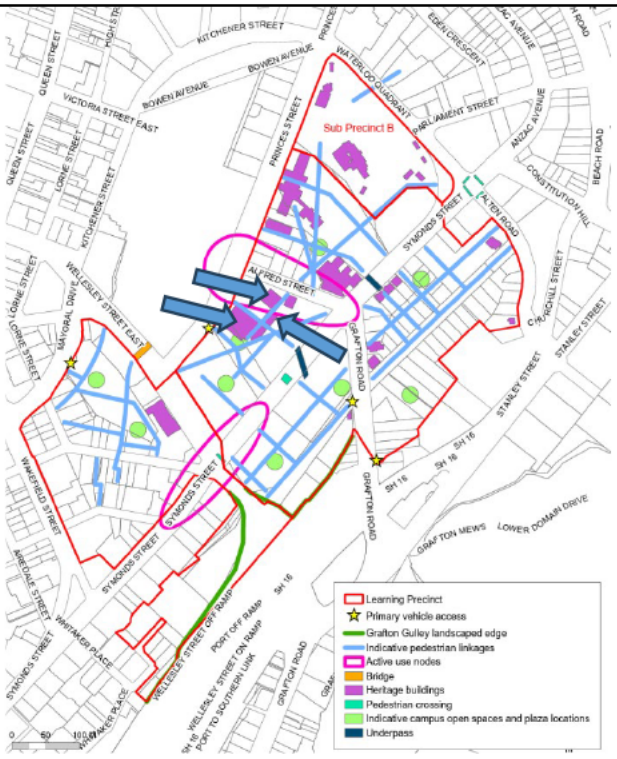

Figure 3: AUP Chapter I207 Learning Quarter Precinct plan 2: open spaces and pedestrian linkages showing heritage buildings. The existing Student Union Building is arrowed.

4.5 heritage new zealand pouhere taonga

Neither the site nor the buildings appear in the New Zealand Heritage List administered by Heritage New Zealand Pouhere Taonga.

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.

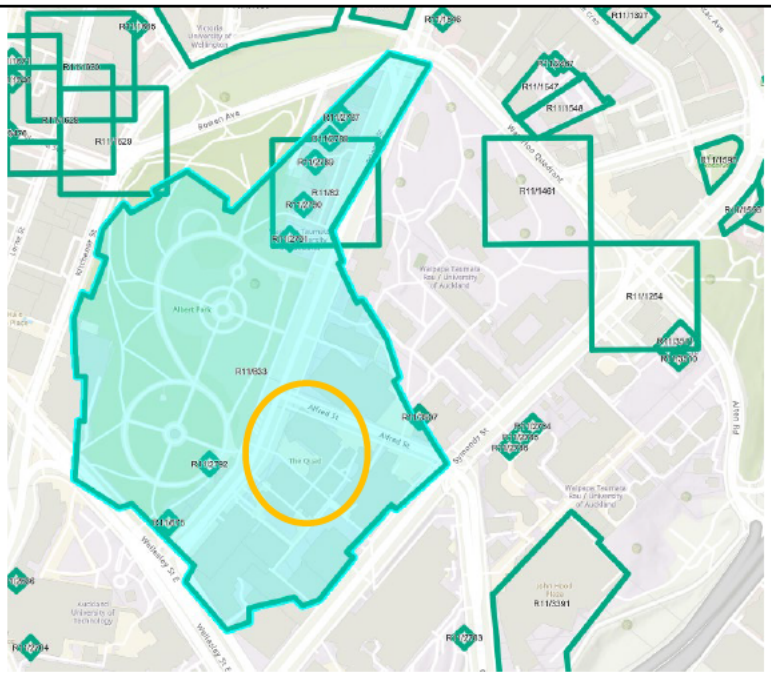

Figure 4: Extract from the New Zealand Archaeological Association's ArchSite Archaeological Recording Scheme showing the Student's Union (circled) lying within the registered archaeological Albert Barracks site (R11/833) - cyan tone.

5. methodology

5.1 heritage impact assessment

This report offers an independent and objective professional opinion assessing potential effects on the historic heritage values of the place resulting from the proposed demolition of the Student Union Building in order to enable development of the proposed Student Centre and Library on the site. The proposed works are measured against the assessment of heritage values described in the *Student Union Building – Heritage Assessment* (August 2026) report produced by archifact.

5.2 activity status - demolition

5.2.1 D17 – Historic Heritage

The proposed total demolition of the Student Union Building is a Discretionary Activity in Activity Table D17.4.1 of the AUP:

(A1) *Demolition or destruction of 70% or more by volume or footprint (whichever is the greater) of any feature.*

As a Discretionary Activity, the assessment of effects on historic heritage values is unrestricted. The assessment will have regard to, but is not limited to, the assessment criteria at D17.8.2 and the special information requirements at D17.9(1) and (3).

5.2.2 H8 – City Centre Zone

The proposed total demolition of the Student Union Building is a Controlled Activity in Activity Table H8.4.1 of the AUP:

(A32A) *Demolition of Buildings.*

Assessment of effects will be measured against the assessment criteria for controlled activities found at H8.7.1(1).

There are no historic-heritage-relevant matters of control or assessment criteria for demolition under Chapter H8 and as such historic heritage is not further addressed in this report.

5.2.3 I207 – Learning Precinct

The proposed demolition of the Student Union Building is a Controlled Activity in Activity Table I207.4.1 of the AUP:

(A25) *Demolition.*

Assessment of effects will be measured against the assessment criteria for controlled activities found at H8.7.1(1), as required by I207.7.1(1).

5.3 activity status – new buildings

5.3.1 D17 Historic Heritage

The proposed new Student Centre and Library building is a Discretionary Activity in Activity Table D17.4.1 of the AUP:

(A10) *New buildings or structures.*

As a Discretionary Activity the assessment of effects on historic heritage values is unrestricted. The assessment will have regard to, but is not limited to, the assessment criteria at D17.8.2 and the special information requirements at D17.9(1) and (3).

5.3.2 H8 – City Centre Zone

The proposed new Student Centre and Library building is a Restricted Discretionary Activity in Activity Table H8.4.1 of the AUP:

(A32) *New buildings.*

As a Restricted Discretionary Activity an assessment of effects on historic heritage values is restricted to the assessment criteria at H8.8.2(1)(b).

5.3.3 I207 – Learning Precinct

The proposed new Student Centre and Library building is a Restricted Discretionary Activity in Activity Table I207.4.1 of the AUP:

(A26) *New buildings, relocation of buildings, and alterations and additions to buildings not otherwise provided for.*

As a Restricted Discretionary Activity an assessment of effects on historic heritage values is restricted to the assessment criteria at I207.8.8.2(1)(e, i-v).

5.4 conservation practice

The effects on the historic heritage values associated with the proposed activity consideration shall have regard to the principles of the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (2nd edition, 2010). In doing so it is recognised that demolition is not a conservation principle nor is it defined in the Aotearoa New Zeland ICOMOS Charter a as a process of conservation.

5.5 considerations

This assessment has been based on information available at the time. Multiple site visits have been conducted, and we have had free and open access to the specific areas subject to the proposed works.

This report does not include an archaeological assessment of the site, but does acknowledge that the site lies within a registered archaeological site R11/833, being the site of the Albert Barracks built in 1846 as addressed in the Archaeological Assessment prepared by Clough & Associates for the substantive application.

