Objectives & Policies

B&A Urban & Environmental

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1.0 National Policy Statements

1.1 National Policy Statement for Infrastructure 2025

2.1 Objectives	Assessment
2.1.(1) The objective of this National Policy Statement is to: (a) ensure the national, regional and local benefits of infrastructure are provided for; (b) enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety; (c) enable infrastructure to support the development and change of urban and rural environments to meet the diverse and changing needs of present and future generations; (d) ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and (e) ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.	The Project is consistent with this objective for the following reasons: • The Project will provide for the national, regional and local benefits of tertiary education infrastructure. The Student Centre and Library will enhance the student experience, support academic success, research and collaboration, and contribute to Auckland's regional economy and New Zealand's education and knowledge economy; • The facility will support social, economic and cultural wellbeing through the provision of learning and teaching spaces, student support services, and opportunities for cultural and social activities. Replacing facilities with identified building condition and seismic deficiencies will also support health and safety. The Project has been designed for universal accessibility to enable equitable, independent and dignified access for users with diverse needs; • The Project will support the development and change of the City Campus to meet the diverse and changing needs of present and future generations. Flexible and adaptable spaces will accommodate changes in student expectations, technology, and education delivery; • The Project will support well-functioning and resilient infrastructure by replacing ageing facilities with operational, structural, and adaptability constraints. Its integration with neighbouring University facilities will support coordinated campus functions. The Urban Design and Landscape Effects Assessment (refer **Appendix 11**) addresses compatibility with surrounding activities, including the building's scale, frontage relationships, pedestrian connections and effects on adjoining public spaces. Operational compatibility is also supported by the Acoustic Assessment (**Appendix 22**), which confirms that rooftop mechanical plant can be designed to comply with the AUP permitted noise limits, and by the Wind Assessment (**Appendix 33**) which concludes that wind conditions will be appropriate for the Project; and

	• The proposed construction programme provides for completion of the Project by March 2031, over approximately 46 months. Hard demolition is deliberately programmed between late November 2027 and February 2028, outside teaching and examination periods, and the General Library will remain operational until replacement library facilities are available. Adverse effects will be managed through the measures identified in the Substantive Project Assessment, including several management plans setting out mitigation, monitoring and communication procedures to manage effects on surrounding campus activities during delivery.
2.2 Policies	Assessment
Policy 1: Providing for the benefits of infrastructure	
1.(1) Decision-makers must ensure that the national, regional or local benefits of infrastructure, relative to any localised adverse effects on the environment, are recognised and provided for.	The Project will provide national, regional and local benefits through its contribution to tertiary education, student wellbeing and the wider economy. Replacing ageing facilities with a modern Student Centre and Library will improve the student experience and strengthen the University's ability to attract and retain domestic and international students. This will support its contribution to Auckland's regional economy and New Zealand's education and knowledge economy. Property Economics estimates approximately $469.6m in total value added (GDP) for the Auckland region over the five-year development period modelled by Property Economics, including approximately $499.5m of direct expenditure, around 1,121 FTEs in the peak development year and approximately 3,518 FTE-years of employment over the development period (refer **Appendix 4**). The Project will also provide lasting educational, social and cultural benefits through accessible learning spaces, consolidated student services and improved public spaces and pedestrian connections. The Project therefore seeks to provide for the wider and enduring benefits of infrastructure while managing its localised adverse effects. It is acknowledged that demolition of the Student Union Building will result in adverse effects on historic heritage values, which cannot be avoided and are addressed in **Section 10.5** of the Substantive Project Assessment, and against Chapters B5 and D17 (**Section 2.2** and **3.2**) below. Other localised effects are of a lesser scale, are temporary, or able to be appropriately managed. Given the regional and national benefits of the Project, it is considered that these adverse effects are proportionate to, and do not outweigh, the benefits of the Project.
1.(2) Decision-makers must recognise that the benefits of infrastructure include: (a) providing for the social, cultural and economic wellbeing of present and future generations;	The Project will provide for the social, cultural and economic wellbeing of present and future generations through accessible spaces for learning, teaching, cultural activities, social interaction and student support. In particular, the Project responds to growth from approximately 7,000 students when the Student Union Building was designed in 1963 to almost 50,000 today, including approximately 8,500 international students. The Project will provide dedicated student association, club, cultural, and equity spaces, such as those

(b) creating, supporting and enhancing well-functioning urban and rural environments; (c) supporting sufficient development capacity to meet demand for housing and business land; (d) providing services that are essential to support human life and the development, growth and functioning of districts, regions, New Zealand and the economy; (e) helping to protect and restore the natural environment; (f) supporting New Zealand's emissions reduction targets and mitigating the effects of climate change; and (g) reducing the risks from, and improving resilience to, natural hazards and climate change.	currently operated by Auckland University Students' Association (**AUSA**) (Hineahuone, O Lagi Atea Moana, Queerspace, and Women's Space), which AUSA describes as no longer fit for purpose, vastly undersized, and poorly designed for current and future students (refer AUSA Letter of Support as **Appendix 28**). The Project will support and enhance a well-functioning urban environment by consolidating student services within the City Campus, in a location accessible to public transport, cycleways and shared paths. The expanded Te Tūātea / plaza, active building frontages and improved pedestrian connections will strengthen connections between the campus, Albert Park and the wider city centre. The facility will provide education and student services that support the development, growth and functioning of Auckland, New Zealand and the economy. Property Economics (**Appendix 4**) identifies that the University and its students contribute approximately $2b annually to Auckland's regional economy through direct expenditure. It concludes that the Project will help sustain and potentially expand that contribution by supporting enrolment, international education (consistent with the Government's goal of doubling the value of international education by 2034), student retention and outcomes, and the national skills pipeline. Protection of the natural environment is reflected in the consideration of the notable street trees along Alfred Street and the careful consideration and mitigation measures to ensure significant adverse effects are avoided (refer Arboricultural Report included as **Appendix 16**). The landscape strategy also seeks to re-establish native ecology within the campus through native planting, and the stormwater design includes gross pollutant traps and a proprietary treatment device to reduce contaminant loads to the Waitematā Harbour. Please refer to the Arboricultural Report (**Appendix 16**), Landscape Design (**Appendix 10**) and Infrastructure Report (**Appendix 18**) for further information. The Project supports emissions reduction through its location within walking distance of Te Waihorotiu Station and the Symonds Street frequent and rapid transit corridor, the absence of general car parking, 16 visitor cycle parking spaces, rooftop photovoltaic panels and battery storage, and rainwater harvesting and reuse. The Project is targeting a Green Star rating, with the stormwater design targeting two Green Star stormwater credits. The Project replaces buildings with identified seismic deficiencies and alkali-silica reaction defects with a new building constructed to modern compliance standards. The stormwater design additionally incorporates climate change allowances (17% and 32.7% rainfall uplift for the 10% and 1% AEP events), consistent with GD15 as set out in **Appendix 19**
1.(3) Decision-makers must recognise: (a) the significant risks to, and impacts on, public safety, the wellbeing of people	The Student Centre and Library is an important individual Project but also a critical and interconnected component of the wider University campus. It will bring together currently dispersed library, teaching and

and communities, and the environment that may occur when infrastructure services are compromised; and (b) that infrastructure networks can be both independent and interconnected.	student support functions, while connecting with surrounding facilities, pedestrian routes and campus servicing networks. Its operation will therefore both support and depend on other campus infrastructure. The construction methodology has been developed to avoid compromising adjoining infrastructure services. Existing services between the site and Kate Edger Information Commons will remain operational. A staged and monitored methodology is proposed to decommission Hiwa pool hall ground anchors to enable the construction of the new basement levels. Surrounding in-ground infrastructure, including the Watercare wastewater transmission main, have been considered by Tonkin + Taylor (T+T) (refer **Appendix 20**) who conclude that effects of piling on that asset will be negligible. Within the University context, existing student services within AUSA House and Kate Edger will continue, with the General Library remaining operational until the replacement facility is operational.
Policy 2: Operational need or functional need of infrastructure to be in particular locations and environments	
2.(1) Decision-makers must recognise that infrastructure may have an operational need or functional need to operate in, be located in, or traverse particular locations and environments.	The Student Centre and Library has an operational need to be located centrally within the City Campus, where it can serve students and staff and integrate with existing teaching, learning and student facilities. The location alongside Hiwa, AUSA House and Kate Edger Information Commons enables the consolidation of dispersed services into an accessible student hub. A peripheral location for the Project would not provide the same accessibility or integration with complementary facilities, limiting the effective and efficient delivery of these services.
2.(2) Decision-makers must recognise that the operational need or functional need of infrastructure includes, but is not limited to, the need to: (a) provide services to people and communities in a timely, effective and efficient manner; (b) operate effectively and efficiently as linear and/or interconnected infrastructure networks within and across district and regional boundaries; (c) access or connect to particular natural or physical resources, including other infrastructure;	Delivery of the Project is programmed between May 2027 and March 2031. The proposed construction management plans (refer **Appendices 17 and 13**) support coordinated delivery while managing construction access, staging and disruption to surrounding campus activities. The Student Centre and Library will operate as an interconnected part of the University's campus infrastructure network. Its location enables connections with existing teaching and student facilities, including the Kate Edger Information Commons and Hiwa Recreation Centre, and access to campus servicing networks. These relationships support the effective and efficient operation of the facility and the wider campus. Accessibility is also central to the facility's operation. Connections to campus pedestrian routes, public transport, cycleways and shared paths will enable students, staff and visitors to reach and use its services. Locating within the City Campus places these services where they are required, close to the University community and the activities they support. The Project is located in a low hazard area, with a minor Overland Flow Path present in the site. As set out in the Infrastructure Report prepared by Beca (**Appendix 18**), the Project appropriately manages risks from natural hazards to ensure the safe and efficient operation of the building and its surrounds. In addition, T+T (**Appendix 20**) assess landslide risk as low (acceptable) and liquefaction potential as negligible.

(d) be accessible so infrastructure activities can be undertaken effectively and efficiently; (e) locate where the services are required, including in areas at risk to natural hazards, whether the infrastructure has been spatially identified in advance; and (f) manage risks from natural hazards.	
Policy 3: Considering spatial planning	
3.(1) Decision-makers must: (a) have regard to the extent to which the infrastructure has been identified within a strategic planning document, while recognising that not all infrastructure can be spatially identified in advance; and (b) consider relevant spatial plans and master plans prepared by the infrastructure provider and provided to the decision-maker.	The Project is identified in the University's Estate Strategy and City Campus Masterplan as a key investment in campus renewal and the student experience. The master-planning process informed the site's selection and the consolidation of student services within a central hub. These documents provide the strategic and spatial context for the Project, an excerpt of which is provided as **Appendix 8**. The Project also aligns with the Auckland City Centre Masterplan, which identifies Alfred Street as part of the green link connecting Albert Park and the Auckland Domain. The Project is also consistent with the relevant direction of the Auckland Regional Policy Statement, Auckland Unitary Plan and Auckland Plan 2050. It will support a more connected, liveable, sustainable and economically prosperous city centre, improve connections between the University, the city centre and city fringe, and contribute to a quality compact urban form by concentrating development within the existing urban area.
Policy 4: Enabling the efficient and timely operation and delivery of infrastructure activities	
4.(1) Decision-makers must: (a) enable the efficient and timely delivery of infrastructure activities; (b) enable cross-boundary infrastructure networks; (c) provide flexibility for infrastructure providers to use new or innovative technologies and methods to improve the delivery of infrastructure services	The Project will enable the efficient and timely delivery of tertiary education infrastructure, with construction programmed between May 2027 and March 2031. The proposed Construction Management Plan (**Appendix 17**) will support coordinated delivery while managing disruption to surrounding campus activities. Consolidating dispersed student services and integrating with existing campus facilities will enable more effective use of existing infrastructure. Replacing ageing and undersized facilities will also improve the level of infrastructure service, better accommodate the University's current enrolment of almost 50,000 students and respond to increasing demand.

and/or improve environmental outcomes; (d) enable opportunities to make more effective use of existing infrastructure; (e) consider opportunities for continuous improvement in service delivery and environmental outcomes when renewing or replacing resource consents; and (f) enable the upgrading of infrastructure where this will: (i) improve the resilience of infrastructure to the risks from natural hazards and effects of climate change; (ii) maintain or improve its level of infrastructure service, including to meet increasing demand; or (iii) improve environmental outcomes.	
Policy 5: Recognising and providing for infrastructure supporting activities	
5.(1) Decision-makers must recognise and provide for the role of infrastructure supporting activities, including by: (a) recognising the importance of infrastructure supporting activities to enable the benefits of infrastructure activities to be realised; (b) recognising the operational need or functional need of some infrastructure supporting activities, including supporting quarrying activities to	Construction activities are necessary to deliver the facility and subsequently enable its educational, social, cultural and economic benefits. The proposed construction programme set out within the Construction Management Plan (**Appendix 17**) will support a timely and coordinated delivery while managing effects on surrounding activities, which will be secured by way of conditions of consent.

operate in, be located in, or traverse particular environments and locations; and (c) enabling the timely delivery of infrastructure supporting activities.	
Policy 6: Recognising and providing for Māori interests	
6.(1) Decision-makers must recognise and provide for Māori interests in relation to infrastructure activities and infrastructure supporting activities, including by: (a) taking into account the outcome of any engagement with tangata whenua on any relevant resource consent, notice of requirement, or request for a private plan change; (b) recognising the opportunities tangata whenua may have in developing and operating their own infrastructure at any scale or in partnership; and (c) local authorities: (i) providing opportunities for tangata whenua involvement where infrastructure and infrastructure supporting activities may affect a site of significance or issue of cultural significance to Māori; and (ii) operating in a way that is consistent with any relevant iwi participation legislation or Mana Whakahono ā Rohe.	The University's relationship with Ngāti Whātua Ōrākei has informed the Project's design. At Ngāti Whātua Ōrākei's request, Kīngi Makoare worked alongside Haumi to develop the cultural narrative, with Ngāti Whātua Ōrākei subsequently confirming it was comfortable with the process and design input, as recorded in the Consultation Tracker (**Appendix 3**). The Architectural and Landscape Design Report (**Appendix 10**) illustrates how the landscape design expresses the movement of wai through Te Tūātea / the plaza through planted drainage dips, slot drains feeding planted areas, and a drinking water fountain. Although there are no scheduled Sites of Significance to Mana Whenua within the Site, Horotiu Pā/Te Reuroa Pā (Schedule 12, ID 074) is located nearby within Albert Park, and accidental discovery protocols and archaeological authority conditions provide for Mana Whenua involvement during earthworks.

Policy 7: Assessing and managing the effects of proposed infrastructure activities	
7.(1) When assessing and managing the effects of infrastructure activities, decision-makers must: (a) have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the selection of the route, site or method of undertaking the work; (b) consider the technical and operational requirements and constraints of infrastructure activities; (c) take into account the extent to which the effects of the infrastructure activities are different in scale, intensity, duration and frequency from the effects of existing infrastructure; (d) take into account relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies to assess and manage adverse effects; and (e) ensure that the mitigation measures and consent conditions are proportionate to the scale of adverse effects generated by the activity.	The Project is considered consistent with this policy for the following reasons: • The site was selected through a comprehensive assessment of campus-wide development opportunities. No other campus location offered the combination of proximity to existing student facilities, capacity for a combined library and student centre, integration with planned public realm improvements and operational feasibility. Refurbishment, partial retention, and full redevelopment of the Student Union Building were investigated through a Feasibility Study. The Feasibility Study found that full retention would not meet the University's strategic needs and, following further investigation of partial retention, the University concluded that full redevelopment was required to meet its operational needs. The building footprint has been refined following the referral application to reduce adverse effects on the Alfred Street notable trees, and bored piling and lower-vibration demolition methods have been adopted to reduce effects on adjoining occupied and heritage buildings; • The design responds to the University's need for large, flexible floorplates, additional teaching capacity, and the co-location of student services next to Kate Edger Information Commons and the Hiwa Recreation Centre; • The existing Student Union Building was designed for approximately 7,000 students, and B312 is currently vacant and not occupiable. The Project provides 19,568m^2 GFA and will increase the intensity of daytime use, however existing foot traffic in this portion of the campus is already high. The Transport Assessment prepared by Flow (**Appendix 12**) confirms that the Project will not generate additional traffic on the surrounding road network, outside of the demolition and construction traffic which is limited in duration and will be appropriately managed through construction management plans, including a Construction Traffic Management Plan (**Appendix 13**); • The technical assessments provided in support of the substantive application recognise relevant technical standards to manage noise and vibration, shading, landscape, wind, stormwater, earthworks, dust, and contamination; and • The proposed conditions (**Appendix 32**) specifically address the effects identified in the application, and include draft management plans to manage construction effects, heritage recording, archaeological management, and groundwater monitoring. The mitigation proposed has been carefully considered to be proportionate to the scale of adverse effects that will be generated.

Policy 8: Operation, maintenance and minor upgrade of existing infrastructure	
8.(1) Decision-makers must enable the efficient operation and maintenance and minor upgrade of existing infrastructure, provided that, where practicable, adverse effects are avoided, remedied or mitigated.	N/A – the Project involves redevelopment of the site to provide new infrastructure, rather than the operation, maintenance or minor upgrading of existing infrastructure.
Policy 9: Managing the effects of new infrastructure and major upgrades	
9.(1) Decision-makers must enable new infrastructure or major upgrades of existing infrastructure activities in all environments.	The Project provides new tertiary education infrastructure and is therefore consistent with the policy's direction to enable new infrastructure.
9.(2) Where infrastructure activities are proposed to locate in or are likely to have adverse effects on environments and values provided for in section 6 of the Act, the provisions of this policy must be read alongside other relevant national direction, regional policy statements and regional and district plans.	The Project involves demolition of the Student Union Building, a scheduled Category B historic heritage place under the AUP, affecting historic heritage values recognised under section 6(f) of the RMA. Policy 9's enabling direction must therefore be read alongside the relevant national direction and AUP heritage provisions. While it is acknowledged demolition will result in significant adverse heritage effects, section 6(f) is not unqualified; rather it requires protection from *inappropriate* subdivision, use and development. Redevelopment is considered appropriate in this context having regard to the retention options investigated, the University's functional requirements, site constraints and proposed mitigation measures, as assessed against Chapters B5 and D17 below.
9.(3) Where (2) does not apply, the adverse effects of new infrastructure and major upgrades must be, where practicable, avoided, remedied or mitigated.	Clause (2) applies in respect of historic heritage. For other effects, adverse effects have been avoided, remedied or mitigated where practicable, as set out under Policy 7 above and within the substantive application documents.
Policy 10: Planning for and managing the interface and compatibility of infrastructure with other activities	
10.(1) Decision-makers on planning instruments must manage the interface between existing and planned infrastructure and other activities to ensure: (a) infrastructure and other activities are as compatible as practicable; (b) the safe, efficient and effective operation, maintenance and minor upgrades, and major upgrades of	N/A – this policy is directed at decisions on planning instruments, and no changes to planning instruments are proposed.

existing or planned infrastructure are not compromised by the adverse effects of other activities; and (c) infrastructure activities that are compatible with each other are co-located, while recognising that some types of infrastructure are not compatible.	
10.(2) Decision-makers on planning instruments must: (a) engage with infrastructure providers to: (i) understand their existing and planned infrastructure activities and medium to long-term plans; (ii) identify appropriate buffers and other methods to protect existing and planned infrastructure from the adverse effects of new or intensified sensitive and incompatible activities, including direct effects, reverse sensitivity effects, and risks to health and safety; (iii) support the strategic integration of infrastructure with land use activities; (b) identify: (i) activities that are particularly sensitive to the effects of infrastructure;	N/A – this policy is directed at decisions on planning instruments, and no changes to planning instruments are proposed.

(ii) activities that are compatible with infrastructure, or potentially compatible with appropriate buffers, design standards or mitigation measures; (iii) infrastructure activities that are sensitive to the effects of other infrastructure; (c) apply a range of methods, including, where appropriate: (i) the use of buffers in plans to manage sensitive activities, including new or intensified sensitive activities, and incompatible activities near infrastructure; (ii) design standards to manage the effects of infrastructure on other activities; (iii) special purpose zoning and other spatial-planning layers; and (d) ensure that measures to avoid, remedy or mitigate the effects of other activities on infrastructure are consistent with relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies.	

Policy 11: Assessing and managing the interface between infrastructure and other activities	
11.(1) When assessing and managing the interface between existing and planned infrastructure with other activities, including new or intensified sensitive activities, through planning instruments, decision-makers must: (a) recognise that noise, vibration, dust and visual effects are all typical effects associated with infrastructure activities that can be managed where practicable but not completely avoided; (b) recognise that: (i) amenity values change due to a range of factors; (ii) changes in amenity values from infrastructure activities can be necessary to achieve well-functioning urban and rural environments; and (c) apply the general principle that the primary responsibility for managing adverse effects is on the new activity (including infrastructure) while allowing flexibility for site- and project-specific circumstances.	N/A – this policy is directed at managing interfaces through planning instruments, and no changes to planning instruments are proposed.

1.2 National Policy Statement for Natural Hazards 2025

2.1 Objective	Assessment
(1) Natural hazard risk to people and property associated with subdivision, use and development is managed using a risk-based proportionate approach.	The Geotechnical Interpretative Report prepared by T+T (**Appendix 20**) identifies low (acceptable) landslide hazard risk and liquefaction potential as negligible, while the Civil Infrastructure Report prepared by Beca (**Appendix 18**) identifies a low flood hazard area within the development area. Site-specific foundation and excavation recommendations, stormwater attenuation, grading and controlled overflow routes provide a proportionate response to these identified low risk hazards.
2.2 Policies	**Assessment**
Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.	The reports prepared by Beca and T+T conclude that landslide susceptibility is very low to low, liquefaction risk is negligible, the site is not in a floodplain or flood-prone area, and the overland flow path along the eastern boundary is low hazard. The consequences for people and property are therefore considered minor.
Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.	Site-specific foundation and excavation recommendations, stormwater attenuation, grading and controlled overflow routes provide a proportionate response to the identified low landslide and flood hazards.
Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.	N/A – landslide and flood risk are both assessed as low.
Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.	Beca's modelling predicts that additional overflow into Princes Street increases peak depth from approximately 140mm to 160mm, while retaining a low flood hazard classification. The report concludes that this does not create a significant downstream flood hazard. Attenuation also reduces discharge to the piped network. Excavation support and groundwater-related settlement effects on neighbouring properties are addressed through the geotechnical recommendations and Groundwater Assessment (**Appendix 21**). Beca also notes that attenuated discharge will reduce peak flows to the network serving the B315 courtyard, which has historically flooded, and is expected to improve rather than exacerbate downstream flooding performance.

Policy 5: Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.	The risk assessments appropriately draw on site investigations, groundwater monitoring, Council hazard mapping and hydraulic modelling of existing and proposed site conditions.
Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.	Climate change has been considered in the stormwater and flood assessment prepared by Beca (**Appendix 19**). TP108 rainfall depths include climate factors of 17% (10% AEP) and 32.7% (1% AEP), and the overland flow path assessment uses the Auckland Council 3.8°C scenario. Beca considers that events exceeding the climate-adjusted 1% AEP would increase overland flow but that conveyance routes are maintained.

1.3 National Policy Statement on Urban Development 2020

2.1 Objectives	Assessment
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The Project will support a well-functioning urban environment by establishing a centralised student hub within the City Campus, bringing together library and learning spaces, student services, and cultural and social facilities. Consolidating these activities will improve access to services, support student wellbeing and participation, and sustain the University's contribution to education and the economy. The expanded Te Tūātea / plaza and pedestrian connections will integrate the hub with adjoining campus facilities, Albert Park and the wider city centre. Accessible and adaptable spaces will accommodate diverse users and changing educational needs, while replacement of facilities with identified structural and accessibility deficiencies will address health and safety concerns. Council's built heritage specialists do not support demolition of the Student Union Building and consider that, from a heritage perspective, the Project does not contribute to a well-functioning urban environment beyond the NPS-UD minimum. That position is not supported. Heritage loss is a relevant consideration and is assessed against Chapters B5 and D17 below. However, Policy 1 of the NPS-UD sets out the minimum attributes of a well-functioning urban environment, and those attributes relate to accessibility, choice, emissions, and resilience. Considered in the round, the Project's accessibility, public realm, transport, and wellbeing outcomes mean it contributes positively to a well-functioning urban environment, notwithstanding the loss of a scheduled place.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	N/A – the Project provides tertiary education and student facilities and does not involve housing development or changes to residential development capacity.