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6. heritage impact assessment - demolition

6.1 D17

The Activity Table at D17.4.1 identifies at A1 the "*Demolition or destruction of 70% or more by volume or footprint (whichever is the greater)*" of any primary feature of a Category B place as a Discretionary Activity. The AUP at D17.1 *Background* recognises that:

> *"Not all primary features of Category B places have been identified. Until such time as the primary features of Category B places are identified, all features within the extent of place of a Category B place will be considered a primary feature for the purposes of implementing the rules in this chapter."*

Schedule 14.1 of the AUP does not identify a primary feature associated with the Student Union Building and as such all features within the extent of place of this building are considered a primary feature.

6.1.1 Objectives and policies

The AUP Regional Policy Statement at B5 contains Objectives at B5.2 that recognise the value of the region's distinctive historic heritage, its stewardship, and protection from inappropriate subdivision, use and development aligned with the purpose and principles afforded matters of national importance at Part 2 s6(f) of the RMA. B5.2.2 Policies 6-8 are directed at the protection of scheduled significant historic heritage places:

> *(6) Avoid significant adverse effects on the primary features of significant historic heritage places which have outstanding significance well beyond their immediate environs including:*
>
> *(a) the total or substantial demolition or destruction of any of the primary features of such places;*

This policy applies only to heritage places which have "outstanding significance well beyond their immediate environs", being Category A historic heritage places (B5.2.2.(4)(a)) and is therefore not applicable to the proposal.

> *(b) the relocation or removal of any of the primary features of such places away from their original site and context.:*

Not applicable.

> *(7) Avoid where practicable significant adverse effects on significant historic heritage places. Where significant adverse effects cannot be avoided, they should be remedied or mitigated so that they no longer constitute a significant adverse effect.*

As the Student Union Building is a Category B building of "considerable significance" (B5.2.2.(4)(c)), this policy applies to the proposal. The proposed demolition of the Student Union Building cannot avoid significant adverse effects on the heritage place. Mitigation is, in part, achieved through the proposed conditions of consent, which require:

- the capture of a comprehensive 3-d scan record of the whole of the Student Union Building (Buildings 311 A–D and 312), including interiors and exteriors which will be placed in the University's archive; and,
- undertaking a comprehensive photographic recording of the interiors, exteriors and setting of the building.

  The record shall be provided to the Council (Heritage Unit) within three months of the completion of demolition.

(8) Encourage new development to have regard to the protection and conservation of the historic heritage values of any adjacent significant historic heritage places.

The proposal within the historic heritage extent of place associated with the Student Union Building has regard for the wider historic heritage context found within the city campus and the adjacent Princes Street Historic Heritage Area. The proposed new development has been informed by this Policy and draws from the existing Student Union Building, including its original programme 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]

The proposal has maintained and reinterpreted that fundamental design principle through a design programme that addresses the wider campus, its historic heritage context, and master plan vision. The proposal reveals and is conscious of its surrounding historic heritage context, including campus assets such as the immediately adjacent AUSA House where the proposal affords a greater and more considered relationship to AUSA House and the space between the two buildings. Equally, the proposal has carefully considered potential effects on the nearby Old Choral Hall and the Barracks Wall.

The proposal is also mindful of Alfred Street and its notable trees, as well as the wider Princes Street Historic Heritage Area, in respect of its appropriate scale, form, materiality, setback, and associated construction activities. While not included in the shading analysis undertaken, the mature notable trees on Alfred Street effectively cast shade onto AUSA House throughout the year.

In giving effect to those principles at Part 2 s 6(f) of the RMA concerned with the protection of historic heritage, the AUP at D17.2 provides the following Objectives:

1) The protection, maintenance, restoration and conservation of scheduled historic heritage places is supported and enabled.

2) Scheduled historic heritage places are protected from inappropriate subdivision, use and development, including inappropriate modification, relocation, demolition or destruction.

3) Appropriate subdivision, use and development, including adaptation of scheduled historic heritage places, is enabled.

D17.2 Objective 1 supports and enables protection, while Objectives 2 and 3 are even more closely aligned with the meaning of "*protection*" described at s6(f) of the RMA

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

which anticipates appropriate use and development in a heritage context. Of the Polices at D17.3, those that anticipate and enable demolition are found at Policies 12 - 16 and include the following:

> *(12) Avoid the total demolition or destruction of the primary features of Category A scheduled historic heritage places.*

Not applicable.

> *(13) Avoid the total or substantial demolition or destruction of features (including buildings, structures or archaeological sites) within scheduled historic heritage places where it will result in adverse effects (including cumulative adverse effects) on the overall significance of the scheduled historic heritage place to the extent that the place would no longer meet the significance thresholds for the category it has been scheduled.*

It is accepted that the total demolition of the Student Union Building will result in adverse effects on the overall significance of this scheduled historic heritage place to the extent that the Student Union Building would no longer meet the significance thresholds for the Category B classification for which it has been scheduled. In accepting that, it is not to say that the proposed demolition, being linked to an appropriate development, is, in accordance with the RMA s 6(f) provisions and B5 and D17 *Objectives,* inappropriate.

> *(14) Avoid the total or substantial demolition or destruction of:*
>
> *(a) the primary features of Category A* and Category B scheduled historic heritage places;*
>
> *(b) the non-primary features of Category A and A* scheduled historic heritage places; and contributing features within Historic Heritage Areas;*
>
> *unless*
>
> *(i) the demolition or destruction is required to allow for significant public benefit that could not otherwise be achieved; and*
>
> *(ii) the significant public benefit outweighs the retention of the feature, or parts of the feature, or the place; or*
>
> *(iii) the demolition or destruction is necessary to remove a significant amount of damaged heritage fabric to ensure the conservation of the scheduled historic heritage place.*

While the primary features of the Student Union Building will be demolished, there will be significant public benefit resulting from the proposal as addressed in the reporting provided with the substantive application, including the Barker & Associates *Substantive Assessment* and the Project Economics *Economic Impact Assessment*.

> *(15) Enable the total or substantial demolition or destruction of features (including buildings, structures or archaeological sites) where:*

(a) it is established that the feature detracts from the heritage values of a scheduled historic heritage place;

It has not been established that the Students' Union complex detracts from the heritage values of a scheduled historic heritage place.

(b) the feature is identified as a non-contributing feature within a scheduled Historic Heritage Area; or

Not applicable.

(c) the feature is identified as an exclusion in Schedule 14.1 Schedule of Historic Heritage.

The Student Union Building has not been identified as an exclusion in Schedule 14.1.

(16) Provide for the temporary and reversible dismantling of parts of buildings or structures where this is necessary for the purposes of seismic strengthening, without determining the dismantling to constitute total or substantial demolition or destruction.

Not applicable.

6.1.2 Assessment criteria (D17.8.2) and Special information requirements D17.9(1) and (3)

As a Discretionary Activity, the assessment of effects on historic heritage values is unrestricted, its purpose being to provide and consider context to the assessment. The assessment will have regard to, but is not limited to, the assessment criteria at D17.8.2 and the special information requirements at D17.9(1) and (3).

The D17.9 Special information requirements at (1) state that:

(1) An application for resource consent for works affecting scheduled historic heritage places must be accompanied by a heritage impact assessment that is commensurate to the effects of the proposed works on the overall significance of a historic heritage place, and taking into account whether the works affect a primary, non-primary, non-contributing or excluded site or feature.

This HIA acknowledges that the effects of the proposed works on the overall significance of the Student Union Building are significant. Accordingly, the HIA has addressed the approach to the assessment of those effects across all relevant heritage-related provisions of the AUP commensurate with the effects arising from the proposed works.

The D17.9 Special information requirements at (3) state that:

(3) Applications for subdivision, or the total or substantial demolition or destruction or relocation of a scheduled historic heritage place shall provide details of the proposed development or development potential that will be enabled by the subdivision, destruction or demolition or relocation.

Details of the proposed Student Centre and Library development which will be enabled by the demolition of the Student Union Building are provided in detail in the reporting submitted with the substantive application.
The D17.8.2 Assessment criteria include:

(a) *whether the proposed works will result in adverse effects (including cumulative adverse effects) on the heritage values of the place and the extent to which adverse effects are avoided, remedied or mitigated;*

The proposed works will result in adverse effects on the heritage values of the place. While options were explored to integrate parts of the existing building into the overall scheme, that exploration has not resulted in a feasible or appropriate alternative development (refer to the University statement provided with the substantive application). The proposal represents an appropriate development in the context of demand on available land and adjacent existing facilities.

Mitigation is provided by the production of a comprehensive 3-d laser scan survey of the existing Student Union Building (B311 (a-d) and B312) in its entirety and a copy of that survey will be made available to the University archive and to the Council for their records as required by the proposed conditions of consent provided with the substantive application.

(b) whether the proposed works will maintain or enhance the heritage values of the place, including by:
(i) avoiding or minimising the loss of fabric that contributes to the significance of the place;

The loss of heritage fabric that contributes to the significance of the place is not avoided.

(ii) removing features that compromise the heritage values of the place;

The proposal achieves the removal of features that compromise the heritage values of the place such as the awning to the west of B311B and the southern Atrium (the northern Atrium has already been deconstructed due to its dangerous condition).

(iii) avoiding significant adverse effects on the place, having regard to the matters set out in B5 Historic heritage and special character;

The AUP Regional Policy Statement at B5 recognises the value of the region's distinctive historic heritage, its stewardship, and protection from inappropriate subdivision, use and development aligned with the purpose and principles afforded matters of national importance at Part 2 s 6(f) of the RMA. While the significant adverse effects arising from the proposed development result in the total loss of the fabric of this recognised historic heritage place, that development is both anticipated and enabled through the Policies and Objectives of B5 and the cascade of planning controls found in D17. When considered alongside the protection afforded to this historic heritage place, the proposal is appropriate.

(iv) complementing the form and fabric which contributes to, or is associated with, the heritage values of the place; and

The architects (Warren and Mahoney) of the original Student Union Building have been re-engaged by the University of Auckland to design a new Student Centre and Library on a finite campus at the centre of student activity; a campus that now needs to accommodate a student population of over 50,000. The scheme draws from the existing Student Union Building and its original programme which Sir Miles Warren described as one that sought to break 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*."[2] The proposal maintains and reinterprets that fundamental design principle in a way that addresses the wider immediate campus, its historic heritage context, and master plan vision.

(v) recovering or revealing the heritage values of the place.

The proposal reveals and responds to its surrounding historic heritage context, including campus assets such as AUSA House, Old Choral Hall, and the Barracks Wall. It is equally mindful of Albert Park, Princes Street, Alfred Street and its notable trees, and the wider Princes Street Historic Heritage Area in considering appropriate scale, form, materiality, and setback.

(c) whether the proposed works will compromise the ability to interpret features within the place and the relationship of the place to other scheduled historic heritage places;

While the proposed demolition of the Student Union Building will result in the total loss of its built fabric, the associated extent of place remains in place and further governs consideration of the appropriateness of the design response in that setting until such time as a Plan Change removes that overlay. The proposal will enhance historic heritage values of other adjacent historic heritage assets, giving more space to AUSA House and, in doing so, adding to the built mass that provides frame and focus to an important node between AUSA House, the Barracks Wall and Old Choral Hall.

(d) whether the proposed works, including the cumulative effects of proposed works, will result in adverse effects on the overall significance of the place such that it no longer meets the significance thresholds for which it was scheduled;

It is accepted that the total demolition of the Student Union Building will result in adverse effects on the overall significance of this scheduled historic heritage place to the extent that the Student Union Building would no longer meet the significance thresholds for the Category B classification for which it has been scheduled. In accepting that, it is not to say that the proposed demolition, being linked to an appropriate development, is, in accordance with the RMA s6(f) provisions and B5 and D17 *Objectives,* inappropriate.

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

(e) whether the proposed works will be undertaken in accordance with good practice conservation principles and methods appropriate to the heritage values of the place;

The effects on the historic heritage values associated with the proposed activity consideration shall have regard to the principles of the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (2nd edition, 2010). In doing so it is recognised that demolition is not a conservation principle nor is it defined in the Aotearoa New Zeland ICOMOS Charter as a process of conservation.

(f) whether the proposal contributes to, or encourages, the long-term viability and/or ongoing functional use of the place;

The proposal responds directly to the pressing need for the University to respond to a student population some 714% bigger than when the existing Student Union Building was constructed. On a campus of finite land, and in the context of effects on historic heritage, the proposal represents an appropriate development that contributes to and encourages the long-term viability and on-going functional use of land at the heart of the University's city campus.

(g) whether modifications to buildings, structures, or features specifically for seismic strengthening:

(i) consider any practicable alternative methods available to achieve the necessary seismic standard that will reduce the extent of adverse effects on the significance of the place; and

Not applicable.

(ii) take into account the circumstances relating to the ongoing use and retention of the place that affect the level of seismic resilience that is necessary to be achieved.

Not applicable.

(h) whether the proposed relocation of features, within or beyond scheduled extents of place, in addition to the criteria above;

(i) is necessary in order to provide for significant public benefit that could not otherwise be achieved; and

Not applicable.

(ii) the significant public benefit outweighs the retention of the feature in its existing location within the extent of place.

Not applicable.

6.2 H8 – City Centre

The Activity Table at H8.4.1 identifies at (A32A) the "*Demolition of buildings*" as a Controlled Activity. The assessment criteria for Controlled Activities at H8.7.1(1) does not contain any specific or relevant matters with respect to historic heritage. The broader matters of control are addressed in the Barker & Associates Substantive Project Assessment.

6.3 I207 – Learning Precinct

The Activity Table at I207.4.1 identifies at (A25) "*demolition*" as a Controlled Activity. The assessment criteria link to the Chapter H8 matters and address demolition of buildings within the precinct that are not otherwise implicated by the historic heritage overlay.

7.0 heritage impact assessment - new building

7.1 D17

The historic heritage extent of place defined in the AUP associated with the existing Student Union Building remains a relevant consideration until such time as it is removed from the AUP through a plan change, notwithstanding the proposed demolition of the existing Student Union Building within that area. The proposed new building of the Student Centre and Library is recognised in the D17.4.1Activity Table as a Discretionary Activity:

(A10) *New buildings or structures.*

As a Discretionary Activity an assessment of effects on historic heritage values is unrestricted. This heritage impact assessment considers Objectives and Policies at Chapter B5 of the AUP and has had regard to, but is not limited to, the assessment criteria at D17.8.2 and the special information requirements at D17.9(1) and (3).