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: (a) the area is in or near a centre zone or other area with many employment opportunities (b) the area is well-serviced by existing or planned public transport (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.	N/A – this objective relates to the preparation of regional policy statements and district plans.
Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The University's student population has grown from approximately 7,000 when the Student Union Building was designed in 1963 to almost 50,000 today. Existing facilities have not kept pace with this growth and changing expectations in a societal and cultural context, with the Student Union Building no longer adequately meeting functional and operational requirements and student-facing services currently dispersed across buildings within the city campus. Consolidating these services will improve accessibility and convenience, while flexible spaces will accommodate future educational needs. The expanded Te Tūātea / plaza and pedestrian connections will also improve amenity and opportunities for campus interaction. The Project is therefore consistent with this objective as it will enable the campus environment to evolve to meet the needs of current and future users, in accordance with the City Campus Masterplan's vision for a connected, centralised student hub. A statement prepared by the University of Auckland is provided as Appendix 6.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	The Project has been developed with active and on-going engagement with Ngāti Whātua Ōrākei to ensure that the principles of the Treaty of Waitangi are taken into account. Refer to the Consultation Summary (Appendix 3) for further details. By way of summary, Ngāti Whātua Ōrākei have been engaged throughout the design of the Project, and nominated Kīngi Makoare to work alongside Haumi on the cultural narrative, and have provided a letter of support (Appendix 27). The cultural narrative informs the building's terraced form, central atrium, and spiral stair, and the arrival sequence of Te Urunga, Te Tūātea, and Taumata Rangipuke.

Objective 6: Local authority decisions on urban development that affect urban environments are: (a) integrated with infrastructure planning and funding decisions; and (b) strategic over the medium term and long term; and (c) responsive, particularly in relation to proposals that would supply significant development capacity.	The Project forms part of the City Campus Masterplan's coordinated programme of investment in teaching, learning and student facilities, providing a strategic response to medium- and long-term campus needs. The Civil Infrastructure Report (**Appendix 18**) sets out the servicing arrangements, with Beca concluding that no upgrades to the public stormwater or wastewater networks are anticipated. Watercare capacity mapping indicates available wastewater capacity, and the downstream wastewater assessment confirms peak flows remain within pipe capacity. Any servicing works will be funded and delivered by the University. Capacity of the University's private water network, and fire flow and pressure, are confirmed as acceptable. The Project integrates campus redevelopment with infrastructure planning and responds to increased student demand through additional teaching capacity and consolidated services.
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.	This objective concerns local authorities' monitoring and use of information to inform planning decisions. The Project is not directly relevant to this objective, although the supporting technical assessments provide site-specific information on the development, infrastructure requirements and environmental effects to inform its consideration.
Objective 8: New Zealand's urban environments: (a) support reductions in greenhouse gas emissions; and (b) are resilient to the current and future effects of climate change.	The site is located centrally, zoned Business – City Centre with excellent access to public and active transport modes. In particular, Te Waihorotiu Station, which opened in September 2026, is approximately 500m from the campus on Wellesley Street. Symonds Street, one block east, forms part of Auckland Transport's frequent and rapid transit network, and the Outer Link bus service operates on Princes Street and Alfred Street. The Project provides no general car parking and 16 visitor cycle parking spaces. In terms of resilience and emissions, the building incorporates rooftop photovoltaic panels, battery storage, rainwater harvesting for reuse, and external façade shading informed by solar exposure analysis. The stormwater design incorporates climate change allowances. Refer to **Appendices 10 and 19** for further details on these aspects of the Project.
2.2 Policies	**Assessment**
Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: (a) have or enable a variety of homes that: (i) meet the needs, in terms of type, price, and location, of different households; and	The Project will provide educational and supporting activities on an existing city centre site suitable for their operational requirements to contribute to a well-functioning urban environment. As set out in Objective 1 of the NPS-UD above, consolidating student, teaching and library activities will improve access to services, support student wellbeing and participation, and sustain the University's contribution to the economy. The Project does not provide housing, and the housing components of this policy are therefore not relevant. Kīngi Makoare, nominated by Ngāti Whātua Ōrākei, worked alongside Haumi to develop the cultural narrative for the Project, with Ngāti Whātua Ōrākei subsequently confirming it was comfortable with the process and design input, as recorded in the Consultation Tracker (**Appendix 3**). The narrative has guided the balance

(ii) enable Māori to express their cultural traditions and norms; and (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and (e) support reductions in greenhouse gas emissions; and (f) are resilient to the likely current and future effects of climate change.	between the tangible physical aspects of the Project and how this connects to the wider environmental and unseen relational dimensions of place. In practice, terraced forms and rising circulation reference Rangipuke and progression through learning, while the atrium and expanded Te Tūātea / plaza provide places for gathering and exchange. The landscape design also expresses the movement of wai through Te Tūātea / the plaza, through planted drainage dips, slot drains feeding planted areas and a drinking water fountain, as shown in the Architectural and Landscape Design Report (Appendix 10). The site is centrally located and well connected to established public transport services including Te Waihorotiu Station on Wellesley Street, Symonds Street, forming part of Auckland Transport's rapid transit network, and the Outer Link bus service operating on Princes Street and Alfred Street. Provision of 16 visitor cycle parking spaces and no general car parking will further encourage access by active and public transport. The proposed extension of Te Tūātea / the plaza and strengthening of the associated pedestrian routes across the City Campus will improve access between surrounding buildings and open spaces. Accessible entrances and circulation routes are integrated into the design of the Student Centre and Library to ensure access for people of all ages and abilities. The Project responds to likely current and future climate effects through: • Stormwater infrastructure incorporating rainfall uplifts of 17% and 32.7% for the 10% and 1% AEP events respectively, with attenuation and controlled overflow routes managing increased runoff; • External screening, fins and treated glazing that limit solar heat gain of the building; and • Rainwater harvesting and reuse that reduce reliance on potable water supplies. Further information of these aspects of the Project is provided in Appendices 10 and 19.
Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	This policy is primarily directed at local authorities' provision of sufficient housing and business land capacity. The Project makes efficient use of an existing site within the I207 Learning Precinct for anticipated tertiary education and supporting activities, without requiring rezoning or additional land release. It does not provide housing capacity and replaces existing campus activities rather than displacing established residential or commercial use.
Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable: (a) in city centre zones, building heights and density of urban form to realise as much development capacity as	N/A – this policy outlines the changes anticipated under the NPS-UD to regional policy statements and district plans in relation to building heights and density requirements.

possible, to maximise benefits of intensification; and (b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and (c) building heights of at least 6 storeys within at least a walkable catchment of the following: (i) existing and planned rapid transit stops (ii) the edge of city centre zones (iii) the edge of metropolitan centre zones; and (d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.	
Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.	N/A – this policy relates to changes required to regional policy statements and district plans to enable the relevant building height or density requirements under Policy 3.
Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments	N/A – this policy is not applicable to Auckland being a Tier 1 urban environment. In addition, this policy outlines the changes anticipated under the NPS-UD to regional policy statements and district plans with respect to building heights and density in relation to accessibility and demand.

enable heights and density of urban form commensurate with the greater of: (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or (b) relative demand for housing and business use in that location.	
Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and (ii) are not, of themselves, an adverse effect (c) the benefits of urban development that are consistent with well-	The site is located within the Business – City Centre Zone and I207 Learning Precinct, which provide for tertiary education and complementary activities that contribute to the city centre's economic and social vitality. The planned urban built form anticipated by these provisions reflects the established urban university campus environment. The Project does not rely on significant changes to that anticipated form of the kind contemplated by clause (b). While the building exceeds the 30m building height and Frontage Control C under the Precinct, along with the building setback and Albert Park sunlight admission standard under the zone, these departures are assessed on their merits against the zone and the precinct provisions below rather than relied on as part of the planned urban built form. The proposed Student Centre and Library is consistent with this anticipated use. Its scale, form and relationship with the surrounding environment are assessed against the applicable zone, precinct and overlay objectives and policies in Sections 3.1, 3.2, 3.12 and 3.13 below. The Project contributes to a well-functioning urban environment by consolidating learning and student services in an accessible city centre location. Improved pedestrian connections, cycle parking and proximity to public transport support accessibility, while contemporary facilities and inclusive gathering spaces provide for social, economic and cultural wellbeing. The Project provides additional teaching and learning capacity and enables the renewal of other campus facilities while maintaining educational services. It therefore supports increased capacity for tertiary education and associated community services within the established City Campus. Please refer to the assessment of how the Project responds to likely current and future climate effects in the assessment against NPS-UD Policy 1 above. Further information of this aspect of the Project is provided in Appendices 10 and 19.

functioning urban environments (as described in Policy 1) (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity (e) the likely current and future effects of climate change.	
Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.	N/A – this policy relates to local authorities setting housing bottom lines in regional policy statements and district plans. Therefore, this is not relevant to the Project or a consent application.
Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to wellfunctioning urban environments, even if the development capacity is: (a) unanticipated by RMA planning documents; or (b) out-of-sequence with planned land release.	N/A – there are no relevant plan changes that would significantly add to development capacity and contribute to well-functioning urban environments in relation to the Project location within the city centre.
Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must: (a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and	Only subclauses (c) and (d) are of relevance, as subclauses (a) and (b) relate to the preparation of RMA planning documents (such as district plans) and FDSs. While there are no scheduled sites of significance to Māori within the subject site, the applicant is actively engaging and providing opportunities for iwi involvement into the Project. Refer **Appendix 3** for a record of engagement. The Taumata Rangipuke Cultural Concept Direction (**Appendix 26**) sets out how the Project aligns with the wider master-planning and cultural context developed for Waipapa Taumata Rau University of Auckland. It identifies how Taumata Rangipuke can give physical, spatial and experiential expression to the University's relationship with place, whakapapa, learning, aspiration and student life.

(b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and (c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and (d) operate in a way that is consistent with iwi participation legislation.	
Policy 10: Tier 1, 2, and 3 local authorities: (a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and (b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and (c) engage with the development sector to identify significant opportunities for urban development.	This policy is not applicable as it sets out expectations for local authorities with respect to implementation of the NPS-UD, engagement with infrastructure providers and development sector. Prior to lodgement, the relevant authorities have been consulted regarding both the Project and infrastructure required for servicing. Refer to the Record of Consultation included as **Appendix 3**. Correspondence with these authorities is on-going.
Policy 11: In relation to car parking: (a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate	The Project does not provide additional general car parking, as confirmed in the Transport Assessment prepared by Flow Transportation Specialists (**Appendix 12**). This is consistent with the policy's removal of minimum parking requirements and reflects the site's accessibility by public and active transport. As set out in the Transport Assessment, accessible parking is available in proximity to the site, including four accessible

	requirements, other than for accessible car parks; and (b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.	spaces within Sector 300 of the University campus, four public accessible spaces on Princes Street, and 39 accessible spaces in the Owen G Glenn parking building.

2.0 Regional Policy Statements

2.1 B2 Urban growth and form

B2.2. Urban growth and form	Assessment
B2.2.1. Objectives	
B2.2.1.(1A) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The Project will contribute to a well-functioning urban environment by providing contemporary library, teaching, study and student support facilities in a highly accessible city centre location. These facilities will enable students, staff and the wider University community to provide for their social, economic and cultural wellbeing, while the replacement of buildings with identified structural and seismic deficiencies will support health and safety. Refer also to the assessment against Objective 1 and Policy 1 of the NPS-UD above.
B2.2.1.(1) A well-functioning urban environment with a quality compact urban form that enables all of the following: (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) good accessibility for all people, including by improved and more efficient public or active transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; (g) reduced adverse environmental effects; and (h) improved resilience to the effects of climate change.	The Project supports a compact urban form by consolidating library, learning and student services currently dispersed across campus within one building in a convenient and established location. It implements the City Campus Masterplan's direction for a central student precinct, with an expanded Te Tūātea / plaza and improved pedestrian connections linking complementary campus facilities, Albert Park and the wider city centre. As outlined in the University of Auckland Statement (**Appendix 6**), the proposed facilities will accommodate a range of learning activities, improve access to student support and provide spaces for cultural and social participation. Additional teaching capacity will respond to student demand and provide flexibility for upgrading other teaching spaces. These outcomes will support campus vitality, operational efficiency and the University's contribution to education and the economy. The development will be serviced in terms of stormwater, wastewater, water supply and utilities as outlined in the Infrastructure Report prepared by Beca and included as **Appendix 18**. The proposed strategy establishes a safe and resilient approach to servicing the development. The Project incorporates design and management measures to reduce adverse environmental effects. Rainwater harvesting and reuse will reduce potable water demand, while stormwater retention, attenuation and controlled discharge will manage runoff and effects on receiving environments and downstream infrastructure. Rooftop photovoltaic panels will provide renewable electricity, and façade screening, fins and treated glazing will limit solar heat gain and cooling demand. Improved pedestrian connections and secure cycle parking will support lower-emission travel. During construction, erosion and sediment controls, dust

	suppression and contaminated soil management will limit discharges, while salvage and recycling will reduce waste sent to landfill. The Site is highly accessible by public and active transport modes and the building provides step-free access for people of all ages and abilities, while the stormwater design, which incorporates climate change allowances, together with the rainwater harvesting, photovoltaic and façade shading measures described above, will improve the resilience of the Project to the effects of climate change.
B2.2.1.(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).	The Project is located on an established City Campus site within the urban area 2016 and the city centre and represents a more intensive and efficient use of an existing site rather than requiring further urban expansion to accommodate the growing student population.
B2.2.1.(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.	The Project will provide additional teaching capacity, contemporary library facilities and consolidated student services to support the University's growing student population. The additional capacity will also provide flexibility to upgrade other teaching spaces while maintaining services. Refer to the University Statement included as **Appendix 6** for further details.
B2.2.1.(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.	N/A – not proposed.
B2.2.1.(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages: (a) is integrated with the provision of appropriate infrastructure; and (b) improves resilience to the effects of climate change.	N/A – not proposed.
B2.2.2. Policies	
Quality compact urban form	
B2.2.2.(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and	N/A – not proposed.

villages, in a way that contributes to a well-functioning urban environment and avoid urbanisation outside these areas.	
B2.2.2.(5) Enable higher residential intensification: (a) in and around centres; (b) along identified corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities.	N/A – not proposed.
B2.2.2.(6) Identify a hierarchy of centres that contributes to a well-functioning urban environment which supports a quality compact urban form: (a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and (b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.	The Project will reinforce the city centre's role as a regional focal point for education, employment and cultural and social activity. As outlined in the University Statement (**Appendix 6**), the University attracts students from across New Zealand and internationally, with students, staff and visitors contributing to city centre businesses, public spaces and transport use. Establishing a centralised student hub within the existing City Campus will support this activity, while the expanded Te Tūātea / plaza and pedestrian connections will strengthen links with Albert Park and the wider city centre. The Project therefore supports the regional hierarchy of centres and a compact urban form.
B2.2.2.(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well-functioning urban environment and that do all of the following […].	N/A – not proposed.
B2.2.2.(8) Enable the use of land zoned future urban within the Rural Urban Boundary or other land zoned future urban for rural activities until	N/A – not proposed.

urban zonings are applied, provided that the subdivision, use and development does not hinder or prevent the future urban use of the land.	
B2.3. A quality built environment	**Assessment**
B2.3.1. Objectives	
B2.3.1.(1) A well-functioning urban environment with a quality built environment where subdivision, use and development do all of the following: (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; (c) contribute to a diverse mix of choice and opportunity for people and communities; (d) maximise resource and infrastructure efficiency; (e) are capable of adapting to changing needs; and (f) respond and adapt to the effects of climate change.	The Project is consistent with this objective for the following reasons: • The design responds to changing site levels through entrances at ground and lower ground levels. Stepped upper floors and a differentiated podium respond to surrounding building scale, while setbacks accommodate the Alfred Street trees and provide greater space around AUSA House, as outlined in the Architectural and Landscape Design Report (**Appendix 10**); • Locating the student hub within the established City Campus reinforces the city centre's regional role in education, employment and cultural and social activity, supported by access to public transport and surrounding destinations; • Individual and collaborative study spaces, teaching facilities, student services and social spaces accommodate different learning styles and provide opportunities for support and participation by a diverse student population; • The Project maximises use of the physical land resource by consolidating educational and student activities on a centrally located site within the I207 Learning Precinct, where these uses are anticipated. Integration with complementary facilities and existing networks implements the City Campus Masterplan's coordinated approach to efficient land and infrastructure use; • Internally, movable furniture, modular layouts and multi-use rooms that accommodate individual study, group work, workshops and events are proposed. These features allow spaces to be reconfigured as educational practices, technology and student needs change; and • The development incorporates several measures in the stormwater and building design to respond and adapt to climate change.
B2.3.1.(2) Innovative design to address environmental effects is encouraged.	The Project incorporates innovative design measures to address environmental effects, including: • A well-considered planting strategy including native planting which will provide habitat and food for birds and insects, supporting ecological values and associated environmental effects for the development (**Appendix 10**);

	• Reuse of the existing Hiwa stormwater tank to manage runoff from the Student Centre and Library, with Hiwa runoff redirected to a new tank within the proposed building. This arrangement will retain existing infrastructure and controls downstream discharge; • Rainwater harvesting and reuse, supported by 90m³ of retention storage in the new tank, to reduce potable water demand. Detention and treatment measures support the targeted two Green Star stormwater credits; • Stormwater design allowances for increased rainfall associated with climate change, incorporating uplifts of 17% and 32.7% for the 10% and 1% AEP events respectively, consistent with GD15; and • Façade shading informed by Warren and Mahoney's solar analysis (**Appendix 10**), including perforated aluminium screens on the Princes Street façade to filter western sunlight and limit internal glare and solar heat gain while maintaining views towards Albert Park. Glazing, fins and ceramic frit treatments provide appropriate solar control on other façades.
B2.3.1.(3) The health and safety of people and communities are promoted.	The Project will address identified health and safety deficiencies in the existing Student Union Building, including deteriorating concrete, inadequate seismic capacity in parts of B311 and non-compliant link bridges, by providing modern and fit for purpose student spaces. It also provides replacement library facilities for the General Library (B109), which is approaching the end of its operational life and has air and water tightness issues, occupancy constraints and maintenance issues. The new Student Centre and Library will improve accessibility and consolidate learning, support and wellbeing services. Safe and inclusive spaces, particularly for marginalised student groups, will strengthen belonging and access to support, helping students participate and remain in higher education. During construction, maintained pedestrian access, separation from work areas and controls for noise, vibration and dust will protect campus users in accordance with the Construction Management Plan included as **Appendix 17**. The Contaminated Site Management Plan (**Appendix 24**) provides a framework for managing identified contamination hazards on site by mitigation measures including specialist supervision, asbestos controls, dust suppression, appropriate soil handling and disposal, and procedures for unexpected contamination to protect workers and campus users during earthworks.
B2.3.2. Policies	
B2.3.2.(1) Manage the form and design of subdivision, use and development so that it	The Project is consistent with this policy for the following reasons:

contributes to a well-functioning urban environment and does all of the following: (a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage; (b) contributes to the safety of the site, street and neighbourhood; (c) develops street networks and block patterns that provide good access and enable a range of travel options; (d) achieves a high level of amenity and safety for pedestrians and cyclists; (e) meets the functional, and operational needs of the intended use; and (f) allows for change and enables innovative design and adaptive re-use; and (g) improves resilience to the effects of climate change.	• The Project supports the City Campus Masterplan's direction for a centralised student hub alongside Hiwa Recreation Centre and Kate Edger Information Commons. The Architectural and Landscape Design Report (Appendix 10) describes how the building design steps down towards Princes Street to respond to the scale and grain of existing campus buildings. Its relationship with AUSA House and the Alfred Street treescape informs the ground-level design. The upper façade's scalloped, perforated screens reinterpret the University Clock Tower's intricate filigree detailing. These design features connect the new building with the campus's established architectural identity and heritage setting; • Replacement of the Student Union Building addresses identified structural deficiencies. Accessible entrances, lifts and clear pedestrian circulation routes support safe movement for people of different abilities and ages across changes in level. Glazed lower-level frontages and entrances connect learning spaces, student activities and food outlets with adjoining streets, Te Tūātea / the plaza and southeastern laneway, providing activity and passive surveillance. Upper-level library spaces and terraces also overlook these areas. Proposed lighting will maintain visibility and support continued use and activation of these spaces after dark; • The development responds to the wider Sector 300 context and the City Campus Masterplan, improving the block pattern, accessibility and pedestrian and cyclist amenity by: o Positioning the Student Centre and Library along Princes Street and Alfred Street to enable expansion of Te Tūātea / the plaza. Seating, planting and spaces for individual use and group gatherings provide opportunities to pause, meet and interact alongside pedestrian routes, encouraging movement through the campus on foot; o Integrating the building with adjoining streets, pathways and campus facilities through clear circulation routes, multiple entrances and sightlines between interior and exterior spaces. Entrances from Princes Street and Te Tūātea / the plaza connect through the central atrium to Alfred Street and the widened eastern laneway, with lifts accommodating level changes. These routes link neighbouring campus facilities and the wider pedestrian network, creating an accessible and coherent public environment; o Providing 16 visitor bicycle parking spaces within the site, bringing total provision across Sector 300 to 98 spaces in secure cages and racks, meeting current demand identified by the University; and o Using the existing Hiwa vehicle crossing on Princes Street for servicing, limiting vehicle interactions with pedestrian routes along Alfred Street and Princes Street. • The design consolidates key student-facing activities including library resources, individual and collaborative study spaces, teaching and lab facilities and student services. This arrangement responds

	to increased student demand, existing dispersed services across the campus and the functional limitations of existing facilities; • Flexible library, teaching and student spaces will accommodate personal study, group collaboration, workshops, social activities and events. Movable furniture, modular layouts and multi-use rooms will enable reconfiguration as educational practices, technology and student needs change over time. The frontages on the ground floor will accommodate food, retail and cultural activities, supporting different uses over time; • Adaptive reuse of the Student Union Building was investigated. However, structural constraints limit opportunities to provide the large, flexible floorplates and accessible, integrated facilities necessary to achieve the Project's functional requirements and long-term strategic campus outcomes resulting in the decision to demolish; and • The Project improves resilience to the effects of climate change through rooftop photovoltaic panels and battery storage, external façade shading, rainwater harvesting and reuse, and a stormwater design that incorporates climate change rainfall uplifts (refer Appendices 10 and 19).
B2.3.2.(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following: (a) providing access for people of all ages and abilities; (b) enabling walking, cycling and public transport and minimising vehicle movements; and (c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.	Consolidating student services in an accessible, purpose-built facility will improve access for a diverse campus population. Step-free entrances from Princes Street, Alfred Street and Te Tūātea / the plaza connect to lifts providing access to different levels, integrating accessible movement with the principal pedestrian routes. The central campus location and improved pedestrian connections support walking and access to established and frequent public transport services in close proximity to the site. In particular, Te Waihorotiu Station, which opened in September 2026, is approximately 500m from the campus on Wellesley Street. Symonds Street, one block east, forms part of Auckland Transport's frequent and rapid transit network, and the Outer Link bus service operates on Princes Street and Alfred Street. Provision of 16 new visitor bicycle parking spaces will bring the total number within the wider Sector 300 to 98 spaces, meeting current demand identified by the University. No new general car parking is proposed, supporting access by active transport modes. Stormwater treatment will reduce contaminants in runoff, while erosion and sediment controls will manage discharges during earthworks. Refer to the Civil Infrastructure Report for further information (Appendix 19).
B2.3.2.(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.	The proposed building will complement adjoining facilities including Kate Edger, Hiwa Recreation Centre and the Science Centre, providing a built form suited to the varying needs of students, staff and visitors on campus. As set out in response to Policy B2.3.2.(2) above, several design features are proposed to support use by people of different ages and abilities.