7.1.1 Objectives and policies

The AUP Regional Policy Statement at B5 recognises the value of the region's distinctive historic heritage, its stewardship, and protection from inappropriate subdivision, use and development aligned with the purpose and principles afforded matters of national importance at Part 2 s6(f) of the RMA. In giving effect to those principes, the AUP at D17.2 includes the following Objectives:

3) Appropriate subdivision, use and development, including adaptation of scheduled historic heritage places, is enabled;

While development options explored the adaptive reuse of all or parts of the Student Union Building into the proposed development, that exploration was unable to achieve an adaptation of the existing building that met the requirements of the brief. The D17.2 Objective 3 is even more directly aligned with the intent of "*protection*" described at s6(f) of the RMA which anticipates appropriate use and development in a heritage context. Of the Polices at D17.3 those that anticipate and enable new building within historic heritage places are found at Policies 8 -11 and include the following which are specifically relevant to this application:

(8) Maintain or enhance historic heritage values by ensuring that modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places:

(a) minimise the loss of fabric that contributes to the heritage values and level of significance of the place;

While the demolition of the Student Union Building will result in the total loss of its built fabric, and therefore does not achieve the minimisation of loss of fabric that contributes to the heritage values and significance of the place objective, the values of the place

are not limited to its physical fabric alone. The Student Union Building is recognised in the AUP for F (physical attributes), G (aesthetic), and H (context) values and, while the demolition of the Student Union will remove its contribution within that context, those context values themselves are not lost. The Auckland Council '*context'* attribute recognises a place "*associated with a wider historical or cultural context, streetscape, townscape, landscape or setting*".

Also, the associated extent of place remains in place until it is removed through a plan change process and further governs consideration of the appropriateness of the proposed new building design response in that setting.

(b) do not compromise the ability to interpret the place and the relationship to other heritage places;

The proposal to demolish the Student Union Building will compromise the ability to interpret the place and the relationship to other heritage places. The proposed new building however responds to the historic heritage context and addresses the historically awkward relationship between the Student Union Building (B311C) and AUSA House on Alfred Street and affords more space to AUSA House while adding to the built mass that provides frame and focus to an important node between AUSA House and the Barracks Wall adjacent to Old Choral Hall. Mitigation targeted with respect to the loss of the Student Union Building includes the capture of a comprehensive 3-d laser scan survey of the whole of the Student Union Building (interiors and exteriors), supported by comprehensive photography as required by the proposed conditions of consent, and the heritage assessment measured against the current Auckland Council *Methodology and guidance for evaluating Auckland's historic heritage* (August 2020, Version 2) provided with the substantive application.

(c) complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the place;

The proposed development is part of a masterplan vision that has carefully considered appropriate development across the whole of the City Campus. It recognises the fundamental constraint of a finite campus and the tensions arising on that physical resource from a growing University population. It recognises and looks to enhance the student focussed centre of the campus, distinct from its academic centres. The proposal acknowledges the historic significance of this site as the student-focussed heart of the campus and embraces the evolution of building function, scale, and interrelationship that responds to other recent change such as HIWA. As described in the Warren and Mahoney *Architectural & Landscape Design Report* provided with the substantive application, the University's strategic framework acknowledges that the Masterplan Framework underpins the City Campus Masterplan as a strategic guide for the long-term development of Waipapa Taumata Rau, University of Auckland which provides a cohesive structure to shape the campus and enhance teaching and learning, elevate the student experience, and deliver improved environmental outcomes.

(d) retain and integrate with the heritage values of the place;

The proposal responds to a wider setting, both within the City Campus and beyond it including Princes Street Historic Heritage Area (to which it more directly engages), Albert Park (to which it helps to reinforce its edges), and to the important spaces across and between Sector 100 (north) and 300 (west) of the city campus including

importantly the historic heritage buildings and landscaped spaces. Most immediately the proposed development decompresses the existing relationship between the existing Student Union Building and the adjacent AUSA House on Alfred Street, enhancing values associated with AUSA House and its setting, and maintains the continuity of the alley of notable trees on Alfred Street.

Shading effects on AUSA House are likely to occur from 15:00 in Autumn (March 15), from 14:00 in Winter (June 21 – winter solstice), from 13:00 at the Spring Equinox (September 23), and from 15:00 at the Summer Solstice (December 22). Notably the shading effects typically affect the rear southwestern aspect of AUSA House and front elevation are evident across the Alfred Street elevation only after 16:00 on the Spring Equinox (September 23) and after 16:00 on the Summer Solstice (December 22). AUSA House sits in an evolving context where shading effects on it exist from other adjacent buildings including the existing library building (typically between 10:00 and 13:00 during the Winter Solstice) and from the Kate Edgar Information Commons Building before 10:00 on the Summer Solstice. While not included in the shading analysis undertaken the mature notable trees on Alfred Street effectively cast shade onto AUSA House throughout the year.

The application includes a comprehensive shading analysis[3] which shows two admission of sunlight non-compliances onto Albert Park (these being at 09:00 March 15 (DST) and at 09:00 December 22 (DST) being the summer solstice). Shading effects on Albert Park are assessed in the Boffa Miskell *Shading Analysis* included in the substantive application bundle. That study references the AUP Appendix 11 Figure 6: *Admission of Sunlight to Albert Park*, and the AUP division of Albert Park into two areas: Area A and Area B as shown in Figure 5 below.

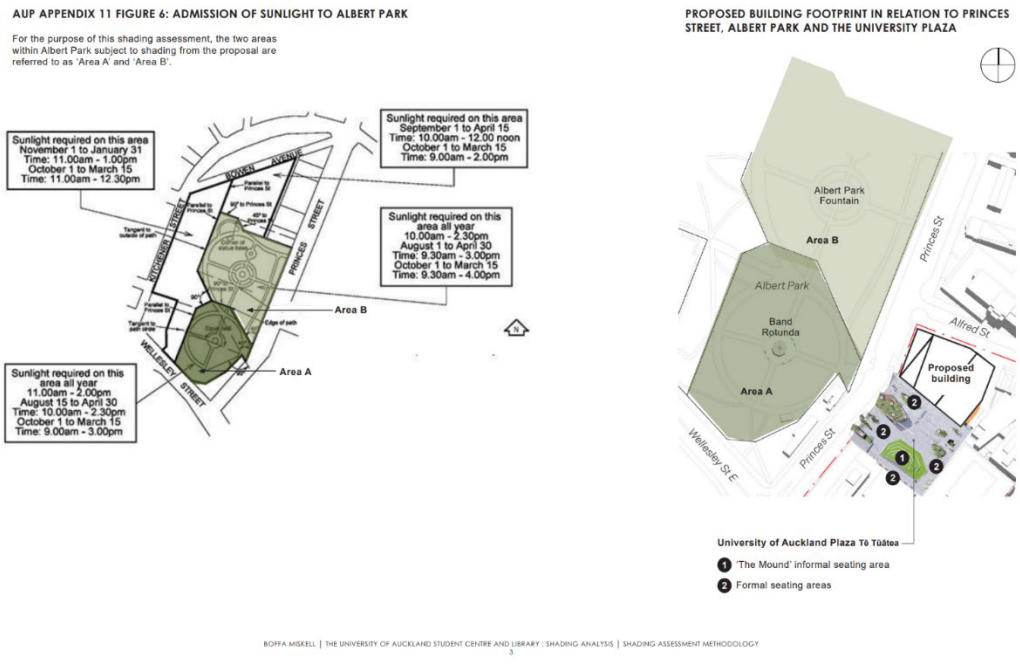

Figure 5: AUP Appendix 11 Figure 6: Admission of Sunlight to Albert Park.

[3] Warren and Mahoney, *Architectural Design Report, Appendix C: Shading Analysis*

The Boffa Miskell analysis for Autumn -15 March (DST) finds that:

> *Within the hours of sunlight required by the AUP, the proposal will shade a small portion of Area A between 9-9.30am. The sensitive grass seating area is shaded for 15 minutes before the shade retreats. The path and garden bed, which are considered least sensitive, are shaded fleetingly, for approximately 30 minutes. The shadow does not fall across any formal seating areas. Aside from this small area, the majority of Area A and all of Area B is unaffected, and shading to these areas is assessed as negligible overall.*

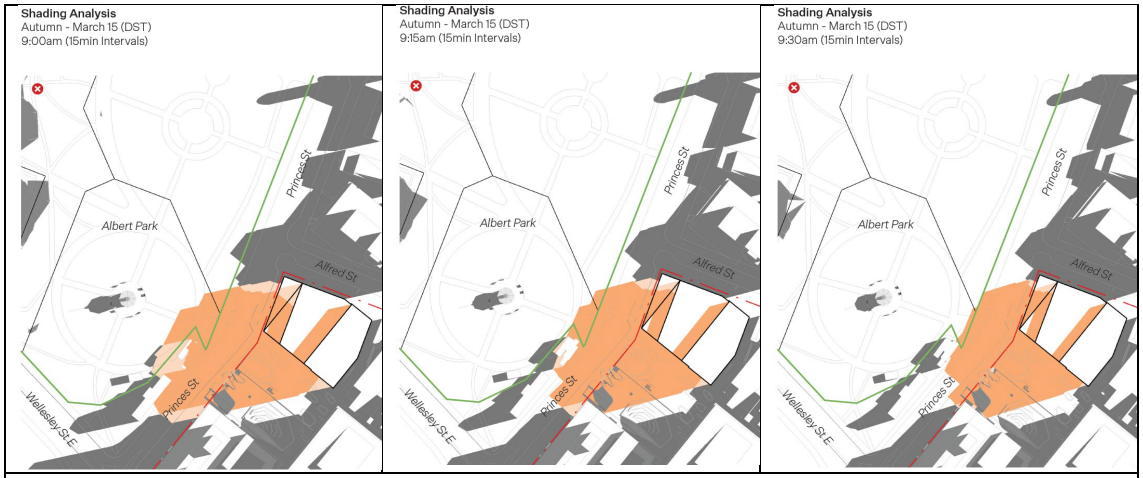

Figure 6: Extract from the Shading Studies – 15 minute Intervals, March 15 (Autumn)

The Boffa Miskell analysis has also determined that there is a "*negligible*" or "*fleeting*" effect between 09:00 and 09:30am in Spring – 1 October (DST) and for a period of 15 minutes between 09.00 and 09:15am in Summer – 22 December (DST) in Area A covering respectively:

> *"a small section of path and a patch of mown grass between the path and Princes Street boundary. Neither of these are places where people linger, and are not considered to be sensitive"*

and

> *"a sliver of path that is unlikely to be perceivable".*

From a consideration of effects on historic heritage values these effects are equally "*small*", "negligible" and "*fleeting*".

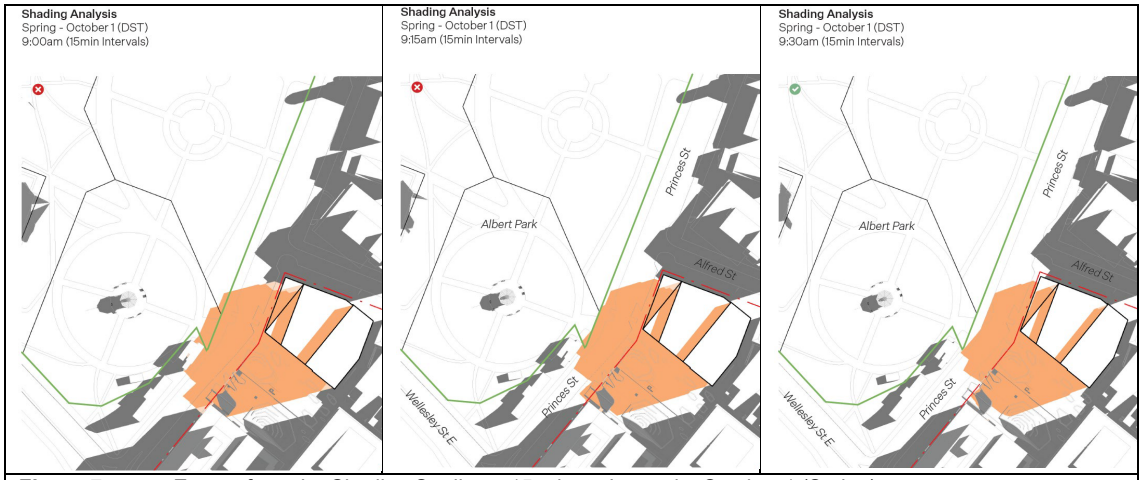

Figure 7: Extract from the Shading Studies – 15 minute Intervals, October 1 (Spring)

Additionally, the Boffa Miskell shading analysis identifies shading effects on Princes Street to be “low”. From a consideration of effects on historic heritage values, effects on the Princes Street Historic Heritage Area are equally “low”.

> *(e) avoid significant adverse effects, including from loss, destruction or subdivision that would reduce or destroy the heritage values of the place; and*

The proposal relies on the removal of the existing Student Union Building and the freeing up of that central campus land for appropriate development in response to the University’s growing population and associated facilities requirements. While there are significant adverse effects with respect to historic heritage values associated with that outcome arising from the demolition of the Student Union Building, the new building responds positively to, and enhances, the wider historic heritage context. The adverse effects are the result of a conscious and carefully considered decision responding to demand on the University’s finite City Campus and cannot be avoided in that context.

The proposed new building recognises the demands on the City Campus’ finite landholding and the pressures arising on that resource from a growing University population. It recognises that the historic heritage values found on the City Campus reflect a collective or group value that means that an appropriate assessment of effects needs to be measured, in part, through that wider lens, acknowledging the commitment the University has given to ensuring the safety and the benefit arising out of that collective resource. The proposed Student Centre and Library will create welcoming, clearly identifiable entry points that serve as a symbolic and physical “front door” to the University — one that reinforces its presence, accessibility and connection to campus heritage values as described in the University of Auckland – Student Centre and Library project statement provided with the substantive application.

> *(f) avoid, remedy or mitigate adverse effects on the heritage values of the place.*

While the total demolition of the Student Union Building is not avoided, a comprehensive heritage assessment has been undertaken recording its history, occupation and chronology of change over time, and historic heritage attributes measured against the current Auckland Council *Methodology and guidance for evaluating Auckland’s historic heritage* (August 2020, Version 2)[4]. That assessment has been provided with the substantive application. Mitigation targeted with respect to the loss of the Student Union Building includes the capture of a comprehensive 3D laser scan survey of the whole of the Student Union Building (interiors and exteriors), supported by comprehensive photography, as required by the proposed conditions of consent provided with the substantive application, and this will be available as a permanent archival record and interpretative tool.

> *(9) Enable modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places where the proposal:*
>
> *(a) will not result in adverse effects on the significance of the place;*

[4] This assessment Council itself hasn’t undertaken, relying at this time on the Legacy Plan evaluation.