B2.3.2.(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.	Ground-floor glazing, visible entrances and façade detailing bring the scale of the building down to the pedestrian level along Princes Street and Alfred Street. Views into internal activities and clear connections between entrances, footpaths and adjoining public spaces create an approachable and inviting street edge. This strengthens the streets' role as places for people to move, meet and spend time alongside their function as routes for vehicle movement.
B2.3.2.(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.	The Construction Management Plan (**Appendix 17**) provides for the salvage and reuse of suitable materials and separation of demolition waste for recycling, reducing disposal to landfill. Energy efficiency is addressed through rooftop photovoltaic panels and façade shading that limits solar heat gain. Rainwater harvesting and reuse will reduce potable water demand, with stormwater treatment and detention managing water quality and downstream discharge effects, as detailed in the Civil Infrastructure Report (**Appendix 18**).
B2.7. Open space and recreation facilities	Assessment
B2.7.1. Objectives	
B2.7.1.(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities which contribute to a well-functioning urban environment.	The Project combines the existing quad (approximately 1,230m²) and the plaza adjoining the Hiwa Recreation Centre (approximately 2,200m²) into a single, larger plaza, Te Tūātea, capable of hosting student gatherings, events and everyday campus activity. The plaza includes large planters with occupiable edges, an elevated deck and canopy providing shelter and an informal stage, and a range of seating and smaller sheltered spaces (refer **Appendices 10** and **11**). Te Tūātea / the plaza will complement the adjoining Hiwa Recreation Centre and Rangipuke Albert Park opposite and will contribute to a well-functioning urban environment within the City Campus. The Project is consistent with this objective.
B2.7.1.(2) Public access to and along Auckland's coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.	N/A – the Site is not located on or adjacent to the coastline, coastal marine area, lakes, rivers, streams or wetlands.
B2.7.1.(3) Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated.	The Project replaces existing student facilities with a tertiary education building of a similar nature, which is compatible with the adjoining Hiwa Recreation Centre and Albert Park and will not give rise to reverse sensitivity effects on those facilities. Temporary construction effects on users of Albert Park and the Hiwa Recreation Centre will be managed through the CMP, CNVMP and CAQMP (refer **Appendices 17**, **22** and **36**). The Project is consistent with this objective.
B2.7.1.(4) Open space and recreation are resilient to the effects of climate change.	Te Tūātea / the plaza incorporates large planters, a canopy and smaller sheltered spaces that will provide shade and shelter for users, and the stormwater design for the Site, including the plaza, incorporates climate change rainfall allowances consistent with GD15 (refer Appendices 11 and 19). The Project is consistent with this objective.

B2.7.2. Policies	
B2.7.2.(1) Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions and which contribute to a well-functioning urban environment.	The expanded Te Tūātea / plaza will provide for a variety of activities, experiences and functions, including student gatherings, events, informal study and everyday campus use, supported by an informal stage, sheltered spaces and occupiable planter edges. The planted roof terraces provide additional outdoor space for building users. The Project is consistent with this policy.
B2.7.2.(2) Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely.	Te Tūātea / the plaza will strengthen physical connections between campus open spaces and the surrounding city, including the north-south link between Albert Park and Symonds Street and the east-west connection through Sector 300, enabling people to move through the campus efficiently and safely. Planting within the plaza and on the roof terraces will complement the established vegetation of Albert Park and the Alfred Street London plane trees. The Project is consistent with this policy.
B2.7.2.(3) Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.	Te Tūātea / the plaza is located at the city-facing entrance to the City Campus, opposite Albert Park, in a location that is highly accessible on foot, by bicycle and by public transport, and the Project provides step-free access from Princes Street, Alfred Street and the plaza. The Project is consistent with this policy.
B2.7.2.(4) Provide open spaces and recreation facilities in areas where there is an existing or anticipated deficiency.	The Site is not identified as an area of open space deficiency. Nonetheless, the Project increases the extent and quality of usable open space within the City Campus to serve the growing student population. The Project is not inconsistent with this policy.
B2.7.2.(5) Enable the development and use of existing and new major recreation facilities.	N/A – the Project does not involve a major recreation facility. The adjoining Hiwa Recreation Centre will continue to operate, with its existing Princes Street vehicle crossing retained and shared for servicing the Project.
B2.7.2.(6) Encourage major recreation facilities in locations that are convenient and accessible to people and communities by a range of transportation modes.	N/A – the Project does not involve a major recreation facility.
B2.7.2.(7) Avoid, remedy or mitigate significant adverse effects of land use or development on open spaces and recreation facilities.	The proposed land use / development will not generate any significant adverse effects on open spaces or recreation facilities. The building will cast a marginal amount of additional shade over a small part of Albert Park within the Albert Park sunlight admission control. This shading is limited to brief morning periods, generally 15–30 minutes and never more than 45 minutes to any area of the park, and predominantly falls over entrance paths, with the effects assessed as negligible (refer Appendix 11). Construction effects on the Hiwa Recreation Centre, including noise, vibration and settlement, will be managed through the CNVMP and

	the groundwater and settlement monitoring conditions, including a staged decommissioning methodology and monitoring for the Hiwa pool hall retaining wall anchors. The Project is consistent with this policy.
B2.7.2.(8) Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.	The surrounding land uses are predominantly University buildings, and the nearest non-University building is the Albert Park Caretaker's Cottage, which is used as an office and shop without overnight occupation. The use of Te Tūātea / the plaza for gatherings and events will be consistent with existing campus use and will not result in significant adverse effects on nearby residents and communities. The Project is consistent with this policy.
B2.7.2.(9) Enable public access to lakes, rivers, streams, wetlands and the coastal marine area by enabling public facilities and by seeking agreements with private landowners where appropriate.	N/A – the Site is not located adjacent to lakes, rivers, streams, wetlands or the coastal marine area.
B2.7.2.(10) Limit public access to and along the coastal marine area, lakes, rivers, streams and wetlands by esplanade reserves, esplanade strips or other legal mechanisms where necessary for health, safety or security reasons or to protect significant natural or physical resources.	N/A – as above.
B2.7.2.(11) Provide for improved resilience to the effects of climate change in open space and associated recreation and biodiversity management.	Refer to the assessment against Objective B2.7.1(4) above. The planting within Te Tūātea / the plaza and on the roof terraces, together with shelter structures and a stormwater design incorporating climate change allowances, will improve the resilience of the campus open space to the effects of climate change. The Project is consistent with this policy.
B2.8. Social facilities	**Assessment**
B2.8.1. Objectives	
B2.8.1.(1) Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety and which contribute to a well-functioning urban environment.	The Student Centre and Library will provide a central location for student support and wellbeing services, clubs and cultural and social activities, consolidating complementary social facilities currently dispersed across the City Campus. Improved access to campus support is intended to better assist students from a variety of backgrounds to continue their education and gain qualifications, supporting future employment and participation in the local economy. Further, accessible design features will better enable equitable and ease of access for students, staff and visitors with a range of abilities.

	Replacement of the Student Union Building, which is identified as having seismic deficiencies, will also support health and safety onsite.
B2.8.1.(2) Social facilities located where they are accessible by an appropriate range of transport modes.	The Student Centre and Library is accessible by a range of transport modes, as outlined in the assessment of Policy B2.3.2.(2) above. Its central location, pedestrian connections and cycle parking support access by walking, cycling and public transport, consistent with Objective H8.2.(11) of the Business – City Centre Zone (refer **Section 3.12** below). No general car parking is proposed, although paid parking is available nearby on Princes Street.
B2.8.1.(3) Reverse sensitivity effects between social facilities and neighbouring land uses are avoided, remedied or mitigated.	The proposed student facilities are located within the established City Campus, alongside complementary education and recreation activities. Given this compatible setting, reverse sensitivity effects are not anticipated.
B2.8.1.(4) Social facilities are resilient to the effects of climate change.	The Project incorporates measures that improve its resilience to the effects of climate change, including stormwater detention and retention designed with climate change rainfall uplifts of 17% and 32.7% for the 10% and 1% AEP events, controlled overflow routes, rainwater harvesting and reuse, rooftop photovoltaic panels and battery storage, and external façade shading to limit solar heat gain (refer Appendices 10 and 19).
B2.8.2. Policies	
B2.8.2.(1) Enable social facilities that are accessible to people of all ages and abilities to establish in appropriate locations which contribute to a well-functioning urban environment as follows: (a) small-scale social facilities are located within or close to their local communities; (b) medium-scale social facilities are located with easy access to city, metropolitan and town centres and on corridors; (c) large-scale social facilities are located where the transport network (including public transport and walking and cycling routes) has sufficient existing or proposed capacity.	As a large-scale social facility, the Project is located within the City Campus with excellent access to city centre public transport services and established walking and cycling routes. The Transport Assessment (**Appendix 12**) identifies that operational vehicle movements will largely consolidate existing campus servicing trips, rather than increase overall University trips, limiting additional demand on the road network. Step-free circulation routes and lifts accommodate changes in level supporting use by people of different ages and abilities.

B2.8.2.(2) Enable the provision of social facilities to meet the diverse demographic and cultural needs of people and communities.	The Project provides student support and wellbeing services, club spaces and cultural and social facilities to meet the needs of the University's diverse student population. Accessible and inclusive spaces will improve access to support and opportunities for cultural participation and connection, particularly for marginalised student groups. This will support students to remain in education, gain qualifications and pursue employment opportunities.
B2.8.2.(3) Enable intensive use and development of existing and new social facility sites.	This policy provides specific support for the proposed Student Centre and Library. The existing Student Union Building will be replaced with a new social facility, consolidating several student facing activities currently dispersed across the site.
B2.8.2.(4) In growth and intensification areas identify as part of the structure plan process where social facilities will be required and enable their establishment in appropriate locations which contribute to a well-functioning urban environment.	N/A – the site is not located within a growth and intensification area of a structure plan.
B2.8.2.(5) Enable the efficient and flexible use of social facilities by providing on the same site for: (a) activities accessory to the primary function of the site; and (b) in appropriate locations, co-location of complementary residential and commercial activities.	Accessory food and retail activities will support students to remain on site as they attend lectures, study, collaborate and socialise, enabling efficient use of available time for learning and recreating (rather than travelling between services). Shared seating and gathering spaces will accommodate these complementary activities, supporting efficient and flexible use of the building during operating hours.
B2.8.2.(6) Manage the transport effects of high trip-generating social facilities in an integrated manner.	The Project is not anticipated to generate high numbers of additional trips, as operational traffic will largely consolidate existing University servicing activities. The proposed pedestrian connections, bicycle parking, end-of-trip facilities and shared servicing access are therefore considered appropriate to manage its transport effects, as outlined in the Transport Assessment (Appendix 12).
B2.8.2.(7) Require social facilities to use best practice resilience to the effects of climate change.	As set out in relation to Objective B2.8.1(4) above, the stormwater design incorporates climate change allowances consistent with GD15, and the building incorporates passive and active measures that reduce energy demand and reliance on potable water. Natural hazard risk, including the effects of climate change, has been assessed and will be managed as set out in the assessment of the PC120 provisions in Section 4 below.

2.2 B5 Historic heritage and special character

B5.2. Historic heritage	Assessment
B5.2.1. Objectives	
B5.2.1.(1) Significant historic heritage places are identified and protected from inappropriate subdivision, use and development.	The Student Union Building is identified as a Category B historic heritage place under Schedule 14.1 (ID 1927) and demonstrates considerable historic heritage significance according to the Heritage Assessment undertaken by archifact (**Appendix 31**). Its demolition will result in significant adverse effects on the heritage values of the place, as acknowledged in the Heritage Impact Assessment (**Appendix 30**). However, significant effects do not, in themselves, establish that development is inappropriate. Retention and adaptive reuse options were investigated but those investigations concluded that adaptive reuse would not meet the University's long-term functional, operational and strategic requirements (refer to the University Statement included as **Appendix 6**). Redevelopment will enable accommodation of increased demand and consolidation of student facing activities currently dispersed across campus. The replacement building also responds to the scale, form and setting of surrounding heritage places. Together, these considerations support the conclusion that the redevelopment is appropriate, notwithstanding the acknowledged heritage loss.
B5.2.1.(2) Significant historic heritage places are used appropriately and their protection, management and conservation are encouraged, including retention, maintenance and adaptation.	Demolition of the Student Union Building will not provide for its retention, maintenance or adaptation. Although these options were investigated, the Project does not achieve the conservation outcome sought by this objective. The appropriateness of redevelopment is addressed under Objective B5.2.1.(1) above.
B5.2.2. Policies	
Protection of scheduled significant historic heritage places	
B5.2.2.(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;	N/A – the Student Union Building historic heritage place is categorised as Category B, which is considered of 'considerable significance' not 'outstanding significance'.

(b) the relocation or removal of any of the primary features of such places away from their original site and context.	
B5.2.2.(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.	A Feasibility Study was undertaken to investigate refurbishment, partial retention and replacement of the Student Union Building, with discussion on the condition of the building set out in Appendix 34. That study identified that remediation was physically possible but would be complex and costly, and the building would still require onerous ongoing maintenance and leave fundamental limitations in capacity, usable space, accessibility, flexibility and environmental performance. The existing configuration also constrained east–west pedestrian connections and opportunities to extend Te Tūātea / the plaza. The study concluded that full retention did not demonstrate an ability to meet the University's wider strategic needs and recommended further investigation of partial retention and full demolition. After further investigations the University subsequently concluded that full redevelopment was necessary to provide the required facilities and achieve the City Campus Masterplan's outcomes for the Project. The proposed demolition of the Student Union Building cannot avoid significant adverse effects on the heritage place. It is acknowledged that the measures below will not entirely reduce the effects of demolition to the point where they no longer constitute a significant adverse effect, and to that extent the Project does not achieve the second limb of this policy. The policy is, however, framed in terms of what is practicable, and the Feasibility Study and University Statement demonstrate that avoidance is not practicable if the Project's functional requirements and public benefits are to be achieved. However, mitigation is proposed but not limited to the following factors: • A comprehensive 3D laser scan of the existing Student Union Building (B311 (a-d) and B312) has been completed (with roof capture of B312 to be finalised) and, together with a photographic record, will be retained in the University's archive and provided to Council's Heritage Unit as required by the proposed condition of consent (refer Appendix 32), to support future research and interpretation; The University is exploring retention, reuse or reinterpretation of building fabric, fixtures, fittings and artworks where appropriate as set out in the draft Construction Management Plan (Appendix 17); and • The development has been designed in response to its wider heritage setting, including Alfred Street and its notable trees, AUSA House and the Princes Street Historic Heritage Area. The Alfred Street setback provides separation from the notable trees, while the chamfered northeastern corner creates greater space around AUSA House and enhances its presence in the streetscape. The podium references the scale and height of AUSA House, with a lighter, layered façade above to soften the

	building's overall scale. Façade detailing draws on the Clocktower's architectural character through contemporary screening, vertical fins and textured surfaces; and • Construction effects on nearby heritage places and notable trees will be managed through the measures set out in the draft Construction Management Plan and proposed conditions of consent. These include oversight by a Project Heritage Architect, physical protection of AUSA House, condition surveys before and after construction, vibration monitoring and dust controls. Tree protection fencing, ground protection and arborist supervision of works within protected root zones are also proposed to manage effects on the Alfred Street notable trees.
B5.2.2.(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 proposed development has regard to the protection and conservation of the heritage values of AUSA House (Residence (former), ID 1926) and its extent of place adjoining the site to the east. The placement of the Student Centre and Library allows for a defined laneway alongside AUSA House, improving pedestrian circulation and sightlines through the block and providing a more open setting around the established building. The proposed building façade incorporates a podium feature that acknowledges the height of AUSA House by establishing a consistent scale at the interface between the two buildings. The proposed conditions of consent and draft Construction Management Plan include measures to protect AUSA House during demolition and construction, including physical protection, condition surveys before and after construction, vibration monitoring and dust controls, with oversight by a Project Heritage Architect. Activities exceeding the building protection vibration limits will cease as soon as safe and practicable, pending review of the methodology. Any damage attributable to the works will be repaired in accordance with good conservation practice under the direction of the Project Heritage Architect.

2.3 B10 Environmental risk

B10.2. Natural hazards and climate change	Assessment
B10.2.1. Objectives	
B10.2.1.(1) Communities are more resilient to natural hazards and the effects of climate change.	The Project responds to the low flood hazard and the low (acceptable) landslide hazard risk identified on the Site, and to the effects of climate change, through a stormwater design that incorporates climate change rainfall uplifts and controlled overflow routes, and through foundation and retaining design in accordance with the Geotechnical Interpretative Report (refer **Appendices 19** and **20**). The new building will provide a resilient, modern facility for the University community. The Project is consistent with this objective.
B10.2.1.(2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.	The Project will reduce the catchment contributing to the minor overland flow path at the eastern corner of the Site, and the regrading of the eastern laneway will prevent flows from being diverted into that corridor (refer **Appendix 19**). Beca's downstream assessment confirms that the peak flow depth in Princes Street during a 1% AEP event will increase from approximately 140mm to 160mm while remaining within the low flood hazard classification. The existing buildings, which have identified seismic deficiencies, will be replaced with a building designed to current standards (refer **Appendix 34**). Natural hazard risks will therefore not be increased. The Project is consistent with this objective.
B10.2.1.(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.	The building has been designed so that its floor levels are not affected by overland flow, safe pedestrian access is maintained, and the basement and retaining walls will be designed in accordance with the T+T geotechnical reports to avoid creating new settlement or landslide risks to adjoining buildings and infrastructure, with monitoring and contingency measures secured by conditions (refer **Appendices 19, 20, 21** and **38**). The Project is consistent with this objective.
B10.2.1.(4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.	The Stormwater Management Plan (**Appendix 19**) incorporates climate change rainfall uplifts of 17% and 32.7% for the 10% and 1% AEP events, consistent with GD15, and the overland flow path assessment uses the Auckland Council 3.8°C scenario. The Site is not located within the coastal environment and is not subject to coastal hazards or sea level rise. The Project is consistent with this objective.
B10.2.1.(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.	The Site is located within an established urban environment and does not contain any natural systems such as floodplains, streams or wetlands. The Project will not affect the function of natural systems.

B10.2.1.(6) The conveyance function of overland flow paths is maintained.	The minor overland flow path entering the eastern corner of the Site will retain its existing exit point and conveyance capacity, and the Project will reduce the catchment contributing to it (refer **Appendix 19**). The Project is consistent with this objective.
B10.2.2. Policies	
B10.2.2.(1) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.	N/A – this policy directs Council's identification of natural hazard areas. The natural hazards affecting the Site have nonetheless been identified and assessed in the SMP and the T+T geotechnical reports (refer **Appendices 19** and **20**).
B10.2.2.(2) Undertake natural hazard identification and risk assessments as part of structure planning.	N/A – the Project does not involve structure planning.
B10.2.2.(3) Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments.	The flood hazard risk assessment within the SMP (**Appendix 19**) incorporates climate change rainfall uplifts and the Auckland Council 3.8°C scenario in accordance with GD15. The Project is consistent with this policy.
B10.2.2.(4) Assess natural hazard risks: (a) using the best available and up-to-date hazard information; and (b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards, including sea level rise in response to global warming.	The flood hazard assessment uses Council's current flood modelling and site-specific overland flow analysis for the 10% and 1% AEP events, and the landslide hazard assessment is based on site-specific geotechnical investigations (refer **Appendices 19** and **20**). The Project is consistent with this policy.
B10.2.2.(5) Manage subdivision, use and development of land subject to natural hazards based on all of the following: (a) the type and severity of potential events, including the occurrence natural hazard events in combination;	The hazards affecting the Site are a low flood hazard associated with a minor overland flow path and a low (acceptable) landslide hazard risk. The Project is a tertiary education facility that is potentially sensitive to natural hazards, and its floor levels, access and structural design respond to these hazards. The groundwater and settlement effects of the basement have been assessed, including cumulative effects with the Hiwa Recreation Centre groundwater consent (refer **Appendix 21**). The Project is consistent with this policy.

(b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and (c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.	
B10.2.2.(6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where: (a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or (b) the level of information on the probability and/or impacts of the hazard is limited.	The natural hazard risks on the Site are well understood from Council's flood modelling and site-specific stormwater and geotechnical investigations, and are not uncertain or potentially significant. The conservative climate change scenario adopted in the SMP is nonetheless consistent with a precautionary approach. The Project is consistent with this policy.
B10.2.2.(7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.	Land disturbance within the low flood hazard area will be managed through the erosion and sediment controls and stormwater management measures in the ESCMP and SMP (Appendices 18 and 19), and the stormwater design will not increase peak discharges to the public network. As set out in relation to Objective B10.2.1(2), the minor increase in flow depth in Princes Street remains within the low flood hazard classification, such that existing natural hazard risks will not be materially increased. The Project is consistent with this policy.
B10.2.2.(8) Manage the location and scale of activities that are vulnerable to the adverse effects	The Project replaces existing student and library facilities with a building of the same activity type, with floor levels unaffected by overland flow and safe access maintained. The risks of natural hazards to people and property will not be increased. The Project is consistent with this policy.

of natural hazards so that the risks of natural hazards to people and property are not increased.	
B10.2.2.(9) Encourage activities that reduce, or do not increase, the risks posed by natural hazards, including any of the following: (a) protecting and restoring natural landforms and vegetation; (b) managing retreat by relocation, removal or abandonment of structures; (c) replacing or modifying existing development to reduce risk without using hard protection structures; (d) designing for relocatable or recoverable structures; or (e) providing for low-intensity activities that are less vulnerable to the effects of relevant hazards, including modifying their design and management.	The Project replaces existing buildings with identified seismic deficiencies and reduces the catchment contributing to the overland flow path, without the use of hard protection structures, consistent with clause (c). The Project is consistent with this policy.
B10.2.2.(10) Encourage redevelopment on land subject to natural hazards to reduce existing risks and ensure no new risks are created by using a range of measures such as any of the following: (a) the design and placement of buildings and structures; (b) managing activities to increase their resilience to hazard events; or (c) change of use to a less vulnerable activity.	The design and placement of the building, the regrading of the eastern laneway and the stormwater detention and controlled overflow routes will reduce existing flood risks and ensure no new risks are created, consistent with clause (a). The Project is consistent with this policy.

B10.2.2.(11) Strengthen natural systems such as flood plains, vegetation and riparian margins, beaches and sand dunes in preference to using hard protection structures.	N/A – the Site does not contain natural systems of this nature, and no hard protection structures are proposed.
B10.2.2.(12) Minimise the risks from natural hazards to new infrastructure which functions as a lifeline utility by: (a) assessing the risks from a range of natural hazard events including sea level rise, and low probability but high potential impact events such as tsunami, earthquake and volcanic eruptions; (b) utilising design, location and network diversification to minimise the adverse effects on infrastructure and to minimise the adverse effects on the community from the failure of that infrastructure.	N/A – the Project does not involve new infrastructure which functions as a lifeline utility.
B10.2.2.(13) Require areas potentially affected by coastal hazards over the next 100 years to: (a) avoid changes in land use that would increase the risk of adverse effects from coastal hazards; (b) not increase, or reduce, the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan; (c) in the event of redevelopment, minimise natural hazard risks through the location and design of development; or	N/A – the Site is not potentially affected by coastal hazards.

(d) where it is impracticable to locate infrastructure outside of coastal hazard areas, then ensure coastal hazard risks are mitigated.	

3.0 Auckland Unitary Plan

3.1 D13 Notable Trees Overlay

D13.2. Objective	Assessment
D13.2.(1) Notable trees and notable groups of trees are retained and protected from inappropriate subdivision, use and development.	The Project retains the eight London Plane trees scheduled as Notable Trees along Alfred Street. The Arboricultural Assessment prepared by Peers Brown Miller (**Appendix 16**) concludes that the trees will remain viable with the specified root pruning, canopy trimming and construction protection measures. These measures will maintain the avenue's natural form and contribution to streetscape character and will be secured by way of conditions of consent (refer **Appendix 32**)
D13.3. Policies	**Assessment**
D13.3.(1) Provide education and advice to encourage the protection of notable trees and notable groups of trees in rural and urban areas.	Peers Brown Miller have been engaged to provide arboricultural advice which has informed the design and the methods proposed to protect the notable trees on Alfred Street during demolition and construction of the proposed Student Centre and Library. Their report and proposed mitigation measures are included as **Appendix 16**. The proposed conditions require an arborist to attend a pre-start meeting, supervise works that could affect the trees and provide a photographic completion report.
D13.3.(2) Require notable trees and notable groups of trees to be retained and protected from inappropriate subdivision, use and development, by considering: (a) the specific attributes of the tree or trees including the values for which the tree or trees have been identified as notable; (b) the likelihood of significant adverse effects to people and property from the tree or trees; (c) the degree to which the subdivision, use or development can accommodate	The Project accommodates retention of the eight notable trees along Alfred Street, with targeted root pruning and canopy trimming required for building construction. The Arboricultural Assessment (**Appendix 16**) specifies cuts consistent with best arboricultural practice to retain natural tree form. For the temporary demolition haul road, existing hard surfacing will be retained where possible, with cellular confinement used where surfacing is removed to reduce compaction and maintain air and water exchange. Arboricultural supervision and implementation of the specified protection measures will be secured through conditions of consent.

the protection of the tree or groups of trees; (d) the extent to which any trimming, alteration or removal of a tree is necessary to accommodate efficient operation of the road network, network utilities or permitted development on the site; (e) alternative methods that could result in retaining the tree or trees on the site, road or reserve; (f) whether minor infringements of the standards that apply to the underlying zone would encourage the retention and enhancement of the tree or trees on the site; (g) whether the values that would be lost if the tree or trees are removed can be adequately mitigated; (h) whether the proposal is consistent with best arboricultural practice; (i) methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material; and (j) the provision of a tree management or landscape plan.	