While the demolition of the Student Union Building results in significant adverse effects on the historic heritage values of that asset, the Auckland Unitary Plan anticipates new buildings in that context through the provisions of both Objectives 8 and 9.

> *(b) will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;*

In considering the historic heritage values of the place, the necessary context to be considered draws on the wider collective historic heritage values of the University's rich and complex heritage landscape that forms an integral part of the City Campus, comprising heritage places of local, regional and national significance.

> *(c) is in accordance with good practice conservation principles and methods;*

The Aotearoa New Zealand ICOMOS Charter for the conservation of places of cultural heritage value (2010) represents a best practice guide for heritage practitioners. Notably the Charter neither defines nor references demolition as it is not a conservation principle, nor does it reference new building. The design of the proposed Student Centre and Library has been guided by a careful and considered understanding of its historic heritage setting and effects on those immediately adjacent heritage assets such as AUSA House.

> *(d) will not result in cumulative adverse effects on the historic heritage values of the place;*

Cumulative effects resulting from the proposed Student Centre and Library are positive and enhancing on those adjacent heritage assets such as AUSA House and on the wider historic heritage context and setting.

7.1.2 D17.8.2 Assessment criteria

> *1)(a) whether the proposed works will result in adverse effects (including cumulative adverse effects) on the heritage values of the place and the extent to which adverse effects are avoided, remedied or mitigated;*

The proposed Student Centre and Library result in adverse effects on the existing Student Union Building, however those adverse effects are mitigated through the capture of a comprehensive 3-d laser scan survey of the whole of the Student Union Building (interiors and exteriors), supported by comprehensive photography, a heritage assessment measured against the current Auckland Council *Methodology and guidance for evaluating Auckland's historic heritage* (August 2020, Version 2) provided with the substantive application, and the potential salvage and reuse of original building fabric, fixtures, fittings, and artworks where appropriate as required by the proposed conditions of consent provided with the substantive application.

> *(b) whether the proposed works will maintain or enhance the heritage values of the place, including by:*

The sense of place associated with the proposed Student Centre and Library is perceived within a wider setting that includes the adjacent AUSA House, Old Choral Hall, the Barracks Wall and the collective value of historic heritage assets across the University's City Campus, Albert Park, and the Princes Street Historic Heritage Area.

(i) avoiding or minimising the loss of fabric that contributes to the significance of the place;

The total demolition of the existing Student Union Building is not avoided.

(ii) removing features that compromise the heritage values of the place;

The proposed new building responds appropriately to the historic heritage context and addresses directly the historically awkward relationship between the Student Union Building (B311C) and AUSA House on Alfred Street.

(iii) avoiding significant adverse effects on the place, having regard to the matters set out in B5 Historic heritage and special character;

(iv) complementing the form and fabric which contributes to, or is associated with, the heritage values of the place; and

The proposed Student Centre and Library draws from and responds appropriately to the recognised extent of historic heritage within the City Campus lies within a larger area defined in the AUP as the Princes Street Heritage Area, an area which recognises some of the earliest colonial administrative and commercial historic heritage in Auckland. That area also shares a significant overlap with a cultural context of pre-contact occupation and meaning whose values remain evident.

(v) recovering or revealing the heritage values of the place.

The proposed Student Centre and Library affords more space to AUSA House while adding to the built mass that provides frame and focus to an important node between AUSA House and the Barracks Wall adjacent to Old Choral Hall.

(c) whether the proposed works will compromise the ability to interpret features within the place and the relationship of the place to other scheduled historic heritage places;

The proposed Student Centre and Library targets mitigation with respect to the loss of the Student Union Building includes the capture of a comprehensive 3-d laser scan survey of the whole of the Student Union Building (interiors and exteriors), supported by comprehensive photography, and a heritage assessment measured against the current Auckland Council *Methodology and guidance for evaluating Auckland's historic heritage* (August 2020, Version 2) which will ensure that interpretation of the place in accordance with Principle 23 of the Aotearoa New Zealand ICOMOS Charter.

(d) whether the proposed works, including the cumulative effects of proposed works, will result in adverse effects on the overall significance of the place such that it no longer meets the significance thresholds for which it was scheduled;

While the total demolition of the existing Student Union Building results in adverse effects that mean that the place no longer meets the significance thresholds for which it was scheduled, notably the Student Union Building assessment is based on the legacy Auckland City Council evaluation and has not been assessed against the current

evaluation methodology (except in this Fast Track application as undertaken on behalf of the applicant). While the total demolition of the Student Union Building will remove the building, the extent of place associated with the building remains until such time as a Plan Change removes that overlay.

(e) whether the proposed works will be undertaken in accordance with good practice conservation principles and methods appropriate to the heritage values of the place;

The Aotearoa New Zealand ICOMOS Charter for the conservation of places of cultural heritage values represents a best practice guide for heritage practitioners. The project conservation architect (Adam Wild from archifact – architecture & conservation ltd) is an expert member of ICOMOS New Zealand.

(f) whether the proposal contributes to, or encourages, the long-term viability and/or ongoing functional use of the place;

As described in the Warren and Mahoney *Architectural and Landscape Report* provided with the substantive application, Te Rautaki Tūāpapa, the University of Auckland Estate Strategy 2021–2030, builds upon the foundation established by Taumata Teitei, the University's Vision 2030 and Strategic Plan 2025. The Estate Strategy responds to current and future challenges by aiming to deliver a physical campus environment that is distinctive, capable, flexible, sustainable, and reflective of our unique sense of place in Aotearoa New Zealand and the Pacific. The Estate Strategy highlights the need for integrated master-planning to align academic and research priorities, curriculum-supporting projects, student services and facilities, accessibility, planning regulations, public realm improvements, environmental sustainability, biodiversity, and infrastructure resilience. It also outlines campus and sector capital priorities, which have directly informed the identification and staging of the Student Centre and Library project.

(g) whether modifications to buildings, structures, or features specifically for seismic strengthening:

Not applicable.

(i) consider any practicable alternative methods available to achieve the necessary seismic standard that will reduce the extent of adverse effects on the significance of the place; and

Not applicable.

(ii) take into account the circumstances relating to the ongoing use and retention of the place that affect the level of seismic resilience that is necessary to be achieved.

Not applicable.

(h) whether the proposed relocation of features, within or beyond scheduled extents of place, in addition to the criteria above;
(i) is necessary in order to provide for significant public benefit that could not otherwise be achieved; and

Potential salvage and reuse of original building fabric, fixtures, fittings and artwork where appropriate will be considered as part of a broader mitigation strategy separate to those mitigation conditions of comprehensive recording volunteered as conditions of consent.

> *(ii) the significant public benefit outweighs the retention of the feature in its existing location within the extent of place.*

The significance of the public benefit provided is addressed in the Barker & Associates *Substantive Assessment* and the Project Economics *Economic Impact Assessment* provided with the substantive application.

7.2 H8 Business – City Centre Zone

The city centre plays a pivotal role in Auckland's present and future success. The Business – City Centre Zone seeks to ensure the city centre is an international centre for business and learning, innovation, entertainment, culture and urban living.