3.2 D17 Historic Heritage Overlay

D17.2. Objectives	Assessment
D17.2.(1) The protection, maintenance, restoration and conservation of scheduled historic heritage places is supported and enabled.	The Project involves demolition of the scheduled Student Union Building and therefore does not achieve its physical protection or conservation. Retention and adaptive reuse were investigated through the Feasibility Study but did not adequately meet the University's requirements given the building's condition and functional limitations. Recording, salvage and interpretation measures will retain aspects of its history but will not avoid the loss of heritage fabric. The Project is therefore inconsistent with this objective. However, the objective is to be read alongside Objective D17.2(2), which seeks protection from *inappropriate* demolition and which therefore anticipates that some demolition may be appropriate, and Policy D17.3(14), which sets out the circumstances in which the total demolition of a Category B place may be appropriate. The Project meets those circumstances, as assessed below. Adjoining heritage places, including AUSA House, will be protected through controlled demolition, excavation retention and movement monitoring. Defined monitoring thresholds will require engineering review and corrective action where necessary.
D17.2.(2) Scheduled historic heritage places are protected from inappropriate subdivision, use and development, including inappropriate modification, relocation, demolition or destruction.	Please refer to the response to Objective B5.2.1.(1) in **Section 2.2** above. It is acknowledged that demolition of the Student Union Building, a place of considerable historic heritage significance, will result in significant adverse heritage effects. These effects do not, in themselves, establish that the redevelopment is inappropriate. The University's decision to demolish follows careful assessment of retention and adaptive reuse alternatives and the long-term functional requirements of this Project. The placement and design of the Student Centre and Library respond to the surrounding heritage setting. On this basis, the redevelopment is considered appropriate, falling within the circumstances anticipated by Policy D17.3(14) as assessed below. The demolition is therefore not inappropriate and can be reconciled with this objective.
D17.2.(3) Appropriate subdivision, use and development, including adaptation of scheduled historic heritage places, is enabled.	The Project will enable continued educational use of the site through facilities that meet the University's current and future needs. The development outcome is assessed as appropriate in the Heritage Impact Assessment (**Appendix 30**), including its relationship with the wider heritage setting and proposed mitigation measures. While the Project does not involve the adaptation of the scheduled place, it is an appropriate development for the reasons set out under Objective D17.2(2) and Policy D17.3(14) and is therefore consistent with this objective.

D17.3. Policies	Assessment
Modifications, restoration and new buildings within historic heritage places	
D17.3.(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; (b) do not compromise the ability to interpret the place and the relationship to other heritage places; (c) complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the place; (d) retain and integrate with the heritage values of the place; (e) avoid significant adverse effects, including from loss, destruction or subdivision that would reduce or destroy the heritage values of the place; and (f) avoid, remedy or mitigate adverse effects on the heritage values of the place.	The Project involves the total demolition of the Student Union Building and the construction of a new Student Centre and Library within the scheduled extent of place. The Heritage Impact Assessment (**Appendix 30**) acknowledges that demolition will result in unavoidable adverse effects through the loss of its fabric and architectural significance. However, this policy is principally directed at modifications and new buildings where a scheduled place is retained. Total demolition is addressed specifically by Policies D17.3(12) to (15) below. As the Project involves both the total demolition of the Student Union Building and a new building within the scheduled extent of place, both elements of the Project are assessed against each clause of this policy below: • (a) Demolition will result in the loss of the Student Union Building's built fabric. However, the Heritage Impact Assessment (**Appendix 30**) identifies that the heritage values of the place are not limited to its physical fabric, and that the wider contextual heritage values are not lost as a result of demolition. • (b) The Student Union Building will no longer be able to be interpreted in situ. However, the 3D laser scan and photographic record required by Condition 52, the proposed salvage and reuse of fabric and artworks, and the reinterpretation of the original design's emphasis on circulation and the spaces between buildings retain the ability to interpret its history. The new building responds positively to the surrounding heritage context, including by improving the relationship with AUSA House and other adjoining heritage places; • (c) The new building complements the wider heritage setting, including AUSA House, Alfred Street and its notable trees, Old Choral Hall, and the Princes Street Historic Heritage Area, as described above. Its design also recognises the historic significance of the site as the student-focused heart of the campus; • (d) While the heritage values associated with the Student Union Building's physical fabric will not be retained, the new building responds positively to the wider heritage setting. In particular, it provides greater space around AUSA House, enhances its setting and maintains the continuity of the notable trees along Alfred Street; • (e) Demolition will result in adverse effects that reduce the heritage values of the place to the extent that it no longer meets the Category B significance thresholds (refer Policy D17.3(13) below). However, the new building responds positively to, and enhances, the wider historic heritage context; and • (f) While the adverse effects of demolition cannot be avoided, they will be mitigated in part through recording, salvage and interpretation, and through the design response to the wider heritage setting.

	Overall, the Heritage Impact Assessment (Appendix 30) identifies that the new building responds positively to the wider heritage setting by: • Reinterpreting the original Student Union Building design emphasis on circulation, spaces between buildings and a central gathering court; • Providing greater breathing space around heritage listed AUSA House and referencing its scale through the podium and Alfred Street frontage; • Responding to Old Choral Hall, the Barracks Wall, Albert Park and the Princes Street Historic Heritage Area through its form, materials and setbacks; and • Supporting interpretation through comprehensive archival recording and potential salvage and reuse of fabric and artworks of the Student Union Building. However, because clauses (a), (d) and (e) cannot be met where a scheduled building is totally demolished, the Project is inconsistent with Policy D17.3(8). This inconsistency is a direct consequence of the demolition, rather than of the design of the new building, which responds positively to the heritage setting. The AUP specifically provides for the circumstances in which the total demolition of the primary features of a Category B place may be appropriate through Policy D17.3(14). As assessed below, the Project meets those circumstances, and the inconsistency with this policy should be weighed in that context.
D17.3.(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; (b) will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place; (c) is in accordance with good practice conservation principles and methods;	The Project supports the ongoing educational use of the site and improves its relationship with adjoining heritage places, as outlined in the Heritage Impact Assessment (Appendix 30). However, demolition will reduce the scheduled place's heritage significance and does not constitute conservation or ongoing maintenance. The Project is therefore not consistent with this policy. Nevertheless, archifact considers redevelopment appropriate in the wider campus context, having regard to the retention options investigated, functional requirements and proposed recording, salvage and interpretation measures. This policy is enabling in nature and does not directly address the circumstances of the Project. The appropriateness of the demolition is instead determined by the directive demolition policies, D17.3(13) and D17.3(14), assessed below.

(d) will not result in cumulative adverse effects on the historic heritage values of the place; and (e) will contribute to the long-term viability, retention or ongoing functional use of the place.	
D17.3.(10) Support modifications to, or restoration of, scheduled historic heritage places that will do any of the following: (a) recover or reveal heritage values of the place; (b) remove features or additions that compromise the heritage values of the place; or (c) secure the long-term viability and retention of the place.	N/A – the Project involves demolition and replacement of the Student Union Building rather than its modification or restoration.
D17.3.(11) Provide for modifications to, or restoration of, parts of buildings or structures where this is necessary for the purposes of adaptation, repair or seismic strengthening, either in its own right or as part of any modifications.	N/A – the Project involves demolition and replacement of the Student Union Building rather than its modification or restoration.
Demolition or destruction	
D17.3.(12) Avoid the total demolition or destruction of the primary features of Category A scheduled historic heritage places.	N/A – the scheduled historic heritage place is not classified as Category A.
D17.3.(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	The total demolition of the Student Union Building will result in the loss of heritage fabric to the extent that the place would no longer meet its Category B significance thresholds as set out in the Heritage Impact Assessment included as **Appendix 30**. The Project is therefore inconsistent with this policy. Notwithstanding this, the Building Condition Memorandum (**Appendix 34**) identifies that refurbishment would be complex and costly, retain substantial maintenance requirements and leave limitations in accessibility, capacity, usable space, flexibility and environmental performance. Retention would also constrain pedestrian connections and opportunities to extend Te Tūātea / the plaza. Following investigation of retention

would no longer meet the significance thresholds for the category it has been scheduled.	alternatives, full redevelopment was selected because retention-based options would not meet the University's long-term functional, operational and strategic requirements. This conclusion reflects the site's central location, proximity to complementary student facilities and the need to accommodate growing demand within a finite campus landholding. These considerations support the appropriateness of the selected approach in the wider site context.
D17.3.(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 Project including: • Contemporary library, superlab and teaching facilities to accommodate a student population more than seven times larger than when the Student Union Building was constructed, and support education, research and collaboration; • Consolidated student support, wellbeing, cultural and social facilities, improving accessibility and opportunities for participation; • Additional teaching capacity that will allow other campus facilities to be upgraded while maintaining educational services; • Improved pedestrian connections and an expanded Te Tūātea / plaza, strengthening links between adjoining facilities, Albert Park and the city centre and supporting the central city's public transport network; • Adaptable spaces that can respond to changing educational practices, technology and future student needs; and • Increasing the University's ability to attract domestic and international students and grow its contribution to the regional and national education and knowledge economy. In terms of limb (i), the Feasibility Study and University Statement establish that these benefits could not otherwise be achieved. Retention or partial retention would reduce usable floor area and overall capacity, create floor-level discontinuities, prevent building services and design from meeting modern standards and reduce flexibility, and would constrain the east–west connection and the expansion of Te Tūātea / the plaza. No other campus location offers the same proximity to existing student facilities and capacity for a combined library and student centre. In terms of limb (ii), the benefits are regional and national in scale, including approximately $469.6m of regional GDP and 3,518 FTE-years of employment during development, and enduring support for a university of almost 50,000 students that contributes approximately $2b annually to the regional economy. Against this, the heritage loss relates to a Category B place, and is mitigated in part by recording, the improved setting of AUSA House and the reinterpretation of the original design principle of the spaces between buildings. On

	balance, it is considered that the public benefit significantly outweighs retention of the building. The Project therefore falls within the exception provided by limbs (i) and (ii), and is consistent with Policy D17.3(14). Limb (iii) does not apply.
D17.3.(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; (b) the feature is identified as a non-contributing feature within a scheduled Historic Heritage Area; or (c) the feature is identified as an exclusion in Schedule 14.1 Schedule of Historic Heritage.	N/A – This policy is not relevant to the proposed demolition, as the Student Union Building contributes to the scheduled place's heritage significance and is not identified as a non-contributing feature or an exclusion in Schedule 14.1.
D17.3.(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.	N/A – seismic strengthening is not proposed.

3.3 E2 Water quantity, allocation and use

E2.2. Objectives [rp]	Assessment
E2.2.(1) Water in surface rivers and groundwater aquifers is available for use provided the natural values of water are maintained and established limits are not exceeded.	The Project involves permanent groundwater drainage as part of basement excavation, which will reduce groundwater levels in the surrounding area. However, the Geotechnical Groundwater and Settlement Effects Report (**Appendix 21**) identifies groundwater beneath the proposed development as shallow, perched water within the historical fill and volcanic ash deposits. The deeper regional groundwater level is likely to be below the basement excavation and is not anticipated to be intercepted. Typical long-term groundwater inflows are estimated at 8–15m³/day. On this basis, it is anticipated that the natural values of water are maintained and established limits are not exceeded.
E2.2.(2) Water resources are managed within limits to meet current and future water needs for social, cultural and economic purposes.	N/A – the Project does not seek water allocation to meet current or future water needs. Groundwater removal is required for basement excavation and drainage, and its effects are addressed under Policy E2.3.(23) below.
E2.2.(3) Freshwater resources available for use are managed and allocated in order of priority to provide for domestic and municipal water supplies, animals, and economic development.	N/A – the Project does not involve abstraction of freshwater for water supply or seek allocation of water for the uses identified.
E2.2.(4) Water resources are managed to maximise the efficient allocation and efficient use of available water.	N/A – the Project involves groundwater removal for basement excavation and drainage, rather than allocation or use of water.
E2.2.(5) Mana Whenua values including the mauri of water, are acknowledged in the allocation and use of water.	The Cultural Concept Report (**Appendix 26**) acknowledges the relationship between groundwater, the puna associated with the Horotiu headwaters and the wider water cycle. This has informed the Project's cultural design response, recognising the mauri of water and its significance to Mana Whenua.
E2.3. Policies [rp]	**Assessment**
Diversion of groundwater	
E2.3.(23) Require proposals to divert groundwater, in addition to the matters addressed in Policy E2.3(6) and (7) above, to ensure that: (a) the proposal avoids, remedies or mitigates any adverse effects on:	The Groundwater and Settlement Effects Report and Basement Retaining Design Report prepared by T+T (**Appendices 21 and 38**) identify excavation retention, drainage and monitoring measures to manage groundwater diversion and maintain the stability of surrounding land, buildings and infrastructure. In particular:

(i) scheduled historic heritage places and scheduled sites and places of significance to Mana Whenua; and (ii) people and communities (b) the groundwater diversion does not cause or exacerbate any flooding; (c) monitoring has been incorporated where appropriate, including: (i) measurement and recording of water levels and pressures; and (ii) measurement and recording of the movement of ground, buildings and other structures. (d) mitigation has been incorporated where appropriate including: (i) minimising the period where the excavation is open/unsealed; (ii) use of low permeability perimeter walls and floors; (iii) use of temporary and permanent systems to retain the excavation; or (iv) re-injection of water to maintain groundwater pressures.	• Soldier pile walls and shotcrete infill, temporarily supported by props or anchors and permanently by the building structure, will retain the excavation and limit ground movement; • Predicted combined settlement from groundwater drawdown and retaining wall movement at AUSA House and adjoining campus buildings falls within the negligible damage risk category. Movements affecting nearby services, roads and footpaths are within adopted tolerances, and no consequential adverse effects are expected; • Wall and sub-slab drainage will collect intercepted groundwater. An inflow allowance of 7.5–15m³/day will inform discharge design and receiving network capacity checks to avoid causing or exacerbating flooding; and • Groundwater levels and pressures measured during site investigations have informed the assessment. A project-specific Monitoring and Contingency Plan will provide for baseline surveys, wall, ground and building movement monitoring, and service condition surveys. Defined thresholds will trigger engineering review and corrective action.

3.4 E7 Taking, Using, Damming and Diversion of Water and Drilling

E7.2. Objectives [rp]	Assessment
E7.2.(1) Objectives are located in E1 Water quality and integrated management, E2 Water quantity, allocation and use, D3 High-use Stream Management Areas Overlay and D8 Wetland Management Areas Overlay.	Chapter E2 Water Quantity, Allocation and Use' contains the relevant policy direction for the diversion of groundwater which have been addressed in **Section 3.3** above.
E7.3. Policies [rp]	**Assessment**
E7.3.(1) Policies are located in E1 Water quality and integrated management, E2 Water quantity, allocation and use, D3 High-use Stream Management Areas Overlay and D8 Wetland Management Areas Overlay.	Chapter E2 Water Quantity, Allocation and Use' contains the relevant policy direction for the diversion of groundwater which have been addressed in **Section 3.3** above.

3.5 E12 Land Disturbance – District

E12.2. Objectives	Assessment
E12.2.(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.	Land disturbance will be undertaken in accordance with an extensive set of management plans (refer **Appendices 13, 15, 17, 18, 19, 22, 24 and 36**), which will be secured through consent conditions to protect the safety of people and avoid, remedy and mitigate adverse effects on the environment.
E12.3. Policies	**Assessment**
E12.3.(1) Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been	Land disturbance will occur within the scheduled Student Union heritage extent of place and near adjoining heritage buildings and notable trees. Effects on these scheduled resources will be mitigated through the following measures:

scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	• Proposed retaining and ground and building movement monitoring will manage land disturbance effects on adjoining heritage structures, including AUSA House, as outlined in the Geotechnical Groundwater and Settlement Effects Report (**Appendix 21**); • Arboricultural supervision, controlled root pruning and ground protection will manage effects on the Alfred Street notable trees, as outlined in the Arboricultural Assessment (**Appendix 16**); and • Archaeological monitoring will be undertaken during preliminary excavation in the areas identified in the Archaeological Management Plan (**Appendix 15**).
E12.3.(2) Manage the amount of land being disturbed at any one time, to: (a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects; (b) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and (c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.	The extent and sequencing of land disturbance will be appropriately managed through the proposed management plans (**Appendices 13, 17, 18, 19 and 22**) and conditions of consent, including: • A draft CMP to mitigate any adverse effects that relate to the physical demolition of the existing building and construction of the new building; • A draft CTMP to mitigate any traffic effects arising from construction traffic associated with the Project; • A draft CNVMP to mitigate any adverse construction noise and vibration effects; and • A draft ESCMP (Appendix D of the Infrastructure Report) to manage effects of earthworks.
E12.3.(3) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.	Land disturbance is necessary to remove existing foundations and construct the basement, foundations and servicing for the Student Centre and Library. These works will enable contemporary learning facilities, student support services and cultural and social spaces that support the wellbeing of the University community, with construction effects managed by way of management plans and conditions of consent.
E12.3.(4) Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by: (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;	The Archaeological Management Plan (**Appendix 15**) and proposed consent conditions provide accidental discovery protocols for kōiwi, archaeology and artefacts of Māori origin. Works will stop in the affected area, the discovery will be protected, and the project archaeologist, Heritage New Zealand Pouhere Taonga and relevant mana whenua will be notified. New Zealand Police will also be notified if human remains are discovered. Subsequent investigation and treatment will be undertaken in consultation with mana whenua and in accordance with mātauranga and tikanga Māori. Works will resume once appropriate measures to avoid, remedy or mitigate adverse effects are agreed and any required approvals obtained.

(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.	
E12.3.(5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.	The earthworks have been designed to specifically consider the site's constraints and engineering requirements, as set out in the Infrastructure Report and Drawings (**Appendix 18**). Notably, erosion and sediment controls developed in accordance with GD05 will manage runoff during earthworks and protect the receiving stormwater network.
E12.3.(6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.	Earthworks will be undertaken using staged excavation and retaining walls supported by temporary props or anchors to maintain the stability of surrounding land, buildings and infrastructure. T+T's Basement Retaining Design Report and Groundwater and Settlement Effects Report (**Appendices 38 and 21**) predict movements within adopted tolerances and a negligible risk of damage to adjoining buildings. Baseline surveys, retaining wall and settlement monitoring, and defined alert and alarm thresholds will be implemented through a Monitoring and Contingency Plan secured by consent conditions. Trigger exceedances will require engineering review and corrective action, including additional excavation support where necessary.

3.6 E17 Trees in Road

E17.2. Objectives	Assessment
(1) Trees in roads that contribute to cultural, amenity, landscape and ecological values are protected.	The Princes Street trees contribute to streetscape amenity, landscape character and ecological values through their established canopy. The Arboricultural Assessment prepared by Peers Brown Miller (**Appendix 16**) identifies poor to average health, decay and extensive deadwood in T9, and stem hollowing and future management concerns for T10. T11 is healthy but is also proposed for removal to accommodate necessary streetscape upgrades. It is acknowledged that removal will result in the loss of existing tree values.

	Notwithstanding this, Peers Brown Miller consider local replacement planting as an appropriate mitigation for canopy loss. The Alfred Street trees are a scheduled and protected group of Notable Trees (London Planes) under the Chapter D13 of the AUP. Root pruning exceeding permitted limits are required, however the trees have vigorous roots to comfortably tolerate such works. Tree trimming of between approximately 3.4% and 21% of individual tree canopies is required and will be carried out in line with best arboricultural practice to protect these trees. The extent trimmed will be consistent with similar London Planes abutting university buildings in the area.
(2) There is an increase in the quality and extent of tree cover in roads, particularly within areas identified for intensified living.	Replacement planting outlined in the Arboricultural Assessment (**Appendix 16**) is anticipated to increase local canopy cover over time.
(3) The safe and efficient development, maintenance, operation and upgrading of the transport system and utilities is enabled while ensuring that the overall ecological and amenity values provided by trees in roads are maintained.	Removal accommodates landscape and transformer-related works while responding to the tree condition and retention constraints outlined above. Replacement planting provides a means of maintaining ecological and amenity benefits over time, secured by way of consent conditions.
E17.3. Policies	Assessment
(1) Balance the safe and efficient development, operation, use, maintenance and upgrading of infrastructure, utilities, and road network with the protection of trees in roads.	The proposed streetscape upgrades require removal of the two Lombardy Poplars (T9 and T10), olive (T11) and smaller vegetation (G12) along Princes Street. The Arboricultural Assessment (**Appendix 16**) identifies defects in T9 and T10 and significant future management requirements if retained. Removal enables redevelopment of the frontage, with local replacement planting recommended to mitigate the loss of the established trees.
(2) Encourage ongoing maintenance of trees to enhance roads, while ensuring that tree selection and location recognises existing constraints and the functional requirements of the site.	The Arboricultural Assessment (**Appendix 16**) identifies that retaining T9 and T10 would require significant ongoing management given their current condition, as outlined above. Replacement species and locations will account for services, available rooting space and the frontage's functional requirements. A three-year establishment programme, including watering, mulching, weed control and staking where required, will be implemented in accordance with the arborist's recommendations and secured through conditions of consent.
(3) Manage trees in roads to protect their cultural, amenity, landscape and ecological values while acknowledging that multiple uses occur in roads.	The proposed removals respond to the trees' condition and the space required for utility works, landscaping and pedestrian activity along Princes Street. Replacement planting is recommended to mitigate the loss of streetscape amenity, landscape character and ecological benefits over time, as outlined above.

(4) Encourage the use of indigenous trees and vegetation for planting within roads, where appropriate, to recognise and reflect cultural, amenity, landscape and ecological values.	Under the proposed conditions, the species, location and planting specification of the replacement street trees must be certified by Council before planting (refer Conditions 62 and 63, **Appendix 32**), consistent with Peers Brown Miller's recommendation that species and location be approved by Council's Urban Forest Specialist (**Appendix 16**). This provides the opportunity for indigenous species to be selected where appropriate to the Princes Street frontage, complementing the native planting proposed within the landscape design for Te Tūātea / the plaza (**Appendix 10**).

3.7 E23 Signs

E23.2. Objectives [rcp/dp]	Assessment
E23.2.(1) Appropriate billboards and comprehensive development signage contribute to the social and economic well-being of communities through identifying places, providing information including for convenience and safety purposes, and advertising goods and services.	The proposed comprehensive development signage comprises building signage identifying the Student Centre and Library and its University use, and a digital sign within a planter box in Te Tūātea / the plaza supporting activities and events across the City Campus. These functions are appropriate within the Business – City Centre Zone and Learning Precinct, helping people locate educational facilities and participate in campus activities, and thereby supporting the University's contribution to social and economic wellbeing of the community.
E23.2.(2) Billboards and comprehensive development signage are managed to maintain traffic and pedestrian safety, historic heritage values and the visual amenity values of buildings and the surrounding environment.	The comprehensive development signage is integrated into the building elevations and the planter in Te Tūātea / the plaza, complementing the development's visual amenity. Illuminated building signage will comply with the applicable E24 standards, secured through consent conditions. The digital sign faces into Te Tūātea / the plaza, with planting behind it limiting visibility from Princes Street, and is not anticipated to adversely affect traffic or pedestrian safety. It is acknowledged that demolition of the Student Union Building will result in adverse heritage effects, and the proposed signage will not maintain the historic heritage values of the scheduled place. However, the proposed signage complements the replacement building's response to the surrounding heritage setting, including its relationship with AUSA House and façade expression and materiality inspired by the Clock Tower's intricate filigree detailing.
E23.3. Policies [rcp/dp]	**Assessment**
E23.3.(1) Require billboards and comprehensive development signage to meet the relevant permitted activity standards (for example building	The proposed building signage is integrated into the façade, and the digital sign does not exceed the height requirements of the Business – City Centre Zone.

height) that apply in the zone in which they are located.	
E23.3.(2) Require the placement, location and size of billboards and comprehensive development signage on buildings to not significantly detract from the profile or appearance of a building, or cover any significant architectural features on the façade of a building.	The building signage is for identification only and is positioned to complement the façade design without covering significant architectural features or detracting from the building's profile or appearance. The digital sign is incorporated into the planter in Te Tūātea / the plaza and does not affect the building elevations.
E23.3.(3) Enable billboards and comprehensive development signage while avoiding signs creating clutter or dominating the building or environment by controlling the size, number and location of signs.	The 11 signs on the building façades range from 3.2m² to 32.4m² and are distributed across the elevations to identify the facility from different locations when entering the site. Their size and frequency allow identification from every elevation without dominating the building or creating clutter. Only one digital sign is proposed in Te Tūātea / the plaza to support events and promote campus activities for student engagement. The sign is located within a planter, with vegetation behind it softening the presence of the structure.
E23.3.(4) Require traffic and pedestrian safety standards to apply to billboards and comprehensive development signage, particularly to the wording, lighting and location of signs, and changeable message, illuminated, flashing or revolving signs.	The building signage is for identification only and will be lit in accordance with E24 permitted activity standards, secured through consent conditions. The digital sign faces into Te Tūātea / the plaza and will have limited visibility from Princes Street; therefore, the wording and frequency of changeable messaging is not anticipated to distract road users. Its placement within the planter keeps pedestrian routes clear.
E23.3.(5) Manage the effects of billboards and comprehensive development signage to maintain the values of scheduled historic heritage places and visual amenity values.	As acknowledged under Objective E23.2.(2), the proposed signage will not maintain the historic heritage values of the scheduled Student Union Building following demolition. Notwithstanding, it will complement the visual amenity of the replacement building and its response to the surrounding heritage setting, including AUSA House and architectural references to the Clock Tower.
E23.3.(6) Limit the duration of consents for billboards where future land use and/or transport network changes are likely to result in the billboard being inappropriate from a site development or traffic safety perspective.	N/A – no billboards are proposed.

3.8 E25 Noise and Vibration

E25.2. Objectives [rcp/dp]	Assessment
E25.2.(1) People are protected from unreasonable levels of noise and vibration.	The Acoustic Assessment (**Appendix 22**) prepared by Marshall Day Acoustics, concludes that effects on neighbouring sites from proposed construction noise exceedances will not be unreasonable with implementation of the Construction Noise and Vibration Management Plan (**CNVMP**). Equipment selection, barriers, monitoring and communication procedures will manage these effects, while the operational mechanical plant will be designed to comply with the applicable noise limits.
E25.2.(2) The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.	The immediate receiving environment comprises University buildings and the Albert Park Caretaker's Cottage, which is identified as an office and shop without overnight occupation. Construction hours and any evening/weekend works will be controlled through the CNVMP and consent condition.
E25.2.(3) Existing and authorised activities and infrastructure, which by their nature produce high levels of noise, are appropriately protected from reverse sensitivity effects where it is reasonable to do so.	The Project replaces and consolidates activities within the established City Campus. No specific reverse sensitivity conflict with an existing or authorised high-noise activity is anticipated.
E25.2.(4) Construction activities that cannot meet noise and vibration standards are enabled while controlling duration, frequency and timing to manage adverse effects.	Construction noise exceedances arise from undertaking substantial demolition and redevelopment close to occupied campus buildings. The approximately 10-week hard demolition phase is scheduled for late November 2027 to February 2028, outside teaching and examination periods. The CNVMP (**Appendix 22**) provides controls on methods, timing and equipment, supported by monitoring and coordination with affected occupants.
E25.3. Policies [rcp/dp]	**Assessment**
E25.3.(1) Set appropriate noise and vibration standards to reflect each zone's function and permitted activities, while ensuring that the potential adverse effects of noise and vibration are avoided, remedied or mitigated.	N/A – this policy relates to setting appropriate noise and vibration standards for each zone. The Project does not seek to establish or amend these standards.
E25.3.(2) Minimise, where practicable, noise and vibration at its source or on the site from which it is	Noise and vibration will be reduced at source through the use of pulverisers or shears in preference to breakers where practicable, breaker blankets, and cutting and lowering sections beside AUSA House. Large concrete sections will be removed for off-site breaking and perimeter hoardings and local barriers will screen

generated to mitigate adverse effects on adjacent sites.	noisy activities. Smaller equipment or attended vibration monitoring will be used for works close to buildings, as specified in the CNVMP (Appendix 22).
E25.3.(3) Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones.	The proposed teaching, library and student activities are located within the established educational campus. Rooftop mechanical plant is the principal operational noise source identified in the Acoustic Assessment (Appendix 22) and will be designed to comply with the applicable AUP permitted noise limits at other sites.
E25.3.(4) Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate.	The Project has been assessed against the construction noise provisions under the AUP, recognising the constraints associated with redevelopment in this urban environment. Mitigation measures are assessed within the Acoustic Report included as Appendix 22 and will be secured by way of consent conditions.
E25.3.(5) Prevent significant noise-generating activities other than roads and railway lines from establishing in or immediately adjoining residential zones.	N/A – the Project does not establish significant noise-generating activities and the site is not located in or adjacent to any residential zones.
E25.3.(6) Avoid activities sensitive to noise from establishing in industrial zones where adverse effects (including reverse sensitivity effects) arise that cannot be otherwise appropriately remedied or mitigated.	N/A – the site is not within an industrial zone.
E25.3.(7) Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on: (a) existing or authorised infrastructure; (b) adjacent Business – Light Industry Zone and Business – Heavy Industry Zone; (c) existing lawfully established rural production activities; (d) major recreation facilities; (e) existing lawfully established commercial activities within Business –	The Project consolidates established educational and student activities alongside complementary campus uses.

City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone, Business – Mixed Use Zone; or (f) regionally significant mineral extraction activities.	
Construction, demolition and maintenance activities	
E25.3.(10) Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to: (a) the sensitivity of the receiving environment; and (b) the proposed duration and hours of operation of the activity; and (c) the practicability of complying with permitted noise and vibration standards.	The Acoustic Assessment (**Appendix 22**) recognises the proximity of occupied teaching and student facilities, including AUSA House, Kate Edger Information Commons and Hiwa Recreation Centre. Construction noise exceedances will be managed through the CNVMP, including summer-break scheduling of hard demolition, barriers, quieter demolition methods, equipment setbacks and communication with occupants. Vibration monitoring, equipment adjustments and building condition surveys will address risks to nearby structures, particularly AUSA House. Construction hours and arrangements for higher-impact works will be secured through condition of consent.

3.9 E27 Transport

E27.2 Objectives	Assessment
E27.2.(1) Land use and all modes of transport are integrated in a manner that enables: (a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed.	The proposed student-facing activities are centrally located within the City Campus, close to public transport and established pedestrian routes. Connections through the building and Te Tūātea / the plaza link adjoining campus facilities and surrounding streets. Seating, planting and gathering spaces support a comfortable pedestrian environment. Provision of 16 visitor bicycle parking spaces and six showers and changing areas incorporating lockers will also support cycling. The Transport Assessment (**Appendix 12**) anticipates approximately 40–50 operational vehicle movements per day, consolidating existing servicing activities rather than increasing overall University trips. Traffic effects during demolition and construction will be managed through the Construction Traffic Management Plan (**Appendix 13**), including designated truck routes and access points, controlled vehicle movements, hoardings and alternative pedestrian routes and crossings where temporary closures are required.
E27.2.(2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.	The design of the Project recognises and provides connections to the integrated transport network serving the site by: • Pedestrian connections through the building and Te Tūātea / the plaza that link Princes Street, Alfred Street and adjoining campus facilities, supporting onward access to Symonds Street bus services to the east and Te Waihorotiu Station via Wellesley Street. Outer Link services also operate directly along Princes Street and Alfred Street; • Provision of 16 visitor bicycle parking spaces and six showers and changing rooms to support arrival by active modes; • No general car parking on site, reflecting the available public and active transport options. Existing paid parking on Princes Street and parking in the Owen G Glenn Building provide options for private vehicle users; and • Use of the existing Hiwa vehicle access on Princes Street for deliveries, intercampus library transfers and waste collection.
E27.2.(3) Parking, including accessible car parking and loading is managed to support urban growth and a quality compact urban form.	No general car parking is proposed, consistent with the Business – City Centre Zone's maximum parking controls and Objective H8.2.(11) (refer **Section 3.12**), which seeks increased use of walking, cycling and public transport. The Transport Assessment (**Appendix 12**) identifies no requirement for accessible parking within the development, although existing accessible spaces are available within Sector 300, on Princes Street and in the Owen G Glenn Building. Two loading spaces are required based on the proposed building floor area. These

	are provided for through the basement loading dock and a proposed Princes Street loading bay. The on-street loading bay is located within the road reserve and is 3m wide, which does not comply with Standard E27.6.3.2. This infringement is assessed in the Substantive Project Assessment (Section 10.6).
E27.2.(4) Parking, including accessible car parking, loading and access is safe and efficient and, where parking is provided, it is commensurate with the character, scale and intensity and alternative transport options of the location.	No general car parking is proposed, consistent with Objective H8.2.(11) (refer Section 3.12), which seeks increased use of walking, cycling and public transport in the City Centre Zone. The Transport Assessment (Appendix 12) identifies no requirement for accessible parking within the development, although existing accessible spaces are available within Sector 300, on Princes Street and in the Owen G Glenn Building. Two loading spaces are required based on the proposed building floor area. These are provided for through the basement loading dock and a proposed Princes Street loading bay, which is to be delivered through separate streetscape works. This arrangement accommodates growth in educational facilities through use of existing parking and access, enabling the proposed site to be used for the building, Te Tūātea / the plaza and pedestrian connections rather than additional car parking, thereby supporting a compact campus where facilities are connected and accessible by various transport modes.
E27.2.(5) Pedestrian safety and amenity along public footpaths is prioritised.	Vehicle access for servicing the Student Centre and Library is limited to the existing Hiwa crossing on Princes Street, avoiding additional disturbance of public footpaths. Entrances and ground-floor façades provide an approachable frontage at a human scale, supported by clear identification signage at building entrances. The expanded Te Tūātea / plaza and laneway extend the pedestrian environment from adjoining public footpaths into the site. Defined routes and places to rest, gather and study complement these public connections, supporting safe movement and providing safe space to gather and linger outside the public footpath corridors. During construction, footpaths across construction vehicle access points will close temporarily to separate pedestrians from heavy vehicles. Alternative routes and controlled crossings will be provided under the CTMP (Appendix 13), including a replacement crossing during works affecting the existing Princes Street signalised crossing.
E27.2.(5A) Safe, and convenient on-site pedestrian access is provided to dwellings in residential zones.	N/A – the site is not located in a residential zone.
E27.2.(6) Road/rail crossings operate safely with neighbouring land use and development.	N/A – not proposed.
E27.2.(7) Electric Vehicle Supply Equipment is enabled to facilitate use of electric vehicles.	N/A – not proposed.

E27.2.(8) Enable car parking with electric vehicle charging stations in all zones.	N/A – not proposed.
E27.3. Policies	**Assessment**
E27.3.(1) Require subdivision, use and development which: (a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network; (b) are proposed outside of the following zones: (i) the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone; (ii) Residential – Terrace Housing and Apartment Buildings Zone; (iii) the Centre Fringe Office Control as shown on the planning maps; or (c) [deleted] to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.	The site is within the Business – City Centre Zone. The Transport Assessment, prepared by Flow Transportation Specialists (**Appendix 12**) identifies that operational vehicle movements consolidate existing University servicing trips rather than increase overall trips. It also includes a development-specific Travel Plan to support public transport, walking and cycling and limit private vehicle trips. Construction traffic effects will be managed through the CTMP (**Appendix 13**).
E27.3.(2) Require major proposals for discretionary consent to prepare an integrated transport assessment including provision for pedestrians, cyclists, public transport users, freight and motorists.	Please refer to the Transport Assessment (**Appendix 12**) which addresses pedestrian and cycle access, public transport connections, parking, freight and servicing requirements, and construction traffic effects. The assessment includes vehicle tracking and a development-specific Travel Plan, providing an integrated assessment of the Project's transport requirements and effects.

Parking	
E27.3.(3) Manage the number, location and type of parking, including accessible car parking, and loading spaces, including bicycle parking and associated end-of trip facilities to support all of the following: (a) the safe, efficient and effective operation of the transport network; (b) the use of more sustainable transport options including public transport, cycling and walking; (c) the functional and operational requirements of activities; (d) the efficient use of land; (e) the recognition of different activities having different trip characteristics; (f) the efficient use of on-street parking, and (g) full participation in society for people with disabilities that impact on mobility.	The site has been designed to accommodate educational and supporting activities, connected pedestrian routes and an expanded Te Tūātea / plaza, providing benefits for learning, cultural participation and social interaction. General car parking is not required under the AUP and would reduce the space available for these functions. Its omission makes efficient use of centrally located land served by public and active transport and strengthens pedestrian connections across the campus. Private vehicle parking has been considered in the wider campus context and is sufficiently provided for through existing paid parking on Princes Street and in the Owen G Glenn Building. Within the site, pedestrian connections, 16 visitor bicycle spaces and six showers and changing areas encourage sustainable transport choices. Loading arrangements respond to the different trip characteristics of library transfers, courier deliveries and waste collection. The basement loading dock will use the existing Hiwa access, avoiding additional vehicle crossings. A proposed Princes Street loading bay will accommodate short-stay deliveries and occasional larger vehicles through separate streetscape works. Four accessible parking spaces are available within Sector 300, across the Science Building and Hiwa basement loading areas. A further four public accessible spaces are available opposite the site on Princes Street, and 39 are provided in the Owen G Glenn Building. These spaces, together with accessible entrances and circulation routes proposed within the site, support access and participation for people whose disabilities affect mobility.
E27.3.(4) Limit the supply of on-site parking in the Business – City Centre Zone to support the planned growth and intensification and recognise the existing and future accessibility of this location to public transport, and support walking and cycling.	No general car parking is proposed, recognising the site's accessibility to existing public transport services and walking and cycling networks. This enables increased educational capacity without additional general parking and supports the planned intensification of the city centre.
E27.3.(5) Limit the supply of on-site parking for office development in all locations to: (a) minimise the growth of private vehicle trips by commuters travelling during peak periods; and	N/A – no office development is proposed.

(b) support larger-scale office developments in the Business – City Centre Zone, Centre Fringe Office Control area, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Business Park Zone.	
E27.3.(6) Provide for flexible on-site parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone (with the exception of specified non-urban town and local centres and Mixed Use Zone adjacent to those specified centres) by not providing limits on parking for subdivision, use and development other than for office activities, education facilities and hospitals. (a) [deleted] (b) [deleted]	N/A – the site is within the Business – City Centre Zone.
E27.3.(6A) Encourage activities providing no or reduced on-site parking (other than other for accessible parking) where it will enable better built form outcomes.	Omitting general car parking enables the site to accommodate the Student Centre and Library, an expanded Te Tūātea / plaza and connected pedestrian spaces. Servicing through the existing Hiwa access avoids additional vehicle crossings and supports the prioritisation of pedestrian frontages.
E27.3.(6B) Encourage the use of public transport, walking and cycling trips and manage effects on the safe and efficient operation of the transport network by limiting the supply of on-site parking for office activities, education facilities and hospitals in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone.	N/A – the site is within the Business – City Centre Zone.
E27.3.(7) [Deleted]	-

E27.3.(8) [Deleted]	-
E27.3.(9) Provide for flexible approaches to parking, which use land and parking spaces more efficiently, and reduce incremental and individual parking provision.	Parking has been considered across the wider campus rather than provided separately within the subject site. Reliance on existing parking within Sector 300, on Princes Street and in the Owen G Glenn Building provides greater opportunity to use the site for activities that support campus activation and encourage sustainable modes of transport.
E27.3.(10) Provide for non-accessory parking where: (a) the proposal and the type of parking will reinforce the efficient use of land or planned growth and intensification provided for in this plan for the site or locality; and (b) there is an undersupply or projected undersupply of parking to service the area having regard to all of the following: (i) the efficient use of land to rationalise or consolidate parking resources in centres; (ii) the availability of alternative transport modes, particularly access to the existing and planned public transport; (iii) the type of parking proposed; (iv) existing parking survey information; and (v) the type of activities in the surrounding area and their trip characteristics.	N/A – non-accessory parking is not proposed.
E27.3.(11) Discourage the development of long-term non-accessory parking in the Business – City	N/A – no long-term non-accessory parking is proposed.

Centre Zone and the Centre Fringe Office Control as shown on the planning maps to: (a) recognise and support the high level of accessibility these areas have to the public transport; and (b) minimise the growth in private vehicle trips by commuters during peak periods.	
E27.3.(12) Control the development of long-term non-accessory parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and in the Business – Mixed Use Zone so that the parking does not undermine: (a) the efficient use of land or growth and intensification provided for in this plan for the site or locality; and (b) the use of public transport in these zones.	N/A – no long-term non-accessory parking is proposed, and the site is within the Business – City Centre Zone.
E27.3.(13) Provide for park-and-ride and public transport facilities which are located and designed to support the public transport network by: (a) locating in proximity to public transport stations, stops and terminals; (b) growing public transport patronage to assist in relieving congested corridors by encouraging commuters to shift to public transport; (c) making public transport easier and more convenient to use, thereby attracting new users;	N/A – no park-and-ride or public transport facilities are proposed.

(d) improving the operational efficiency of the public transport network; (e) extending the catchment for public transport into areas of demand where it is not cost-effective to provide traditional services or feeders; (f) reinforcing existing and future investments on the public transport network; and (g) providing free, secure and covered parking for bicycles.	
E27.3.(14) Support increased cycling and walking by: (a) requiring larger non-residential developments and all residential developments without a dedicated garage or basement car parking space to provide secure and covered bicycle parking, which may be located within a dwelling; (b) requiring end-of-trip facilities, such as showers and changing facilities, to be included in office, educational and hospital developments with high employee or student numbers; and (c) providing for off-road pedestrian and bicycle facilities to complement facilities located within the road network.	Six showers and changing areas incorporating lockers are proposed within the Student Centre and Library to support the University's intention to encourage cycling to campus and meet the end-of-trip facilities requirements under the AUP for a GFA of 19,568 m^2. The Project provides 16 visitor bicycle parking spaces. No secure bicycle parking is provided within the site, where 34 secure spaces are required under Standard E27.6.2(6), and the Project instead relies on existing secure campus bicycle parking, which the University's audit identifies as having spare capacity. Pedestrian connections through the building, Te Tūātea / the plaza and laneway complement the surrounding footpath network and support walking between campus facilities.

Loading	
E27.3.(15) Require access to loading facilities to support activities and minimise disruption on the adjacent transport network.	The basement loading dock will accommodate library transfers, deliveries and waste collection through the existing Hiwa access. Vehicle tracking confirms that the intended rubbish truck can manoeuvre within the site and enter and exit Princes Street forwards (refer **Appendix 12**). The proposed Princes Street loading bay will accommodate couriers and occasional larger vehicles, reducing reliance on informal stopping for deliveries.
E27.3.(16) Provide for on-site or alternative loading arrangements, including on-street loading or shared loading areas, particularly in locations where it is desirable to limit access points for reasons of safety, amenity and road operation.	The Project provides an on-site loading dock accessed through the existing Hiwa vehicle crossing on Princes Street. A proposed on-street loading bay will accommodate short-stay deliveries and occasional larger vehicles and is to be delivered through separate streetscape works. Together, this arrangement provides for servicing requirements without an additional vehicle crossing, limiting conflicts with pedestrians and disruption to road operation.
Design of parking and loading	
E27.3.(17) Require parking and loading areas to be designed and located to: (a) avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites; (b) provide safe access and egress for vehicles, pedestrians and cyclists; (c) avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and (d) in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities.	The proposed Princes Street loading bay will accommodate short-stay courier deliveries and occasional larger vehicles, providing a designated space to load without obstructing traffic lanes or footpaths. Routine deliveries and waste collection will use the basement loading dock through the existing Hiwa access. This separates most servicing from the street and limits disruption to the adjacent transport network.
E27.3.(18) Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise:	Vehicle tracking in the Transport Assessment (**Appendix 12**) confirms that an 8m rubbish truck can enter Princes Street access forwards, turn within the existing Hiwa parking area and reverse into the loading dock. It can then leave the site forwards, avoiding reverse manoeuvring across the public footpath or onto Princes Street.

(a) the effective, efficient and safe operation of roads, in particular arterial roads; (b) pedestrian safety and amenity, particularly within the centre zones and Business – Mixed Use Zone; and (c) safe and functional access taking into consideration the number of parking spaces served by the access, the length of the driveway and whether the access is subject to a vehicle access restriction.	
E27.3.(19) Require park-and-ride, non-accessory parking and off-site parking facilities and their access points to: (a) be compatible with the planning and design outcomes identified in this plan for the relevant zone; (b) take into account the implementation of any relevant future transport projects or changes to the transport network identified in any statutory document (including the Long Term Plan or Regional Land Transport Plan) where implementation is likely; (c) be accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths; (d) provide an attractive interface between any buildings, structures or at grade parking areas and adjacent streets and public open spaces.	N/A – the Project does not establish park-and-ride, non-accessory parking or off-site parking facilities.

	Depending on location and scale, this may include: (i) maintaining an active frontage through sleeving and/or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts; (ii) appropriate screening, such as exterior panelling, for any parking building; and (iii) planting and other landscaping.	
(e)	provide for any buildings to be adapted or readily dismantled for other uses if no longer required for parking. In particular, the floor-to-ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone; and	
(f)	be managed and operated so that the facility avoids adverse effects on the efficient, effective and safe operation of the transport network including: (i) the safety of pedestrians and cyclists; (ii) amenity for pedestrians; (iii) queuing on the road and conflict at access points to the facility; and	

(iv) the operation of public transport services and related infrastructure.	

3.10 E30 Contaminated Land

E30.2 Objectives [rp]	Assessment
E30.2.(1) The discharge of contaminants from contaminated land into air, or into water, or onto or into land are managed to protect the environment and human health and to enable land to be used for suitable activities now and in the future.	T+T have prepared a Preliminary Site Investigation (**Appendix 23**), which identifies lead exceeding the AUP permitted activity criteria in shallow fill at BH06, and trace asbestos in shallow fill at BH01. All results were below the NESCS commercial/industrial human health criteria. Earthworks will be undertaken in accordance with the Contaminated Site Management Plan (**Appendix 24**). Pre-work testing is proposed to confirm soil disposal requirements post-demolition of the existing buildings to assess contamination conditions and ensure the CSMP appropriately protects human health and the environment to enable building construction of the Student Centre and Library. This approach will support the site's continued tertiary educational use, suitable within the Business – City Centre Zone and Learning Precinct.
E30.3. Policies [rp]	**Assessment**
E30.3.(1) Identify and record the details of land containing elevated levels of contaminants in a public register.	The Preliminary Site Investigation (**Appendix 23**) documents the identified contamination and will be provided to Council to inform its contaminated land records. Maintaining the public register is a Council function.
E30.3.(2) Require any use or development of land containing elevated levels of contaminants resulting in discharges to air, land or water to manage or remediate the contamination to a level that: (a) allows contaminants to remain in the ground/groundwater, where it can be demonstrated that the level of residual contamination is not reasonably likely to pose a significant adverse effect on human health or the environment; and	The CSMP (**Appendix 24**) provides mitigation measures to manage the contamination hazards identified on site, including lead above the AUP permitted activity criteria and trace asbestos, as identified in the Preliminary Site Investigation (refer **Appendix 23**). Pre-work testing following demolition will inform soil disposal requirements and the suitability of any material retained on site.

(b) avoids adverse effects on potable water supplies; and (c) avoids, remedies or mitigates significant adverse effects on ecological values, water quality, human health and amenity values; while taking into account all of the following: (d) the physical constraints of the site and operational practicalities; (e) the financial implications of the investigation, remediation, management and monitoring options; (f) the use of best practice contaminated land management, including the preparation and consideration of preliminary and detailed site investigations, remedial action plans, site validation reports and site management plans for the identification, monitoring and remediation of contaminated land; and (g) whether adequate measures are in place for the transport, disposal and tracking of contaminated soil and other contaminated material removed from a site to prevent adverse effects on the environment.	