7.2.1 Objectives

Objectives relevant to the consideration of new building in the context of historic heritage values include, but are not limited to:

> *(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.*
>
> *(2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.*
> *(3) Development positively contributes towards planned future form and quality, creating a well-functioning urban environment and a sense of place.*
>
> *(4) Business activity is distributed in locations, and is of a scale and form, that:*
> *(a) provides for the community's social and economic needs;*
> *(b) improves community access to goods, services, community facilities and opportunities for social interaction;*
> *(c) manages adverse effects on the environment, including effects on infrastructure and residential amenity;*
> *(d)* […]
>
> *(5) A network of centres that provides:*
> (a) *a framework and context to the functioning of the urban area and its transport network, recognising:*
> *(i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; […]*
>
> *(6) The city centre is an internationally significant centre for business.*
>
> *(7) The city centre is an attractive place to live, **learn*** [emphasis added]*, work and visit with 24-hour vibrant and vital business, education, entertainment and retail areas.*

(8) Development in the city centre is managed to accommodate growth and the greatest intensity of development in Auckland and New Zealand while respecting its existing and planned built form and character and waterfront setting.

(9) The distinctive built form, identified special character and functions of particular areas within and adjoining the city centre are maintained and enhanced.

7.2.2 Policies

Policies relevant to the consideration of new building in the context of historic heritage values include, but are not limited to:

(27) Encourage the retention and conservation of the city centre's historic heritage through scheduling.

7.2.3 new building

The Activity Table at H8.4.1 (A32) identifies new building as a Restricted Discretionary Activity where, at H8.8.2, that activity is assessed against the following criteria with particular consideration with respect to historic heritage places at H8.8.2(1)(b) *form and design of buildings adjoining historic heritage places*:

(i) buildings adjoining a scheduled historic heritage place:

- *whether the proposed building is located and designed to have regard to the significant historic heritage elements and built form of the place. This does not mean a rigid adherence to the height of the place, nor does it reduce the development potential of the site, but it does require careful consideration in terms of the form and design of the building to minimise the effects of dominance;*

The proposed Student Centre and Library is located and designed to have regard to the significant historic heritage elements and built form of the adjacent AUSA House. Careful consideration has been given in the proposed design to enhance the spatial condition of AUSA House, affording it greater open space addressing Alfred Street than is currently afforded by the relationship of the existing Student Union Building to AUSA House. The proposed design also acknowledges the height of AUSA House through architectural reference in the proposed Alfred Street elevation in the podium. The architects describe the podium as a grounded, tectonic element that anchors the building and providing a complementary counterpoint to the lighter veil-like expression above and the scale of the adjacent AUSA House.

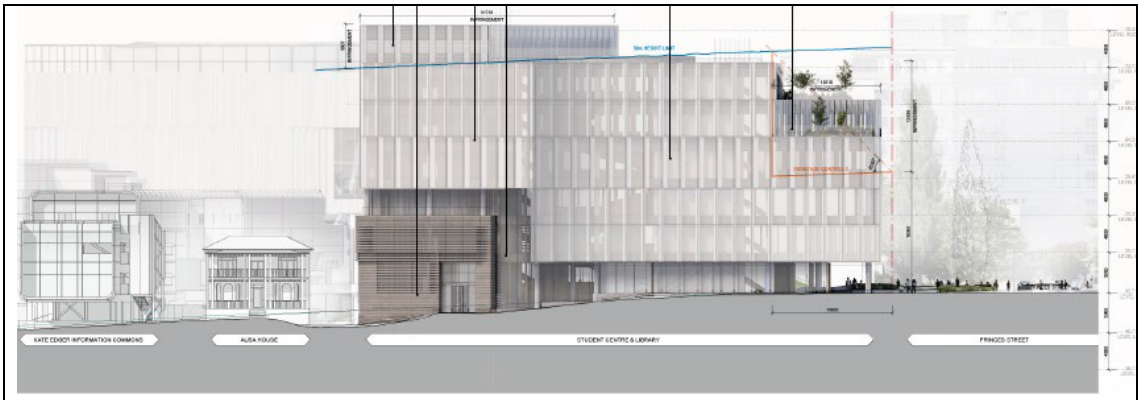

Figure 8: Extract from the Warren and Mahoney *Architectural Design Report* showing the North elevation (page 57).

- *may not be required to adjoin the site frontage if a better design outcome could be achieved by respecting the setback and/or spatial location of the place; or*

The proposed Student Centre and Library is set back from the site frontage on its two street facing boundaries. Notably the setback of the northern elevation has been consciously made to ensure the safety of the notable trees on Alfred Street and the chamfered eastern extent of that elevation affords greater space and presence of AUSA House to Alfred Street and its own particular historic heritage values.

- *whether the proposed building uses materials and/or design detail that respect rather than replicate any patterns or elements existing in the place, however new and contemporary interpretations in form and detail may be used;*

As referenced above and illustrated in Section 4 of the Warren and Mahoney *Architectural Design Report* (page 53) the elevational expression and materiality draws inspiration from the intricate filigree detailing of the Clocktower, reinterpreting this significant architectural reference in a contemporary expression. The Clocktower is renowned for its intricate Gothic detailing, rich materiality, and finely articulated façades. Layers of ornamentation, deep relief, and strong vertical proportions create a distinctive architectural character and a prominent civic landmark within the campus. An integrated gantry system with aluminium screens, tapered fins and perforated mesh create a layered rhythm while balancing views, daylight, and solar control. Each façade responds to its specific context and performance requirements, they are united by a consistent design approach that balances transparency, solidity, depth, and material expression to create a cohesive architectural identity.

The podium features a rich materiality, pronounced depth, and a carefully modulated façade composition to create a robust and tactile architectural character. The interplay of texture, shadow, and solid form establishes a strong visual foundation, enhancing the building's connection to the public realm while providing a complementary counterpoint to the lighter veil-like expression above. That composition includes important scale references to the adjacent AUSA House and its historic heritage values.

The Princes Street façade combines an integrated gantry system with aluminium screening and perforated mesh to create a finely layered architectural composition. Conceived as a contemporary veil, the façade mediates between the building and the

public realm, softening the scale of the envelope while adding depth, texture, and rhythm. The interplay of solid and permeable elements creates a dynamic expression that shifts with changing light conditions, balancing outward views, daylight penetration, and solar control.

The upper façades are conceived as a unitised curtain wall system, articulated through expressed vertical fins, ceramic frit patterns, and areas of opaque glazing. Together, these elements establish a layered façade composition that introduces depth, shadow, and visual richness across the building envelope. The expressed fins create a strong vertical rhythm, reinforcing the building's proportions and breaking down the overall scale, while the fritted glazing provides texture and variation through changing light conditions.

7.3 I207 Learning Precinct

The Learning Precinct is centred on the Symonds Street ridge where the University of Auckland and Auckland University of Technology have the majority of their properties and have created a tertiary education hub.

The purpose of the Learning Precinct is to ensure the stimulation of education, research, business and cultural experiences by identifying key actions to enhance economic and social benefits to the city, add value and vitality to the central business district and raise awareness of opportunities for learning in the precinct.

The Council intends the precinct to remain the focus of the tertiary education sector in the city centre, with development retaining and enhancing the particular qualities of the location. The council acknowledges that further expansion will be necessary within the precinct.

The precinct is one of the most significant destinations in the city, with a large number of students and workers travelling to the area daily. This will increase over time as the University of Auckland consolidates its campuses into the central city. The physical characteristics of the precinct include historic heritage places, and parks and gardens around the campuses.

7.3.1 Objectives

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified below which have particular regard to historic heritage values:

(1) *Tertiary education and related activities are enabled to allow for growth and change within the precinct.*

(2) Campus buildings appropriate to education needs are developed to:
- *(a) respect and enhance the built character of the precinct;*
- *(b) incorporate high-quality urban design; and*
- *(c) avoid or mitigate adverse effects associated with development.*

(3) The predominance of existing tertiary education and accessory activities which characterise the precinct is continued while also providing for growth, change and diversification of activities over time.

(4) Heritage values including historic heritage places, Māori sites of significance and notable trees, and the contribution they make to the

precinct's character, are recognised, protected and enhanced.
[emphasis added]

(5) Open spaces and pedestrian connections from the precinct to the wider city centre, including connections between activities and open spaces, are provided for and enhanced.

7.3.2 Policies

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified below which have particular regard to historic heritage values:

(1) Enable a range of tertiary education activities and ancillary activities to occur within the precinct and recognise the functional requirements for those activities.

(2) Support the efficient operation of the existing campuses while respecting, and where appropriate protecting, the particular built form, amenity and heritage values which contribute to the character of the precinct.

(3) Provide for the growth and development of the existing campuses to meet existing needs and respond to future demand and changes in teaching, learning, research requirements and campus environments.

(4) Require new buildings to be designed in a manner that respects existing buildings, provides for amenity, protects heritage values and, where appropriate, enhances the streetscape and gateway locations of the campuses.

(7) Require proposals for new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places to be sympathetic and provide contemporary and high-quality design which enhances the precinct's built form.

7.3.3 New buildings

The Activity Table at I207.4.1 (A26) identifies new building as a Restricted Discretionary Activity where that activity is assessed against the following criteria with particular consideration with respect to historic heritage places at I207.8.2 (1)(e) where assessment of the *effect of buildings on historic places addresses:*

(i) whether the scale, form and design of new buildings have regard to the significant heritage elements and built form of any scheduled heritage places adjacent to or in close proximity to the development site. This will require careful consideration to avoid the potential for dominance due to height and bulk. In doing so, the full development potential otherwise offered by the development controls may not be able to be achieved;

The proposed Student Centre and Library has been thoughtfully designed with active frontages, transparent ground floors, and clear connections to its surroundings, intended to activate public spaces and foster social interaction. By integrating flexibility, visual interest, and a strong sense of identity, this building creates a series of spaces that are welcoming, engaging, memorable, and contextually referenced and appropriate. The relationship with the adjacent AUSA House uses a number of architectural devices to appropriately respond to the variation of height and scale

between the two buildings to ensure a design that does not dominate the values of the AUSA House.

(ii) whether new buildings and additions to existing buildings adjacent to or in close proximity with a scheduled heritage building have regard to and respect the latter's contribution to the streetscape, so that the historic heritage building is able to maintain its contribution to the streetscape and its historical relationship with its site surrounds and wider area, including any adjacent open space;

The design of the proposed Student Centre and Library has had regard and made particular reference to the contribution of AUSA House to the streetscape of Alfred Street and the notable plane trees that distinguish the street. This aligns with the higher order consideration acknowledged in the wider City Campus master planning which recognises the opportunity for enhanced space around AUSA House towards Alfred Street to signify and important navigational node to the heart of the City Campus. The carefully design relationship of the Student Centre and Library with AUSA House also consciously includes the notable trees of Alfred Street.

(iii) the extent to which landscaping, where contextually appropriate, acknowledges both the natural and cultural heritage of the area, particularly when in proximity to or adjacent to any scheduled heritage building, its surrounds or conservation area;

The proposed Student Centre and Library building is positioned on the city edge of the Auckland University City Centre Campus. Occupying a prominent ridgeline which overlooks the city and the Waitemata Harbour. There are three key contextual factors picked up through this contextual analysis:

1. The topography of the ridgeline which the site sits on is part of a historic volcano, giving the site geological and cultural significance.
2. Located on the city's edge the proposed site is a gateway to the university and the 'Learning Quarter'.

3. The adjacency to Albert Park provides existing open space amenity and opportunity to compliment and connect.

Waipapa Taumata Rau, University of Auckland contains a rich and complex heritage landscape that forms an integral part of the City Campus, comprising heritage places of local, regional and national significance. The recognised extent of historic heritage within the City Campus lies within a larger area defined in the AUP as the Princes Street Heritage Area, an area which recognises some of the earliest colonial administrative and commercial historic heritage in Auckland. That area also shares a significant overlap with a cultural context of pre-contact occupation and meaning whose values remain evident. The proximity of the AUSA House represents an important subtext to the re-establishing the heart of the City Campus and the student 'body'.

(iv) the extent to which design features that reflect the cultural heritage of the area, including Māori cultural values associated with the historic settlement and use of the area, are encouraged. For example, in the design of buildings, landscaping, artwork, signs and place names. This should be undertaken in consultation with the council and Mana Whenua;

Culturally, the tauparapara developed by Haumi and Eighty in their *Taumata Rangipuke UoA Student Centre & Library Concept Direction* describe the foundational narrative for the project. It defines a whakapapa — an ecological and relational logic which frames Taumata Rangipuke as a place of arrival, gathering, ascent, exchange and return and becoming. Haumi and Eighty identify how the proposal integrates mana whenua aspirations and cultural narratives into the design, planning, and placemaking.

(v) whether new and upgraded buildings avoid inappropriate adverse effects on scheduled street trees and must respect their visual prominence on the streetscape.

The design of the proposed Student Centre and Library has had regard, and made particular reference, to the contribution of AUSA House to the streetscape of Alfred Street. This aligns with the higher order consideration acknowledged in the wider City Campus master planning which recognises the opportunity for enhanced space around AUSA House towards Alfred Street to signify and important navigational node to the heart of the City Campus. The carefully design relationship of the Student Centre and Library with AUSA House also consciously includes the notable trees of Alfred Street.

8. conclusion

The proposal within the historic heritage extent of place associated with the Student Union Building has regard for the wider historic heritage context found within the city campus and the adjacent Princes Street Historic Heritage Area. The proposed new development draws from the existing Student Union Building, including its original programme 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*."[5] The proposal has maintained and reinterpreted that fundamental design principle through a design programme that addresses the wider campus, its historic heritage context, and master plan vision. The proposal is conscious of its surrounding historic heritage context, including campus assets such as the immediately adjacent AUSA House where the proposal affords a greater and more considered relationship to AUSA House and the space between the two buildings. Equally, the proposal has carefully considered potential effects on the nearby Old Choral Hall and the Barracks Wall.

It is accepted that the total demolition of the Student Union Building will result in adverse effects on the overall significance of this scheduled historic heritage place to the extent that the Student Union Building would no longer meet the significance thresholds for the Category B classification for which it has been scheduled. In accepting that, it is not to say that the proposed demolition, being linked to an appropriate development, is, in accordance with the RMA s 6(f) provisions and B5 and D17 *Objectives,* inappropriate.

The proposed development is part of a masterplan vision that has carefully considered appropriate development across the whole of the city campus. It recognises the fundamental constraint of a finite campus and the tensions arising on that physical resource from a growing University population. It recognises and looks to enhance the student focussed centre of the campus, distinct from its academic centres. The proposal acknowledges the historic significance of this site as the student-focussed heart of the campus and embraces the evolution of building function, scale, and interrelationship that responds to other recent change such as HIWA.

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