3.11 E40 Temporary Activities

E40.2. Objectives [rcp/dp]	Assessment
E40.2.(1) Temporary activities and events contribute to a vibrant city and enhance the social, environmental, economic and cultural well-being of communities.	The temporary construction activities proposed will enable delivery of the Student Centre and Library, supporting the educational, social and cultural benefits outlined in the University Statement (**Appendix 6**) and summarised as follows: • Contemporary library, teaching and super lab facilities to meet increased student demand and support learning, research and collaboration; • Consolidated student support, wellbeing, club and cultural facilities, improving access to services and supporting inclusion, belonging and participation; • Flexible spaces that accommodate changing educational practices, technology and student needs; • Additional teaching capacity and replacement library facilities that enable renewal of other campus buildings; • An expanded Te Tūātea / plaza and improved pedestrian connections, supporting gathering, events and integration with Albert Park and the wider city centre; and • An enhanced student experience that supports the University's international competitiveness and contribution to the regional and national education and knowledge economy.
E40.2.(2) Temporary activities are located and managed to mitigate adverse effects on amenity values, communities and the natural environment.	The temporary construction activities which will occur for approximately 46 months, will be managed through the several management plans included as **Appendices 13, 15, 17, 18, 19, 22, 24 and 36**. Controls for noise, vibration, dust, sediment and vehicle movements will mitigate effects on human health, established activities and the environment and will be secured by way of conditions of consent.
E40.2.(3) Temporary activities are managed to minimise any adverse effects on the use and enjoyment of open space.	This objective has limited relevance, given temporary construction activities will not affect the use and enjoyment of open space to the west, being Albert Park. Any potential construction effects on users of open space are addressed through the noise, vibration and dust controls in the proposed management plans (refer **Appendices 22 and 36**).
E40.2.(4) Temporary activities involving large numbers of people predominantly occur in the Business – City Centre Zone, the Business – Metropolitan Centre Zone and the Auckland Domain.	N/A – not proposed.

E40.2.(5) Temporary activities for training purposes are undertaken in appropriate locations so that amenity values are maintained and any adverse effects are avoided, remedied or mitigated.	N/A – not proposed.
E40.3. Policies [rcp/dp]	**Assessment**
E40.3.(1) Enable temporary activities and associated structures, provided any adverse effects on amenity values are avoided, remedied or mitigated, including by ensuring: (a) noise associated with the activity meets the specified standards; (b) activities on adjacent sites that are sensitive to noise are protected from unreasonable or unnecessary noise; (c) noise from outdoor events using electronically amplified equipment is controlled through limiting the times, duration and the frequency of events; (d) waste and litter are effectively managed and minimised; and (e) any restrictions on public access or other users of open space areas are minimised, and any adverse effects are mitigated.	Temporary construction activities and associated structures will be managed through the proposed management plans and conditions of consent to mitigate effects on surrounding amenity. In particular: • The Acoustic Assessment (**Appendix 22**) identifies construction noise exceedances requiring consent. Lower-impact demolition methods, screening and monitoring will manage effects on adjoining activities through the Construction Noise and Vibration Management Plan; • Hard demolition is programmed outside academic semesters to reduce disruption on campus activities as set out in the Construction Management Plan ('CMP') included **as Appendix 17**; • Outdoor events using electronically amplified equipment are not proposed; • Demolition materials will be progressively removed and separated for reuse, recycling or disposal. A site-specific waste management plan will be prepared before demolition, as identified in the CMP (**Appendix 17**); and • Temporary footpath closures will separate pedestrians from construction vehicles. Alternative routes and controlled crossings will maintain access around the site under the CTMP (**Appendix 13**).
E40.3.(2) Enable temporary activities for filming purposes, including associated film sets, while managing any adverse effects.	N/A – temporary filming activities are not proposed.
E40.3.(3) Control traffic generated by a temporary activity, including heavy traffic, so that it does not detract from:	The CTMP prepared by Flow Transportation Specialists (**Appendix 13**) directs most construction traffic via SH16, Alten Road, Waterloo Quadrant and Princes Street, avoiding the Symonds Street public transport corridor where practicable. Trucks will not travel east along Alfred Street through its intersection with Symonds Street. Temporary traffic management will control entry, exit and reversing movements at the

(a) the capacity of the road to safely and efficiently cater for motor vehicles, pedestrians and cyclists; and (b) the well-being of residents and reasonable functioning of businesses on surrounding sites.	Princes Street and Alfred Street access points. Footpaths across these accesses will close temporarily, and alternative pedestrian routes and controlled crossings will separate pedestrians from heavy vehicles. Peak construction traffic is estimated at 40 trucks, or 80 movements, per day during earthworks and substructure works. Flow considers these volumes unlikely to noticeably affect congestion. Hard demolition is programmed outside teaching and examination periods to reduce disruption to surrounding campus activities. These measures will be secured through consent conditions.
E40.3.(4) Require any disturbance of the foreshore or seabed from a temporary activity to be remedied, unless this can be achieved by natural processes.	N/A – no disturbance of the foreshore or seabed is proposed.
E40.3.(5) Require temporary activities involving large numbers of people to locate in areas where there is: (a) capacity to safely host large numbers of people; (b) [deleted] (c) sufficient road network capacity for the event; (d) capacity in the public transport network to service the event, or the ability for the event to be temporarily serviced by mass passenger transport; and (e) the ability to avoid, remedy or mitigate adverse effects on the environment.	N/A – the temporary activities comprise construction works rather than events involving large numbers of people.
E40.3.(6) Manage the effects of temporary activities so that the values of any scheduled ecological, natural character, natural features, landscape, historic heritage or Mana Whenua areas are maintained, and any adverse effects on the	Effects of temporary construction activities on scheduled resources and the natural environment will be managed through: • Controlled cut-and-crane demolition beside AUSA House and vertical protection during demolition and substructure works; • Ground and building movement monitoring to manage potential effects on adjoining heritage structures;

natural environment are avoided, remedied or mitigated.	• Arboricultural supervision, root protection and ground protection measures to protect retained notable trees; • Archaeological monitoring and discovery protocols, including iwi involvement where remains of Māori origin are encountered; and • Erosion and sediment controls, dust suppression and contaminated soil management to mitigate discharges to land, air and water. These measures are set out in the proposed management plans (**Appendices 15, 17, 18, 19, 22, 24 and 36**) and will be secured through consent conditions.
E40.3.(7) Manage the noise effects of temporary military training activities, and any adverse effects from other temporary training activities, so that amenity values are maintained.	N/A – temporary military or other training activities are not proposed.

3.12 H8 Business – City Centre Zone

H8.2 Objectives	Assessment
General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone	
H8.2.(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.	The proposed Student Centre and Library forms a vital part of the wider City Campus network. The new facility will represent a high level of further investment in the City Campus, supporting employment and providing learning facilities, student services and complementary activities within the city centre. The Economic Impact Assessment (**Appendix 4**) identifies significant construction employment and expenditure, alongside longer-term benefits associated with student activity, demand for goods and services and the University's contribution to the national knowledge economy.
H8.2.(2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.	The building and expanded Te Tūātea / plaza will establish a central destination for students, staff and visitors. The Urban Design and Landscape Effects Assessment (**Appendix 11**) concludes that stepped massing, articulated façades, multiple entrances and active lower levels respond to the surrounding campus and provide a welcoming interface with adjoining streets and public spaces. Boffa Miskell conclude that the porous, multi-entry base and generous atrium will operate as an extension of the public realm, resulting in significant positive effects on pedestrian amenity and vitality. The enlarged Te Tūātea / plaza and the activities within the building will also establish a stronger social heart to the campus. The Project is therefore consistent with this objective.
H8.2.(3) Development positively contributes towards planned future form and quality, creating a well-functioning urban environment and a sense of place.	The Project implements the City Campus Masterplan's vision for a connected student precinct by consolidating currently dispersed activities alongside Hiwa Recreation Centre, Kate Edger Information Commons and AUSA House. The expanded Te Tūātea / plaza, improved pedestrian connections and integration of indoor and outdoor spaces will strengthen the identity and function of this part of the campus, as outlined in the University Statement and Urban Design and Landscape Effects Assessment (**Appendices 6 and 11**). Boffa Miskell assess the Project as having positive effects on the built form character of the Learning Precinct and wider city centre, including its frontage relationships with Princes Street, Alfred Street and Te Tūātea / the plaza, and positive landscape effects on the campus, the streetscape and Albert Park.
H8.2.(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;	This objective relates to business activities, being commercial and industrial activities, and therefore has limited relevance as the Project primarily involves tertiary education activities, with complementary food and beverage activities. These activities are intentionally co-located with learning facilities and student services to meet student and staff needs and provide opportunities for social interaction. As outlined in the University Statement (**Appendix 6**), the Project responds to vastly increased student demand and the capacity and

(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; and (d) accommodates qualifying matters.	functional limitations of existing facilities. Adverse environmental effects will be managed through the proposed servicing design and construction management measures addressing noise, vibration, dust, traffic and contaminated soil (refer Appendices 13, 17, 22, 24 and 36).
H8.2.(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; (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities; (b) a clear framework within which public and private investment can be prioritised and made; and (c) a basis for regeneration and intensification initiatives.	The Project strengthens the city centre's regional educational, cultural and social role by establishing a central student hub alongside Hiwa and Kate Edger Information Commons, connected to surrounding streets and public and active transport networks. The City Campus Masterplan provides a coordinated framework for this investment and subsequent campus renewal. Relocating General Library functions and adding teaching capacity will release space for refurbishment of other academic buildings, enabling regeneration and more intensive use of the established campus. These outcomes support the University's ongoing contribution to city centre activity and the regional education and knowledge economy.

Business – City Centre Zone objectives	
H8.2.(6) The city centre is an internationally significant centre for business.	The University Statement and Economic Impact Assessment (**Appendices 6 and 4**) identify that contemporary facilities and the student experience contribute to attracting domestic and international students and maintaining the University's international competitiveness. The Project supports this role by improving the capacity and quality of facilities within the City Campus, contributing to the city centre's education and knowledge economy.
H8.2.(7) The city centre is an attractive place to live, learn, work and visit with 24-hour vibrant and vital business, education, entertainment and retail areas.	The combination of library and learning spaces, student services, club activities, food outlets and an expanded Te Tūātea / plaza will support study, work, gathering and campus events. Active frontages, overlooking and improved pedestrian routes will contribute to a more accessible and inviting campus environment. The redeveloped eastern laneway will be a widened, well-overlooked pedestrian link that is publicly accessible 24 hours a day, and active uses across the ground and lower ground floors will support activity over a long period of the day. Operating hours will accommodate students' varied study schedules and vendors will operate during standard daytime hours.
H8.2.(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.	The Project accommodates increased learning and student service capacity through more intensive use of an established campus site. The Urban Design and Landscape Effects Assessment (**Appendix 11**) concludes that stepped massing, setbacks and differentiated façades respond appropriately to the surrounding campus and heritage setting despite the height and street frontage infringements. Adverse visual effects are assessed as low to very low. Positive visual effects will also arise from the building's welcoming arrival to the campus, its architectural quality and materiality, and the substantially expanded Te Tūātea / plaza. The site does not adjoin the waterfront.
H8.2.(9) The distinctive built form, identified special character and functions of particular areas within and adjoining the city centre are maintained and enhanced.	The Project reinforces the educational function of the Learning Precinct and responds to its surrounding built character. As outlined in the Urban Design and Landscape Effects Assessment (**Appendix 11**), the podium and angled Alfred Street frontage relate to the scale of AUSA House, and the widened laneway provides a more open setting around it. Stepped upper levels and landscaped terraces respond to Princes Street and Albert Park. The façade design reinterprets the University Clock Tower's decorative detailing in a contemporary form. Boffa Miskell conclude that the stepped building forms and materiality will positively influence the built character of this important site, resulting in positive effects on the built form character of the City Campus, Princes Street and Albert Park. Demolition of the Student Union Building will result in adverse heritage effects and the loss of part of the precinct's historic fabric. Nevertheless, demolition and redevelopment are considered appropriate following assessment of retention alternatives, the University's functional requirements and the new building's response to the wider heritage setting, including heritage listed AUSA House, as outlined in the Heritage

	Impact Assessment (**Appendix 30**). The Project also strengthens the educational activities and campus connections that contribute to the area's distinctive character and function.
H8.2.(10) A hub of an integrated regional transport system is located within the city centre.	N/A – the Project does not establish or modify a regional transport hub.
H8.2.(11) The city centre is accessible by a range of transport modes with an increasing percentage of residents, visitors, students and workers choosing walking, cycling and public transport.	The Project encourages walking, cycling and public transport use through improved pedestrian connections, 16 visitor bicycle spaces and six showers and changing areas. No general car parking is proposed. The Transport Assessment (**Appendix 12**) confirms that existing secure bicycle parking across the campus has spare capacity. Multiple entrances and accessible routes through the building connect Alfred Street, Te Tūātea / the plaza and the wider pedestrian network between Princes Street and Symonds Street. These connections support access to Symonds Street bus services, Te Waihorotiu Station via Wellesley Street, and Outer Link services on Princes Street and Alfred Street.
H8.2.(12) Development maintains and enhances the city's physical, cultural and visual connections with the waterfront as a public space and with the Waitematā Harbour and maunga.	The Project is located inland within the established City Campus and does not alter physical, cultural and visual connections with the waterfront.
H8.2.(13) Building heights are enabled to realise as much development capacity as possible, unless qualifying matters apply which modify the relevant building height and/or density of urban form.	The proposed height enables contemporary library, learning and student services to be consolidated within a single building while retaining space for an expanded Te Tūātea / plaza. The additional height is moderated through upper-level setbacks and stepped massing. Non-compliances with the applicable height controls are assessed as less than minor in the Substantive Project Assessment, Section 10.3.
H8.3 Policies	Assessment
General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone	
H8.3.(1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.	Commercial activity is not the primary purpose of the Project. Ancillary food and beverage activities will serve campus users and complement the commercial activities already provided across the wider City Campus, supporting the city centre's commercial role within the educational context of the Learning Precinct.
H8.3.(2) Enable an increase in the density, diversity and quality of housing in the centres zones and Business – Mixed Use Zone, where it is compatible with any qualifying matters and while managing any reverse sensitivity effects including from the	N/A – no housing proposed.

higher levels of ambient noise and reduced privacy that may result from non-residential activities.	
H8.3.(3) Require development to be of a quality and design that positively contributes to: (a) planning and design outcomes identified in this Plan for the relevant zone; (b) the visual quality and interest of streets and other public open spaces; and (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.	The Project contributes positively to the precinct's built character and strengthens its primary educational function. The articulated form and façade treatments of the building enhance the visual quality of adjoining streets and public spaces, while integrated pedestrian routes, active frontages and universal access improve movement, safety and convenience for users of all ages and abilities. The Urban Design and Landscape Effects Assessment (Appendix 11) concludes that the Project will result in significant positive effects on pedestrian amenity and vitality. This is achieved through extensive active ground and lower ground floor uses, publicly accessible entrances on all four sides, and passive surveillance from the upper levels and terraces. The Project is therefore consistent with this policy.
H8.3.(4) Encourage universal access for all development, particularly medium to large scale development.	Universal access has been considered from the concept design stage, guided by the University's Disability Action Plan. Principal entrances from Te Tūātea / the plaza, Princes Street, and Alfred Street are step-free and connect to lift lobbies serving all levels, including the accessible rooftop terrace. The widened eastern laneway improves accessible connections through to adjoining buildings.
H8.3.(5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.	The design responds to the site's prominent corner location and relationship with Albert Park through stepped upper levels, landscaped terraces and distinct façade treatments addressing the streets and Te Tūātea / the plaza. The Urban Design and Landscape Effects Assessment (Appendix 11) finds that these measures appropriately integrate the building with its surroundings. It assesses the building as being of high quality and architecturally distinctive, generating positive visual effects as the arrival point to the campus while continuing the emergence of a recognisable built identity for the western edge of the campus.
H8.3.(6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.	The ground floor accommodates student activities, visitor facilities, food and retail uses around a shared central atrium, allowing complementary activities to operate alongside one another. As outlined in the Urban Design and Landscape Effects Assessment (Appendix 11), the building adopts a flexible spatial arrangement, with multiple entrances and direct connections to surrounding public spaces supporting changes in activities and student needs over time.
H8.3.(7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate	N/A – no at grade parking is proposed.

adverse impact on pedestrian amenity and the streetscape.	
H8.3.(8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.	N/A – the site is not located adjacent to any of the specified zones.
H8.3.(9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.	The proposed activities are compatible with the established campus setting and are not anticipated to have noxious, offensive or undesirable qualities. Waste storage and collection will be managed through the Operational Waste Management Plan (**Appendix 25**) and accommodated within the basement servicing area. Mechanical plant will be designed to comply with the applicable operational noise limits, as outlined in the Acoustic Assessment (**Appendix 22**).
H8.3.(10) Discourage dwellings at ground floor in centres zones and enable dwellings above ground floor in centres zones.	N/A – no dwellings are proposed.
H8.3.(11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.	The building's stepped upper levels and setbacks reduce its bulk towards Princes Street and limit the extent and duration of additional shading over Albert Park. The Urban Design and Landscape Effects Assessment (**Appendix 11**) identifies brief additional morning shading, generally lasting 15–30 minutes and never more than 45 minutes to any area of the park. The shadow moves across the park rather than remaining over the same area for an extended period, retaining opportunities for sunlight and use of surrounding open spaces. No additional shading occurs at the winter solstice or spring equinox. The assessment concludes that effects on Albert Park are negligible, and no further shading mitigation is proposed. In relation to wind, the Pedestrian Wind Assessment prepared by RWDI (**Appendix 33**) predicts ground-level conditions suitable for standing to strolling use, with localised walking-use conditions at the north-west and south-east corners that improve with existing and proposed planting, and no exceedance of the comfort or safety criteria. In relation to glare, external screening on the Princes Street façade, and curtain wall fins and ceramic frit glazing to the other façades, limit glare and solar reflection from the building.
H8.3.(12) Recognise the functional and operational requirements of activities and development.	The University Statement (**Appendix 6**) identifies the need for larger, flexible library floorplates, additional teaching capacity and consolidated student services close to complementary campus facilities. The proposed design responds through a purpose-built facility, integration with Kate Edger Information Commons and basement servicing separated from principal pedestrian spaces.

H8.3.(12A) Enable building height of at least six storeys within mapped walkable catchments unless a qualifying matter applies that reduces height.	N/A – the site is not located within a mapped walkable catchment.
H8.3.(13) Enable greater building height than the standard height in locations identified within the Height Variation Control, having regard to whether the greater height: (za) is commensurate with the level of commercial activities and community services; (zb) is compatible with a qualifying matter that requires reduced height and/or density; (a) is an efficient use of land; (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy; (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre; and (e) support the role of centres.	N/A – the site is not subject to a Height Variation Control.
H8.3.(14) Reduce building height below the standard zone height in locations identified within the Height Variation Control, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, amenity or other qualifying matters.	N/A – the site is not subject to a Height Variation Control.

Business – City Centre Zone policies	
Land use activities	
H8.3.(15) Provide for a wide range and diverse mix of activities that enhance the vitality, vibrancy and amenity of the city centre including: (a) commercial and residential activities; (b) arts, entertainment, events, civic and community functions; (c) high-quality visitor experiences, visitor accommodation and associated services; and (d) learning, teaching and research activities, with a particular concentration in the learning precinct.	The Project primarily gives effect to H8.3.(15)(d) by providing contemporary library, learning and teaching facilities within the Learning Precinct. Student clubs, cultural and social spaces, ancillary food and beverage activities and the expanded Te Tūātea / plaza complement these functions, providing opportunities for gathering, events and interaction that contribute to the city centre's vitality and amenity.
H8.3.(16) Enable a significant and diverse residential population to be established and maintained within a range of living environments and housing sizes.	N/A – the Project does not involve residential activities.
H8.3.(17) Enable the most significant concentration of office activity in Auckland to locate in the city centre by providing an environment attractive to office workers, with a focus on the core of the city centre.	N/A – the Project does not involve office activities.
H8.3.(18) Provide for a wide range of retail activities throughout the city centre while maintaining and enhancing the vitality, vibrancy and amenity of core retail areas within the city centre and centres outside of the city centre. In particular: (a) enable smaller scale retail activities to occur throughout the city centre;	The site is not located within a core retail area. The Project includes ancillary food and beverage activities to complement the tertiary education facilities and provide opportunities for students to meet, socialise and spend time on campus.

(b) encourage large department stores and integrated retail developments to locate within the core retail area; and (c) avoid large department stores and integrated retail developments locating outside the core retail area where they would adversely affect the amenity, vitality and viability of core retail areas within the city centre and/or centres outside of the city centre.	
H8.3.(19) Provide for a wide range of activities along the waterfront, while continuing to provide for those activities requiring a harbour location.	N/A – the site is not located along the waterfront.
H8.3.(20) Enhance the waterfront as a major gateway to the city centre and Auckland.	N/A – the site is not located along the waterfront.
H8.3.(21) Enable the efficient use and development of the Port of Auckland and identified marine and port activity areas.	N/A – the site is not located in proximity to the Port of Auckland or other identified marine and port activity areas.
H8.3.(22) Support the development of public transport, pedestrian and cycle networks and the ability to efficiently change transport modes.	While the Project does not directly develop public transport or cycle networks, it supports them. Improved pedestrian connections through the site and cycle parking will support walking and cycling and improve access between campus facilities and the wider transport network. In particular, the widened eastern laneway will provide a 24/7 publicly accessible link between Alfred Street, Te Tūātea / the plaza and Symonds Street, close to Symonds Street bus services and Te Waihorotiu Station.
Precincts	
H8.3.(23) Identify and encourage specific outcomes in areas of the city centre that relate to: (a) a distinctive built character; and/or (b) a concentration of particular activities; and/or	The Project relates principally to H8.3.(23)(c), providing for the specific functional requirements of tertiary education activities. As outlined in the University Statement (**Appendix 6**), these include large, flexible library floorplates, additional teaching capacity and the co-location of student services near complementary campus facilities. The selected site enables these requirements to be accommodated within a centralised student hub.

(c) activities that have specific functional requirements; and/or (d) significant transformational development opportunities.	
H8.3.(24) Encourage comprehensive and integrated development of key development sites or precincts in the city centre.	The Project forms part of the City Campus Masterplan's coordinated approach to campus development. It integrates the Student Centre and Library with Hiwa Recreation Centre, Kate Edger Information Commons and AUSA House through shared public spaces, pedestrian connections and co-location of complementary activities.
H8.3.(25) Limit activities that would have reverse sensitivity effects on established and future marine and port activities.	N/A – the Project will not have any reverse sensitivity effects on established and future marine and port activities.
H8.3.(26) Limit activities within the residential and learning precincts that would adversely affect the amenity and character of those precincts.	The proposed education, student service and ancillary food and beverage activities are consistent with the Learning Precinct's established function and, other than the heritage effects of demolition addressed under Chapters B5 and D17, will not result in adverse effects on the amenity or character of the precinct.
Historic heritage and special character	
H8.3.(27) Encourage the retention and conservation of the city centre's historic heritage through scheduling.	The Heritage Assessment (**Appendix 31**) confirms that the Student Union Building has considerable heritage significance, particularly for its architectural design, concrete construction and contribution to the Princes Street and campus setting. Its association with student social and recreational life also contributes to its heritage value. This provides the basis for assessing the proposed demolition in the Heritage Impact Assessment (**Appendix 30**). While retention and adaptive reuse were investigated, the Project involves demolition and therefore does not achieve the retention and conservation outcome encouraged by this policy. However, the University Statement and Building Condition Memorandum (**Appendices 6 and 34**) explain that retention and adaptive reuse would constrain the large, flexible library floorplates, accessibility improvements and consolidation of student services required. Redevelopment was therefore selected to meet these functional needs and implement the City Campus Masterplan's direction for a connected student hub. Demolition is considered appropriate in this context, and when considering the regional and national benefits of the Project as set out within the application.
H8.3.(28) Maintain and enhance the special character values of pre 1940 buildings in the Queen Street Valley precinct and buildings outside this	N/A – the site is not located in the Queen Street Valley precinct or identified on Map H8.11.1.

precinct identified on Map H8.11.1 of the Business – City Centre Zone as making a strong or significant contribution to the special character of the surrounding area, in particular by: (a) [deleted] (b) requiring all development proposals for identified special character buildings to have considered adaptive re-use; (c) avoiding the demolition of identified special character buildings where it would adversely affect the built character of the surrounding area; and (d) requiring alterations and additions to existing buildings and new buildings to give consideration to, and be sympathetic to the existing and planned character of the area.	
City form	
H8.3.(29) Enable the tallest buildings and the greatest density of development to occur in the core of the city centre.	The site is located outside the city centre core. The proposed building height responds to the scale and character of the surrounding City Campus.
H8.3.(29A) Ensure high quality building design which recognises the city centre's role in reinforcing Auckland's sense of place and identity, including a thriving and authentic mana whenua identity that is genuinely visible throughout the city centre.	The design expresses the site's identity through a cultural narrative developed by Haumi and Eighty alongside Kīngi Makoare, nominated by Ngāti Whātua Ōrākei. The narrative informs the terraced building form and rising circulation, acknowledging the Rangipuke landform and the relationship between ascent and learning. The sequence from entrances through Te Tūātea / the plaza to the central atrium provides connected places for arrival, gathering and exchange. These design responses embed Mana Whenua identity into the experience of the building and public spaces, as outlined in the Cultural Concept Report and Architectural and Landscape Design Report (**Appendices 26 and 10**).
H8.3.(30) Manage adverse effects associated with building height and form by:	The proposed building accommodates increased educational capacity within the City Campus at a scale below the taller development in the city centre core. Its stepped profile responds to the surrounding campus setting and maintains the distinction between this area and the core, where the tallest buildings and greatest

(a) transitioning building height and development densities down to neighbourhoods adjoining the city centre and to the harbour edge; (b) protecting sunlight to identified public open spaces and view shafts; (c) requiring the height, form, and design of new buildings to be complementary to existing and planned built form and character of the zone and precincts; and (d) managing the scale, form and design of buildings to: (i) avoid adverse dominance and/or amenity effects on streets and public open space; and (ii) encourage well-designed, human scale podiums with slender towers above with adequate separation between towers; or on sites where towers are not possible, encourage well-designed buildings which complement the streetscape and skyline.	development density are anticipated. Refer to the Urban Design and Landscape Effects Assessment (Appendix 12). In relation to clause (b), the building infringes the Albert Park sunlight admission control, casting additional shade over a small part of Area A of the Park for short periods from 9:00am, of greatest extent in March (no more than 30 minutes at the autumn equinox) and never more than 45 minutes to any area of the park. No additional shading of Area B occurs during the protected times assessed. As assessed under H8.3(11) above, shading effects on the park are negligible. In relation to clauses (c) and (d), the Urban Design and Landscape Effects Assessment concludes that the stepped massing, upper-level setbacks and differentiated façades avoid adverse dominance effects on Princes Street, Alfred Street and Albert Park, notwithstanding the height and frontage infringements.
H8.3.(30A) In identified locations, modify building height and/or density of urban form to provide for qualifying matters.	N/A.
H8.3.(31) Ensure adequate sunlight, daylight, and outlook around buildings.	The expanded Te Tūātea / plaza increases separation between the new building and Hiwa, opening the space towards afternoon sunlight from the west. The widened eastern laneway provides separation from AUSA House and Kate Edger Information Commons, supporting daylight and outlook between buildings. The Urban Design and Landscape Effects Assessment (Appendix 11) identifies morning shading of Te Tūātea / the plaza

	but confirms that areas receive direct afternoon sunlight throughout the year and into summer evenings. Stepped upper levels also provide terraces and outlook towards Albert Park and the wider city centre.
H8.3.(31A) Ensure adequate separation between buildings to avoid adverse effects on the physical, cultural and visual connections between the city centre and the Waitematā Harbour and maunga.	The site is not subject to regionally or locally significant maunga viewshafts, as confirmed in the Urban Design and Landscape Effects Assessment (**Appendix 11**). Building separation is maintained through the widened laneway and expanded Te Tūātea / plaza, retaining physical and visual connections through the campus. The assessment identifies a limited wider visual catchment due to existing buildings, topography and vegetation, and does not identify adverse effects on connections to the Waitematā Harbour or maunga.
H8.3.(32) Encourage public amenities to be provided within developments, including publicly accessible open space, artworks and through site links.	The Project expands Te Tūātea / the plaza, providing publicly accessible space for gathering, events and everyday use. Seating and planting provide places to rest, study and socialise. Through-site routes connect Princes Street and Te Tūātea / the plaza through the building to Alfred Street and the eastern laneway, strengthening links to adjoining campus facilities and Symonds Street. The Project combines the existing quad (approximately 1,230m²) and Hiwa plaza (approximately 2,200m²) into a single, larger plaza capable of hosting student gatherings and events. It also redevelops the eastern laneway as a wider, activated and overlooked link that is publicly accessible 24 hours a day.
H8.3.(32A) Require that existing public amenities within developments be retained, including publicly accessible open space, artworks and through site links.	Te Tūātea / the plaza will be retained and expanded, providing a significant public benefit as a result of the Project. The laneway between the new building and AUSA House will be widened and connected to Te Tūātea / the plaza, Alfred Street and adjoining campus facilities. Routes through the new building will complement these connections, improving legibility and accessibility across the site's different levels.
Public realm	
H8.3.(33) Require building and development of the highest quality that contributes to the city centre's role as an international centre for business, learning, innovation, entertainment, culture and urban living.	The design establishes an iconic and recognisable entrance to the University and a central destination for learning and student life. A circular atrium connects library, teaching, student support and social spaces, integrating these activities with the surrounding campus and expanded Te Tūātea / plaza. Terraced upper levels, landscaped roof spaces and layered façades give the building a distinctive identity informed by Mana Whenua narratives and the campus heritage setting. The Urban Design and Landscape Effects Assessment (**Appendix 11**) identifies positive effects from the architectural form, materials and public spaces. Together, these features provide contemporary facilities and a campus experience that support the University's international standing and the city centre's role in learning, innovation and culture.
H8.3.(34) Require building frontages along identified public open spaces and streets to be designed in a way that provides a sense of intimacy,	A double-height colonnade at the Princes Street corner provides a sheltered transition from the street into the building. Glazed ground-floor frontages reveal internal activities, and clearly defined entrances establish an approachable pedestrian scale. The solid podium, timber reveals and variation between glazing and perforated screening provide depth, texture and visual interest. Upper-level setbacks reduce the apparent

character, interest and variation, human scale and enclosure at street level.	scale above the street, and the building's southern frontage defines and activates Te Tūātea / the plaza. These responses are outlined in the Urban Design and Landscape Effects Assessment and Architectural Drawings (Appendices 11 and 10).
H8.3.(35) Require the demolition of buildings and structures to avoid, remedy or mitigate significant adverse effects on the pedestrian amenity of the city centre and the safety and efficiency of the road network.	Demolition will be staged and managed to maintain pedestrian access and limit disruption to the surrounding road network. The Construction Management Plan (Appendix 17) provides for hoarding and exclusion areas adjusted to each demolition stage, retention of pedestrian access along Alfred Street, and traffic controllers to manage construction vehicles at access and loading points. Controlled demolition methods and protection measures beside AUSA House will separate works from adjoining campus activities. Hard demolition is scheduled for late November 2027 to February 2028, outside semester dates, reducing interaction with peak campus pedestrian activity. Detailed arrangements for deliveries, temporary access changes and pedestrian diversions will be established through the Construction Traffic Management Plan and secured by conditions of consent.
H8.3.(36) Protect identified sightlines along streets and public open spaces from the city centre to the Waitematā Harbour, Rangitoto Island, the North Shore and identified sightlines along roads and public open spaces within the city centre to natural features and landmarks.	The Urban Design and Landscape Effects Assessment (Appendix 11) does not identify any protected sightlines to the Waitematā Harbour, Rangitoto Island, the North Shore or other natural features and landmarks that would be obstructed by the Project. The building's stepped form is assessed as fitting within the established campus and wider cityscape.
H8.3.(37) Enable high-quality public open spaces along the waterfront that are accessible and provide spaces for recreational opportunities, facilities and events.	N/A – the site is inland and the Project does not involve waterfront public open space.
H8.3.(38) Ensure adequate sunlight and daylight to public open spaces and streets.	The Shading Analysis and Urban Design and Landscape Effects Assessment (Appendices 10 and 11) identify negligible adverse shading effects on Albert Park and low shading effects on Princes Street. Additional shading of Albert Park is limited to small areas for brief morning periods, generally 15–30 minutes, predominantly affecting entrance paths rather than places where people gather. No additional shading occurs during the protected periods assessed at the winter solstice and spring equinox. Shading of Princes Street affects a short section during the morning, and surrounding footpaths and park areas remain available in sunlight. The expanded Te Tūātea / plaza will receive morning shading but retain areas of direct afternoon sunlight throughout the year and into summer evenings. These effects are assessed further in Section 10.3 of the Substantive Project Assessment.

3.13 I207 Learning Precinct

I207.2. Objectives	Assessment
The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified below:	
I207.2.(1) Tertiary education and related activities are enabled to allow for growth and change within the precinct.	The Project provides additional teaching capacity, replacement library facilities and consolidated student services to accommodate growth and changing educational requirements. The University Statement (**Appendix 6**) identifies these facilities as necessary to support the University's current and future needs.
I207.2.(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.	The Project provides contemporary library, teaching, super lab and student facilities designed to meet the University's educational needs and respond to the established campus setting. The Architectural Drawings and Urban Design and Landscape Effects Assessment (**Appendices 10 and 11**) demonstrate this through: • Stepped upper levels and setbacks that respond to Princes Street and Albert Park, and a podium feature referencing the height of AUSA House; • A widened laneway beside heritage listed AUSA House that improves its setting and provides a defined connection between Alfred Street, Te Tūātea / the plaza and adjoining facilities; • A central atrium, multiple entrances and accessible routes that integrate the building with the campus pedestrian network; • Glazed frontages, visible internal activities and overlooking that support activation and pedestrian safety; and • Layered façades, perforated screening and landscaped terraces that provide architectural interest and acknowledge the campus heritage setting. These design measures address building scale, visual amenity and pedestrian effects. Boffa Miskell conclude that the Project avoids adverse effects on, and results in positive effects to, the built form character of the Learning Precinct, and will result in significant positive effects on pedestrian amenity and vitality. The Project is therefore consistent with clauses (a) to (c) in respect of built character, urban design and amenity. Significant adverse heritage effects from demolition are acknowledged and assessed separately in **Sections 0** and **0** above. Construction effects will be managed through the proposed management plans (**Appendices 13, 15, 17, 18, 19, 22, 24 and 36**) and consent conditions.
I207.2.(3) The predominance of existing tertiary education and accessory activities which characterise the precinct is continued while also	The Project continues the precinct's predominant tertiary education function through teaching spaces, library facilities and student-facing activities, supported by accessory food and retail uses. Additional teaching capacity, including super labs, will accommodate growth and enable renewal of other academic buildings.

providing for growth, change and diversification of activities over time.	Library and student spaces provide for individual study, group collaboration, workshops and events. Adaptable layouts, movable furniture and multi-purpose rooms will allow these spaces to accommodate changing student needs, technology and educational practices over time.
I207.2.(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.	The heritage values of the Student Union Building informed the investigation of retention and adaptive reuse options. Demolition will result in adverse heritage effects and will not protect those values. Nevertheless, redevelopment is considered appropriate given increased student demand, the significant public benefits of the Project, the building's condition and functional constraints, and the City Campus Masterplan's direction for a centralised student hub, as outlined in the Building Condition Memorandum, University Statement and Heritage Impact Assessment (Appendices 34, 6 and 30). The design reinterprets the Student Union Building's emphasis on circulation routes and spaces between buildings through the central atrium, expanded Te Tūātea / plaza and campus connections. The widened laneway provides a more open setting for AUSA House, and the podium feature references its height. A completed 3D laser scan and photographic record will provide a permanent archive for research and interpretation. The University is also exploring salvage and reuse of suitable fabric, fixtures and fittings as set out in the Draft Construction Management Plan (refer Appendix 17). These measures mitigate aspects of the loss but do not remove its significance. Controlled demolition and vertical protection beside AUSA House, supported by ground and building movement monitoring, will protect adjoining heritage structures. Arboricultural supervision, controlled pruning and ground protection will protect the retained Alfred Street notable trees. The Archaeological Management Plan (Appendix 15) provides monitoring and discovery protocols, including iwi involvement and guidance on tikanga where remains of Māori origin are encountered.
I207.2.(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.	The Project extends Te Tūātea / the plaza, providing additional open space for gathering, events, study and everyday use. Entrances from Princes Street and Te Tūātea / the plaza connect through the central atrium to Alfred Street and the eastern laneway. The widened laneway beside AUSA House strengthens connections to Kate Edger Information Commons, Hiwa and the Science Centre, continuing towards Symonds Street. These routes integrate the new facilities with the wider campus network and improve connections towards Albert Park and the city centre. Seating, planting and accessible routes complement these links and provide places to spend time along them. Boffa Miskell assess these outcomes as resulting in significant positive effects on pedestrian connectivity, amenity and vitality, with the expanded Te Tūātea / plaza and the building establishing a stronger social heart to the campus and enhancing the connection to Albert Park. The redeveloped laneway will also be publicly accessible 24 hours a day. The Project is therefore consistent with, and will enhance the outcomes sought by, this objective.

I207.2.(6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses.	Transportation demands comprise student, staff and visitor travel, library transfers, courier deliveries and waste collection. The Transport Assessment (**Appendix 12**) anticipates approximately 40–50 operational vehicle movements per day, consolidating existing University servicing trips. The basement loading dock will use the existing Hiwa access, and vehicle tracking confirms that an 8m rubbish truck can enter and exit Princes Street forwards. No general car parking is proposed. Pedestrian connections to public transport, 16 visitor bicycle spaces, existing secure campus bicycle parking and six showers and changing areas support alternative travel modes. A development-specific Travel Plan provides for travel information, promotion of sustainable modes and ongoing monitoring of travel patterns and bicycle parking demand. Construction traffic and pedestrian effects will be managed through the CTMP (**Appendix 13**).
I207.3. Policies	**Assessment**
The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified below.	
I207.3.(1) Enable a range of tertiary education activities and ancillary activities to occur within the precinct and recognise the functional requirements for those activities.	The Project combines library and teaching facilities with student support, cultural, social, food and retail activities. Their functional requirements inform the provision of larger, flexible floorplates and consolidated services, as outlined in the University Statement (**Appendix 6**) and illustrated in the Architectural Drawings (**Appendix 10**).
I207.3.(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.	Consolidating dispersed services will improve campus operations, while the existing General Library will remain available until its replacement is completed. The design responds to adjoining buildings and the campus setting, although demolition of the Student Union Building will result in heritage loss, assessed in the Heritage Impact Assessment (**Appendix 30**). Overall, the Project supports the efficient operation of the campus and respects the built form and amenity values of the precinct, with Boffa Miskell identifying positive effects on built form character and pedestrian amenity. However, it does not protect the heritage values of the Student Union Building, which is addressed under Chapters B5 and D17.
I207.3.(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.	The Project responds to increased student demand through additional teaching capacity, including super labs, contemporary library facilities and consolidated student services. Flexible study, collaboration and teaching spaces will accommodate changing educational practices and technology. Relocating General Library functions and providing additional teaching capacity will also enable refurbishment of other academic buildings, supporting wider campus renewal in accordance with the City Campus Masterplan.
I207.3.(4) Require new buildings to be designed in a manner that respects existing buildings, provides for amenity, protects heritage values and, where	The building's stepped form and upper-level setbacks respond to surrounding campus buildings, Princes Street and Albert Park. A podium feature references the height of AUSA House, and the widened laneway provides a more open setting around the heritage building. Glazed frontages, clearly defined entrances and façade

appropriate, enhances the streetscape and gateway locations of the campuses.	detailing informed by the Clock Tower contribute to streetscape amenity and establish a recognisable campus entrance. Boffa Miskell conclude that the building will provide a welcoming arrival to the campus at this prominent corner, continuing the emergence of a recognisable built identity for the western edge of the campus facing Albert Park, with positive effects on the Princes Street and Alfred Street frontages. The Project also includes streetscape upgrades within the Princes Street road reserve along the site frontage. Demolition of the Student Union Building will result in adverse heritage effects. The Project's appropriateness, alternatives and mitigation are assessed in the Heritage Impact Assessment (Appendix 30) and in Sections 0 and 0 above. Construction protection and monitoring measures will manage effects on adjoining heritage buildings.
I207.3.(5) Require new buildings to interface appropriately with the public realm by encouraging building frontages and activities to interact with the street and other public places.	Entrances from Princes Street, Alfred Street, Te Tūātea / the plaza and the eastern laneway provide direct connections between the building and surrounding public spaces. Glazed ground and lower-ground frontages support indoor and outdoor flow, linking food outlets, student facilities and gathering spaces to adjoining pedestrian areas. These activities encourage people to move between and spend time in both settings, activating the street, Te Tūātea / the plaza and laneway. Boffa Miskell identify this porous, highly active base as a key contributor to the Project's significant positive effects on pedestrian amenity and vitality. The Project is therefore consistent with this policy.
I207.3.(6) Limit building height so that it is appropriate to its location, and: (a) enhances and defines the landform; (b) is generally consistent with the adjoining urban form and supports a distinctive urban form; and (c) maintains views across the ridge from buildings in the core central business district.	The building's bulk and massing have been carefully designed to provide positive frontage relationships with surrounding streets and public spaces and respond to the scale and form of buildings along the western edge of the City Campus. Although the Project exceeds the applicable precinct height and street frontage controls, stepped massing and upper-level setbacks place greater height away from Princes Street and reduce its prominence at street level. The Urban Design and Landscape Effects Assessment (Appendix 11) concludes that the building fits within the established campus height profile and contributes a distinctive architectural form.
I207.3.(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.	The proposed building responds to the adjacent heritage listed AUSA House through the height of its podium feature, the angled Alfred Street frontage and increased separation provided by the widened laneway. These elements establish an appropriate scale alongside AUSA House and improve its setting. Upper-level setbacks and stepped massing respond to the wider campus built form. Façade depth, vertical proportions and perforated screening draw on the Clock Tower's decorative detailing, providing a contemporary interpretation of the campus's historic architecture. The Heritage Impact Assessment (Appendix 30) considers this response appropriate within the surrounding heritage context.

I207.3.(8) Enable appropriate community use of the educational and research facilities, buildings and campus open spaces.	The expanded Te Tūātea / plaza and improved pedestrian connections will provide opportunities for community use of campus open space, including gathering, events and access between Albert Park and the wider learning precinct. These publicly accessible areas complement the building's primary purpose as a tertiary educational facility. The combined Te Tūātea / plaza will be larger than the existing quad and Hiwa plaza and is designed to host student gatherings and events. The ground floor atrium and visitor centre (approximately 474m²) provide a welcoming, publicly accessible arrival point to the University, and the widened laneway will be publicly accessible 24 hours a day. Boffa Miskell describe the base of the building as inclusive and civic in nature, operating as an extension of the public realm. The Project therefore enables community use of campus open space and facilities, consistent with this policy.
I207.3.(9) Require development to maintain and provide a varied network of key pedestrian connections, open space, and plazas within the campuses, consistent with education activities and campus operations.	The pedestrian network has been designed in the context of existing campus facilities and the City Campus Masterplan's direction for a connected student precinct. The expanded Te Tūātea / plaza and widened laneway beside AUSA House strengthen circulation between the Student Centre and Library, Hiwa, Kate Edger Information Commons and the Science Centre. Routes through the central atrium complement these external connections, linking Princes Street and Te Tūātea / the plaza with Alfred Street and the wider route towards Symonds Street. This coordinated layout integrates open spaces and gathering areas with the routes students use between learning, support and recreational facilities. The Project is therefore consistent with this policy.
I207.3.(10) Require pedestrian connections to be well-designed, safe, and improve connectivity for all users.	Entrances from Princes Street and Te Tūātea / the plaza at ground level connect through the central atrium to Alfred Street and the eastern laneway at lower-ground level. Lifts accommodate changes in level, providing accessible routes through the building. The widened laneway improves sightlines and legibility, and entrances, glazing and overlooking from upper floors support passive surveillance. Lighting and identification signage will assist safe movement and wayfinding, including after dark. Boffa Miskell assess the Project as achieving positive CPTED outcomes. These include redeveloping the eastern laneway as a wider, well-activated and overlooked link that is publicly accessible 24 hours a day, and bringing the building within the City Campus's managed safety and security operations. The Project is therefore consistent with this policy.
I207.3.(11) Require development to incorporate integrated transport planning that: (a) promotes and enhances opportunities for bicycle and public transport (b) avoids adverse traffic effects on pedestrian safety and amenity (c) limits the amount of car parking in recognition of the limited carrying	The Transport Assessment prepared by Flow Transportation Specialists (Appendix 12) considers the Project within the wider campus transport network. Pedestrian connections support access to Symonds Street bus services, Te Waihorotiu Station and nearby Outer Link services. Provision of 16 visitor bicycle spaces and six showers and changing areas encourages active travel. No general car parking is proposed, limiting additional vehicle demand and retaining the campus's pedestrian-oriented character. Servicing will use the existing Hiwa crossing on Princes Street, avoiding additional vehicle crossings. Internal manoeuvring allows the intended rubbish truck to enter and exit the road forwards. During construction,

	capacity of the road network and the desirability of maintaining the pedestrian-oriented character of the campuses (d) recognises and provides for some roads within and adjoining the campuses.	designated truck routes, controlled vehicle movements and alternative pedestrian routes and crossings will manage effects on surrounding roads and pedestrian safety under the CTMP (Appendix 13).

4.0 Plan Change 120

4.1 B2 Urban Growth and Form (Regional Policy Statement)

PC120 amendments to B2 [rps]	Assessment
PC120 amends objectives and policies throughout B2 to provide for the avoidance or management of natural hazard risk and, in some sub-chapters, resilience to the effects of climate change. In summary: - B2.2.1(1) and B2.2.1(5) – a quality compact urban form that avoids or manages natural hazard risk; - B2.2.2 – qualifying matters and natural hazard considerations in enabling intensification and rezoning; - B2.3.1(1)(g) and B2.3.2(1)(h) – development that avoids or manages natural hazard risk; - B2.4.1(1A) and B2.4.2 – limiting residential intensification in areas subject to qualifying matters and natural hazards; - B2.5.1(2A) and B2.5.2(10A) and (11) – commercial and industrial activities that are resilient to natural hazards and climate change; - B2.6 – natural hazards in rural and coastal towns and villages; - B2.7.2(12) and B2.8.2(8) – managing natural hazard risk to open space, recreation and social facilities.	The PC120 amendments to B2 introduce a consistent requirement for urban growth and development to avoid or manage natural hazard risk. The natural hazards affecting the Site, being a low flood hazard associated with a minor overland flow path and a low (acceptable) landslide hazard risk, have been assessed and will be managed through the building design, the stormwater design and the geotechnical design, with monitoring secured by conditions (refer **Appendices 19, 20** and **21**). The Project will not increase natural hazard risks to people, property or infrastructure, as set out in the assessments against B10.2 and E36 below. The amendments relating to qualifying matters, residential intensification, rezoning and rural and coastal towns (B2.2.2, B2.4 and B2.6) are not relevant to the Project, which is located within the Business – City Centre Zone and the Learning Precinct. The Project is consistent with the PC120 amendments to B2.

4.2 B10 Environmental Risk (Regional Policy Statement)

PC120 B10.2.1 Objectives [rps]	Assessment
B10.2.1.(1) People and communities are more resilient to natural hazards and the effects of climate change.	The Project responds to the low flood hazard and low (acceptable) landslide hazard risk identified on the Site, and to the effects of climate change, through a stormwater design that incorporates climate change rainfall uplifts and controlled overflow routes, and through foundation and retaining design in accordance with the Geotechnical Interpretative Report (refer **Appendices 19** and **20**). The new building will provide a resilient, modern facility for the University community.
B10.2.1.(2A) Natural hazard risks to people, property, infrastructure and the environment resulting from existing use and development are reduced.	The Project will reduce the catchment contributing to the minor overland flow path at the eastern corner of the Site, and the regrading of the eastern laneway will prevent flows from being diverted into that corridor (refer **Appendix 19**). The existing buildings, which have identified seismic deficiencies, will be replaced with a building designed to current standards (refer **Appendix 34**).
PC120 B10.2.2 Policies [rps]	**Assessment**
B10.2.2.(4A) Identify natural hazard risks as significant, potentially tolerable, or acceptable in the risk assessment to determine the management response.	The Hazard Risk Assessment within the Stormwater Management Plan (**Appendix 19**) identifies the flood hazard risk as potentially tolerable, and the Geotechnical Interpretative Report (Appendix 20) identifies the landslide hazard risk as low (acceptable). The management response has been determined accordingly, as set out in the assessment against Chapter E36 below.
B10.2.2.(11A) Manage subdivision, use and development in areas that give rise to potentially tolerable flood or coastal hazard risks, so that the risk is maintained at a tolerable level.	Safe access, building floor levels that are not affected by overland flow, and the stormwater mitigation measures will maintain the potentially tolerable flood risk at a tolerable level. Refer to the assessment against Policy E36.3(30E) below.

4.3 E36 Natural Hazards

PC120 E36.2 Objectives [rp/dp]	Assessment
E36.2(3A) The risk from natural hazards to people, property, infrastructure and the environment resulting from existing use and development across the region is reduced over time to a tolerable or acceptable level.	The site is subject to localised flooding classified as low flood hazard and low landslide susceptibility. The Stormwater Management Plan (**SMP**) prepared by Beca (**Appendix 19**) and Geotechnical Interpretative Report (**GIR**) prepared by T+T (**Appendix 20**) support the conclusion that natural hazard risk will be acceptable, subject to implementation of the proposed mitigation measures further described in Objective E36.2(3B) below.
E36.2(3B) New subdivision, use and development avoids significant risk and only occurs when the risk from natural hazards to people, property, infrastructure and the environment is assessed as being tolerable or acceptable.	The Project incorporates mitigation measures to manage the identified flood and landslide hazards, such that the resulting risk to people, property, infrastructure and the environment is considered acceptable. Regarding flood hazards, the building platform and finished floor levels will sit above the eastern overland flow path. Regrading will remove existing local ponding depressions, and stormwater attenuation will control discharges to the public network. Flows exceeding the detention system's capacity will follow a defined route across Te Tūātea / the plaza towards Princes Street, at depths and velocities assessed by Beca as safe for pedestrians within their SMP (**Appendix 19**). Regarding landslide risk, T+T's GIR identifies very low to low susceptibility and concludes that risk is low and acceptable (**Appendix 20**). Excavation support, groundwater management and ground and building movement monitoring will maintain stability and manage potential construction effects on surrounding land and structures. These measures support the conclusion that the development avoids significant natural hazard risk and that the remaining risk will be managed to an acceptable level.
E36.2(3C) Subdivision, use and development is managed in a way that avoids creating or exacerbating natural hazard risks on other properties, infrastructure and the environment.	The mitigation measures described in response to Objective E36.2(3B) above will manage stormwater flows and maintain ground stability, avoiding the creation or exacerbation of natural hazard risks on adjoining properties, infrastructure and the environment.
E36.2(3D) Risks from natural hazards on Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values are reduced over time, and not created or exacerbated by subdivision, use and development.	N/A – the Project does not pose risk on Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values.

E36.2(4) Where infrastructure has a functional or operational need to locate in a natural hazard area, avoid the creation or exacerbation of risks from natural hazards to people, property, and the environment or, if avoidance is not able to be achieved, the residual effects are otherwise mitigated to the extent practicable.	N/A – no infrastructure is proposed in a natural hazard area.
E36.2(5) The flood storage and the conveyance functions of floodplains and overland flow paths are maintained, and enhanced where practicable, and the creation of new flood prone areas are avoided.	Beca confirms that the site is not within a mapped floodplain (refer **Appendix 19**). The minor overland flow path entering the site at the eastern corner, will retain its existing exit point and conveyance capacity. Regrading of the eastern laneway alongside AUSA House and Kate Edger Information Commons will prevent flows from being diverted into that corridor. Redirecting part of the site's runoff towards Princes Street will reduce the catchment contributing to the eastern flow path. Existing ponding depressions associated with removal of the former Maidment Theatre will be removed during construction. Stormwater exceeding detention capacity will follow a defined route across Te Tūātea / the plaza towards Princes Street. Beca confirms that this arrangement will maintain safe conveyance without materially worsening downstream flooding.
E36.2(6) Natural features and buffers are used where practicable and nature-based solutions are used in preference to hard protection structures to manage risk from natural hazards.	The Project maintains the existing eastern overland flow path and uses site grading, stormwater storage and attenuation to manage flood risk, rather than hard flood protection structures.
E36.2(7) All natural hazard risk assessments and management measures take into account the potential long term effects of climate change.	The stormwater design incorporates climate change rainfall uplifts of 17% for the 10% AEP event and 32.7% for the 1% AEP event, consistent with GD15. Assessment of the eastern overland flow path uses a climate-adjusted flow based on a 3.8°C scenario. The Stormwater Management Plan (**Appendix 19**) also considers events exceeding the design storm and deterioration of drainage measures over a 100-year timeframe.
E36.2(8) A precautionary approach is adopted where information is uncertain or incomplete.	The SMP (**Appendix 19**) assesses climate-adjusted storm flows and models unattenuated overflow from the Hiwa catchment across Te Tūātea / the plaza. Existing asset condition, connection details and interaction with the Kate Edger Information Commons courtyard network remain subject to verification. Detailed design will confirm these matters and refine the drainage arrangements before construction. Defined overflow routes provide an additional safeguard where flows exceed system capacity.
E36.3. Policies [rp/dp]	**Assessment**
(1) Deleted	-

Risk classifications	
E36.3.(1A) Identify risk from natural hazards associated with subdivision, use and development by differentiating risk into the following three classifications: (a) significant (b) potentially tolerable (c) acceptable	The primary activity proposed is education facilities without overnight accommodation which is classified as an 'activity potentially sensitive to natural hazards' under Chapter J Definitions of the AUP as amended by PC120. Beca confirms the site is subject to a low flood hazard area and therefore, flood risk is **potentially tolerable** under Table E36.3.1B.1 (**Appendix 19**). Landslide risk is assessed as acceptable in accordance with the Landslide Hazard Risk Assessment included as **Appendix 20**. The potentially tolerable flood risk and acceptable landslide risk classifications inform the design and management measures described below.
Risk settings and management methodology	
E36.3.(1B) Manage risk from coastal erosion, coastal inundation and flooding associated with subdivision, use and development by: (a) identifying land that may be exposed to these hazards and requiring a site specific assessment to determine the extent and nature of the hazard(s) on site; and (b) using the hazard, the location of the activity, and the sensitivity of the activity to natural hazards to determine the default level of risk, as per Tables E36.3.1B.1 and E36.3.1B.2; and (c) requiring a risk assessment to determine the level of risk and applying management approaches proportionate to that level of risk.	Beca's site-specific assessment (**Appendix 19**) identifies low flood hazard associated with the eastern overland flow path traversing the site. The site is not subject to any coastal erosion or inundation. The proposed activity is potentially sensitive to natural hazards, resulting in a potentially tolerable risk classification under Table E36.3.1B.1 as described in the assessment against E36.3.(1A) above. The assessment informs a proportionate management approach through building levels above the flow path, maintenance of its conveyance function, stormwater attenuation and controlled overflow towards Princes Street.
E36.3.(1C) Manage risk from landslides associated with subdivision, use and development by: (a) identifying land that may be susceptible to landslides; and	T+T have prepared a landslide hazard risk assessment (**Appendix 20**) which applies the Appendix 24 methodology and identifies very low to low landslide susceptibility at the site, with no moderate to very high susceptibility areas upslope within 150m. The assessment concludes that landslide risk is low and acceptable and that further detailed landslide assessment is not required. Implementation of the geotechnical design and construction recommendations provides a management approach proportionate to this level of risk.

(b) requiring a landslide risk assessment to be undertaken in accordance with Appendix 24 Landslide hazard risk assessment methodology, using the level of susceptibility, the underlying zone, the location and type of the activity and the sensitivity of the activity to natural hazards as determinants for the type of assessment and the level of risk; and (c) applying management approaches proportionate to the level of risk.	
E36.3.(1D) Ensure that subdivision, development and vegetation management mitigate wildfire hazards to as low as reasonably practicable	N/A – the site is not subject to any wildfire hazards.
E36.3.(2) Investigate other natural hazards to assess whether risks to people, property or the environment should be managed through the Auckland Unitary Plan or otherwise.	N/A.
Risk assessment requirements	
E36.3.(3) Where a resource consent is necessary, require proposals to subdivide, use or develop land that is subject to natural hazards to prepare a risk assessment that considers all of the following, taking into account the potential effects of climate change and adopting a precautionary approach where information is uncertain or incomplete: (a) [Deleted] (aa) the type, frequency, range and scale of the natural hazard(s), including:	Beca has prepared a Hazard Risk Assessment within the SMP accompanying the Infrastructure Report (**Appendix 19**). The assessment identifies a minor overland flow path originating at the eastern corner of the site adjacent to Alfred Street. The site is not within a floodplain, flood-prone area or flood-sensitive area. No coinciding or compounding hazards are identified. The hazard is permanent, but its impacts are assessed as insignificant. The development will maintain the existing flow path's function, reduce its contributing catchment, attenuate flows and remove localised ponding through regrading. Detention tank overflow during the 1% AEP event will follow a managed route towards Princes Street. The assessment concludes that these arrangements will not increase flood risk and that consequences for the development and surrounding properties will be negligible. The assessment records residual risk as not applicable on this basis. Development will be undertaken in accordance with the SMP, which identifies the proposed approach as the Best Practicable Option.

(i) where there may be coinciding, compounding and/or cascading hazards; (ii) whether the hazard risks will be temporary or permanent; (iii) whether natural hazard events of lower intensity and higher frequency than the 1 per cent AEP event will impact the property and proposed activity (b) [Deleted] (c) the consequences of a natural hazard event in relation to the proposed activity; (d) [Deleted] (e) [Deleted] (f) [Deleted] (g) [Deleted] (h) [Deleted] (i) [Deleted] (j) [Deleted] (k) [Deleted] (l) existing and proposed mitigation measures; (m) residual risk; (n) any relevant management plan, strategy or hazard risk assessment relating to the area.	
E36.3.(4) [Deleted]	-

E36.3(4A) Require all of the following matters to be considered when assessing consequences of natural hazards as part of a risk assessment: (a) accelerating or exacerbating the natural hazard and/or its potential impacts; (b) creating natural hazard risks that previously were not present at the location; (c) the type of activity being undertaken and its sensitivity to natural hazard events; (d) creating or increasing the natural hazard risk(s) to people and communities, including long-term impacts from more frequent hazard events; (e) creating or increasing the natural hazard risk(s) to other properties, infrastructure and the environment; and (f) cultural impacts, including consequences for Māori land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values.	The SMP prepared by Beca (Appendix 19) assesses the proposed mitigation measures and residual risk against this policy. In summary: • The proposed building and Te Tūātea / the plaza are considered potentially sensitive to the minor overland flow path under the AUP. The building platform and finished floor levels are designed above the flow path, and its existing conveyance function will be maintained. These measures result in low sensitivity to the identified hazard; • Flow attenuation and a reduced contributing catchment will avoid accelerating or exacerbating flood hazards. The development will not create new natural hazard risks or increase flood risk to people, communities, other properties, infrastructure or the environment; and • No Māori land, Treaty Settlement Land, marae or urupā are located near the site. Engagement with mana whenua has been undertaken to address cultural values (refer Appendix 3).
E36.3.(4B) Require all of the following matters to be considered as part of a risk assessment of existing and future mitigation measures and residual risk: (a) whether any building, structure or activity located on land subject to natural hazards can be relocated within the site or removed;	The SMP prepared by Beca (Appendix 19) assesses the proposed mitigation measures and residual risk against this policy. In summary: • Site grading will maintain the minor overland flow path along the site boundary, direct flows away from the building footprint and maintain safe access around the development. No significant mitigation structures are required, and the grading works will not adversely affect landscape values or public access;

(b) whether the use, design and construction of buildings and structures can mitigate risks associated with natural hazards; (c) the extent to which methods for long term maintenance of areas affected by natural hazards, such as easements, are provided; (d) the ability for site layout and management to limit exposure of people and property to natural hazards, including safe egress during a natural hazard event; (e) the effect of structures to mitigate hazards on landscape values and public access; (f) the robustness of the mitigation measures, their enforceability and the ability to carry out repairs and maintenance; (g) the potential consequences of events that exceed the design parameters of mitigation measures; (h) the potential effects resulting from failure of structural and nature-based mitigation measures over a 100-year timeframe; (i) the impacts of the mitigation on other people, properties, infrastructure and the environment; (j) whether natural hazard risks can be reduced for Māori Land, Treaty	• Permanent regrading and conventional stormwater infrastructure can be inspected, maintained and repaired through standard asset management practices. Although flows may increase during events exceeding the 100-year climate-adjusted storm, overland flow paths will remain available. Routine maintenance and repair of drainage infrastructure and paved areas will address potential deterioration, supporting the assessment of low long-term risk; and • Effects on the existing flow path are assessed as insignificant, avoiding adverse consequences for the public and adjoining sites. No ongoing monitoring or consent conditions beyond standard construction and maintenance requirements are considered necessary.

Settlement Land, marae, urupā, mana whenua cultural heritage and values; (k) the use of conditions of consent, including the duration of consent, to monitor changes in risk and to limit the exposure of people and property to natural hazards; and (l) the extent to which it is practicable to mitigate residual risk where infrastructure has a functional or operational need to locate in a natural hazard area	
Flooding – general	
E36.3.(21) Ensure all development, including fencing, storage of materials and goods, and earthworks, in flood hazard areas does not create or exacerbate flood risk on other sites	The temporary land disturbance within the low flood hazard area during construction will be managed through the erosion and sediment controls and stormwater management measures outlined in the ESCMP (**Appendix 18**) and SMP (**Appendix 19**). The development does not increase flood hazard risk and maintains an appropriate overland flow conveyance route.
E36.3.(22) Require the storage and containment of hazardous substances in flood hazard areas so that the integrity of the storage method will not be compromised in a flood event.	N/A – no storage and containment of hazardous substances is proposed.
E36.3.(23) Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flood risk on other sites	Regrading, stormwater attenuation and defined overflow routes will manage flood-related effects without materially worsening downstream flooding (**Appendix 19**). No reconstruction of culverts or bridges is proposed.
E36.3.(24) Enable the planting and retention of vegetation cover to enhance amenity values, green linkages and ecological values in floodplains whilst	N/A – the site is not subject to a floodplain.

ensuring that flood risk on other sites are not created or exacerbated.	
E36.3.(25) Require measures such as use of water resistant materials and flood-proof utility connections to increase resilience to flood damage when considering mitigation of flood hazards for buildings located in flood hazard areas.	This policy addresses the resilience of buildings exposed to flooding. Although a minor overland flow path affects the site, the building platform and finished floor levels will sit above it. Existing ponding depressions associated with removal of the former Maidment Theatre will also be removed during construction. The design therefore addresses flood exposure through building levels and regrading, limiting the relevance of additional flood-proofing measures contemplated by this policy.
E36.3.(26) Manage accessways, including private roads and public roads to be vested, and parking areas in flood hazard areas so that safe egress is provided where possible, and flood hazard risks are reduced to as low as reasonably practicable.	N/A – no new accessways, public roads to be vested or parking areas are proposed.
E36.3.(27) [Deleted]	-
E36.3.(28) [Deleted]	-
E36.3.(29) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment by ensuring that any modifications do not result in a reduction in the capacity of the overland flow path and do not cause nuisance or damage to property or the environment.	The eastern overland flow path will retain its existing exit point and conveyance capacity. Redirecting part of the site's runoff towards Princes Street will reduce its contributing catchment. These arrangements will maintain safe stormwater conveyance without causing nuisance or damage to surrounding properties or the environment. Refer Appendix 19 for further information.
E36.3.(30) [Deleted]	-
E36.3.(30A) Enable subdivision, use and development that gives rise to acceptable flood hazard risk in accordance with Tables E36.3.1B.1 and E36.3.1B.2 where these activities do not involve buildings or structures that exacerbate the flood hazard beyond the site.	N/A – The Project gives rise to potentially tolerable flood hazard risk in accordance with Table E36.3.1B.1.
Flooding – within existing urbanised areas	

E36.3.(30B) Avoid new subdivision, use and development in existing urbanised areas that gives rise to significant flood hazard risk in accordance with Table E36.3.1B.1 in very high flood hazard areas.	N/A – The Project gives rise to potentially tolerable flood hazard risk in accordance with Table E36.3.1B.1.
E36.3.(30C) Avoid new subdivision, use and development in existing urbanised areas that gives rise to significant flood hazard risk in accordance with Table E36.3.1B.1 where it is for activities sensitive to natural hazards [B] in high flood hazard areas.	N/A – The Project gives rise to potentially tolerable flood hazard risk in accordance with Table E36.3.1B.1.
E36.3.(30D) Avoid new subdivision, use and development in existing urbanised areas that gives rise to significant flood hazard risk in accordance with Table E36.3.1B.1 where it is for activities sensitive to natural hazards [A] or activities potentially sensitive to natural hazards in high hazard areas unless risk can be reduced to a tolerable level by: (a) providing appropriate safe refuge and safe egress for activities sensitive to natural hazards [A]; and (b) providing appropriate safe refuge and safe egress for activities potentially sensitive to natural hazards, unless it can be demonstrated that safe egress is not necessary to manage risk to life; and (c) minimising all other risks to as low as reasonably practicable.	N/A – The Project gives rise to potentially tolerable flood hazard risk in accordance with Tables E36.3.1B.1.
E36.3.(30E) Manage new subdivision, use and development in existing urbanised areas that gives	The Project has a default potentially tolerable flood risk classification as an activity potentially sensitive to natural hazards within a low flood hazard area. Safe access, elevated building levels and the stormwater

rise to potentially tolerable flood hazard risk in accordance with Table E36.3.1B.1 so that risk is maintained at a tolerable level by: (a) providing appropriate safe refuge and safe egress for activities sensitive to natural hazards [A] unless it can be demonstrated that safe egress is not necessary to manage risk to life; and (b) providing appropriate safe refuge and/or safe egress for activities potentially sensitive to natural hazards; and (c) minimising all other risks to as low as reasonably practicable.	mitigation measures described under Objective E36.2(3B) above support the conclusion that the resulting risk will be managed to an acceptable level.
E36.3.(30F) Where specified, ensure that appropriate safe egress is provided from the site during a 1 per cent AEP flood event by requiring such routes to: (a) be free from floodwaters wherever possible or have flood depths and velocities that do not pose a risk to life, including for vulnerable people; and (b) connect continuously to a safe public place, where assistance can be rendered; and (c) remain safely traversable throughout the event; and (d) be a usual route to and from the building/site and not be reliant on traversing neighbouring properties; and	The site layout maintains safe access around the development and directs overland flow away from the building footprint. During a 1% AEP event, overflow from the detention system will disperse across Te Tūātea / the plaza towards Princes Street. Beca confirms that the resulting depths and velocities will not create a pedestrian safety risk (Appendix 19).

(e) not be subject to hazardous residual risk.	
E36.3.(30G) Where specified, ensure that appropriate safe refuge is provided during a 1 per cent AEP flood event by either: (a) locating buildings outside of flood hazard areas; or (b) when locating buildings within a flood hazard area that: (i) floodwaters will not enter habitable areas of the building and sufficient freeboard is provided; and (ii) the building is designed and certified to resist hydrostatic and hydrodynamic forces, debris impacts and geotechnical effects, including scour and erosion; and (iii) any residual risk does not pose a risk to life, injury or significant property damage; and (iv) the building can sustain basic human needs for the expected duration of inundation event, including wet-proofed electricity and sewerage systems; and (v) those occupying the building will be aware that the building is a safe refuge.	The building platform and finished floor levels will sit above the eastern overland flow path, and existing ponding depressions associated with removal of the former Maidment Theatre will be removed during construction. The building will therefore be outside the identified flood hazard area, providing safe refuge through its location as anticipated by clause (a), rather than requiring the flood-proofing measures under clause (b) (refer Appendix 19).

Landslide hazards – general	
E36.3.(33A) Manage activities sensitive to natural hazards and activities potentially sensitive to natural hazards associated with proposals to subdivide, use or develop land in medium (tolerable) landslide hazard risk areas so the risk is not increased and where practicable, is reduced to an acceptable level in accordance with Appendix 24 Landslide hazard risk assessment methodology.	N/A – the site is assessed as having low (acceptable) landslide hazard risk as set out in the Geotechnical Interpretative Report prepared by T+T (**Appendix 20**).
E36.3.(33B) Enable subdivision, use and development in low (acceptable) landslide hazard risk areas where these activities do not involve buildings or structures that exacerbate landslide hazard risk beyond the site in accordance with Appendix 24 Landslide hazard risk assessment methodology.	The development is located in a low (acceptable) landslide hazard risk area and does not exacerbate landslide hazard risk beyond the site.
E36.3.(33C) Minimise earthworks and vegetation alteration or removal in high landslide susceptibility assessment areas and high (significant) landslide hazard risk areas to ensure that the resulting risk associated with the proposal is reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology, including only allowing earthworks in these landslide hazard areas where: (a) the soil type and properties are appropriate; and (b) measures to maintain slope stability are practicably achievable and their ongoing management, maintenance and monitoring is provided for; and	N/A – the proposed works are not within a high landslide susceptibility assessment or hazard risk area.

(c) adverse effects on stream health and stability are avoided; and (d) adverse effects on adjoining properties and infrastructure are avoided in the first instance, or otherwise minimised where avoidance is not reasonably practicable.	
E36.3.(33D) Manage earthworks and vegetation alteration or removal in medium landslide susceptibility assessment areas and medium (tolerable) landslide hazard risk areas so the resulting risk associated with the proposal is not increased and where practicable, is reduced to an acceptable level in accordance with Appendix 24 Landslide hazard risk assessment methodology, including managing earthworks in these landslide hazard areas to ensure: (a) the soil type and properties are appropriate; and (b) measures to maintain slope stability are practicably achievable and their ongoing management, maintenance and monitoring is provided for; and (c) adverse effects on stream health and stability are avoided; and (d) adverse effects on adjoining properties and infrastructure are avoided in the first instance, or otherwise minimised where avoidance is not reasonably practicable.	N/A – the proposed works are not within a medium landslide susceptibility assessment or hazard risk area.
E36.3.(33E) Avoid the discharge of stormwater and wastewater directly to ground in high landslide	N/A – the proposed works are not within a high landslide susceptibility assessment or hazard risk area.

susceptibility assessment areas and high (significant) landslide hazard risk areas, and, if avoidance is not reasonably practicable in existing urbanised areas, ensure that: (a) the resulting risk associated with the proposal is reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology; and (b) any adverse effects on the site and receiving environment are avoided in the first instance, or otherwise remedied or mitigated where avoidance is not practicable in existing urbanised areas.	
E36.3.(33F) Manage the discharge of stormwater and wastewater directly to ground in medium landslide susceptibility assessment areas and medium (tolerable) landslide hazard risk areas to ensure: (a) the resulting risk associated with the proposal is reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology; and (b) any adverse effects on the site and receiving environment are avoided in the first instance, or otherwise remedied or mitigated where avoidance is not practicable in existing urbanised areas.	N/A – the proposed works are not within a medium landslide susceptibility assessment or hazard risk area.

E36.3.(33G) Manage the storage and containment of hazardous substances in high (significant) and medium (tolerable) landslide hazard risk areas so that the integrity of the storage method will not be compromised in a landslide event.	N/A – the proposed works are not within a high landslide susceptibility assessment or hazard risk area.
E36.3.(33H) Manage accessways, including private roads and roads intended to be vested, in high (significant) and medium (tolerable) landslide hazard risk areas so that safe egress is provided where practicable, and landslide risks are reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology.	N/A – the development does not involve accessways within high (significant) or medium (tolerable) landslide hazard risk areas.
Landslide hazards – within existing urbanised areas	
E36.3.(33I) Avoid activities sensitive to natural hazards and activities potentially sensitive to natural hazards associated with proposals to subdivide, use or develop land in existing urbanised areas that give rise to high (significant) landslide hazard risk in accordance with Appendix 24 Landslide hazard risk assessment methodology, and, if avoidance is not reasonably practicable, reduce the risk to as low as reasonably practicable.	The Appendix 24 assessment undertaken by T+T (refer **Appendix 20**) identifies low (acceptable) landslide hazard risk. The Project therefore does not give rise to the high (significant) landslide hazard risk addressed by this policy.