

Attachment 7 – Student Centre and Library Consultation Summary



This consultation record is prepared in support of a referral application lodged by the University of Auckland (UoA) for the Student Centre and Library project.

This record provides a summary of all relevant consultation undertaken to date for the Student Centre and Library project and has been prepared in accordance with the consultation requirements for a referral application under section 11 of the Fast-track Approvals Act 2024 (FTAA).

1.0 Statutory Organisations

The relevant local authority for this project is Auckland Council.

The relevant administering agency for this project is Heritage New Zealand Pouhere Taonga.¹

Table 1: Summary of Consultation with Statutory Organisations

Organisation	Date	Method	Attendees	Summary
Auckland Council (local authority)	02 March 2026	Meeting	<p>Auckland Council:</p> <ul style="list-style-type: none"> ■ s 9(2)(a) ■ ■ ■ ■ <p>University of Auckland:</p> <ul style="list-style-type: none"> ■ s 9(2)(a) ■ ■ ■ ■ 	<p>Discussion of the overall development proposal and key aspects of the Project.</p> <p>The matters discussed are provided within the Pre-Application Memorandum prepared by s 9(2) (Auckland Council) included as Appendix 1 to this document.</p> <p>In summary:</p> <ul style="list-style-type: none"> • The existing Student Union building is a Category B Scheduled Historic Heritage Place, and the Auckland Council Built Heritage Specialists do not support the total demolition of this building. • Auckland Council Urban Designer noted several positive urban design aspects of the proposal,

¹ The Ministry for the Environment and the Ministry for Culture and Heritage were removed from the definition of administering agency on 17 December 2025 following the passage of the Fast-track Approvals Amendment Act 2025 and consultation with these Ministries is therefore not required under the FTAA.

			<ul style="list-style-type: none"> • s 9(2)(a) • s 9(2)(a) • s 9(2)(a) 	<p>and noted that the existing building presents limited activation and poor interface conditions, with constrained pedestrian flow and limited contribution to the surrounding campus environment.</p> <ul style="list-style-type: none"> • Several information gaps were noted from Auckland Council, but it is considered that these are more appropriately addressed at the next stage of design, during the preparation of a substantive application.
Heritage New Zealand Pouhere Taonga (relevant administering authority)	20 February 2026	Letter	N/A	An initial letter setting out a request for consultation was emailed to Heritage New Zealand Pouhere Taonga on 20 February 2026.
	11 March 2026	Meeting	<p>Heritage New Zealand:</p> <ul style="list-style-type: none"> • s 9(2)(a) • s 9(2)(a) • s 9(2)(a) • s 9(2) <p>University of Auckland:</p> <ul style="list-style-type: none"> • s 9(2)(a) • s 9(2)(a) • s 9(2)(a) 	<p>A meeting was held to discuss the Project. In summary:</p> <ul style="list-style-type: none"> • The University provided an overview of the City Campus Masterplan and the transformational initiatives that have contributed to the Project, and provided a high-level rationale behind the Project. • The existing Student Union building (noting that this is a scheduled historic heritage place under the Auckland Unitary Plan, and is not listed with Heritage New Zealand) and the Albert Barracks Wall archaeological site were discussed. It was noted that substantial excavation occurred during the construction of the existing Student Union Building in 1970, but reasonable archaeological potential could still exist. • The Fast Track process was discussed, noting that Clough and Associates are working on other fast tracks. It was noted that the standard documents

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				<p>would be required, including a record of consultation with mana whenua and a brief archaeological assessment.</p> <ul style="list-style-type: none"> • No specific concerns were noted, and it was acknowledged that the project is similar in complexity to other city centre projects progressing through the Fast Track process.
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2.0 Mana Whenua Consultation

The UoA undertook engagement and consultation with Ngāti Whātua Ōrākei (**NWŌ**) as summarised in Table 2 below.

All other Iwi were contacted on 17th February 2026 as listed in Auckland Council’s mana whenua consultation website. The information provided to Iwi included an overview of the project. Of the 14 groups contacted:

- One expressed interest in the project:
 - Ngāti Tamaterā
- Two deferred to NWŌ:
 - Te Kawerau ā Maki;
 - Te Ahiwaru - Waiohua
- One was not interested:
 - Ngāti Te Ata
- 10 did not respond.

A summary of the consultation undertaken with the relevant iwi authorities, hapū and Treaty settlement entities is provided in Table 2 below.

Overview of Consultation

Table 2: Summary of Mana Whenua Consultation

Iwi authority / hapū / Treaty settlement entity	Summary of Consultation	Expressed Interest?
<p>Ngāti Whātua Ōrākei</p> <p>s 9(2)(a)</p> <p></p> <p></p>	<ul style="list-style-type: none"> UoA (s 9(2)(a)) met with s 9(2)(a) and s 9(2)(a) on 1 December 2025 to introduce the Student Centre and Library Fast Track project and time frames. They had no objections to the process proposed and acknowledged the Fast Track as a planning tool. NWŌ requested: <ul style="list-style-type: none"> That s 9(2)(a) work with Haumi as the NWŌ narrative representative. A meeting with the project architects and Haumi to meet with s 9(2)(a) to discuss and agree what can be incorporated into the design within available timeframes. Design meetings were held on 8 December 2025, 15 December 2025, and 19 January 2026 including s 9(2)(a) and Haumi. A meeting was held between the University and s 9(2)(a) on 18 December 2025 to discuss the project. The University (s 9(2)(a)) sent an email to s 9(2)(a) on 29 January 2026 advising that B&A would be notifying other Auckland iwi in line with the requirements of the FTAA. The University (s 9(2)(a)) met with s 9(2)(a) on 10 February 2026 to present the 80% Concept Design package. s noted that NWŌ were comfortable with the process and the input that s and Haumi have had on the design. NWŌ has provided a letter in support of the project dated 10 March 2026, included as Attachment 12 to the referral application. 	<p>Yes</p>
<p>Ngāti Paoa</p> <p>s 9(2)(a)</p>	<ul style="list-style-type: none"> B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. No response was received. 	<p>No</p>

<p>Ngāti Te Ata</p> <p>s 9(2)(a)</p>	<ul style="list-style-type: none"> • B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. • An email was received from s 9(2)(a) on 17/02/2026 confirming that no engagement was required. 	<p>No</p>
<p>Ngāti Whanaunga</p> <p>s 9(2)(a)</p>	<ul style="list-style-type: none"> • B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. • No response was received. 	<p>No</p>
<p>Te Ākitai Waiohua</p> <p>s 9(2)(a)</p>	<ul style="list-style-type: none"> • B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. • No response was received 	<p>No</p>
<p>Waikato – Tainui</p> <p>s 9(2)(a)</p>	<ul style="list-style-type: none"> • B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. • No response was received. 	<p>No</p>
<p>Te Patukirikiri</p> <p>admin@patukirikiri.co.nz</p>	<ul style="list-style-type: none"> • B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. • No response was received. 	<p>No</p>
<p>Te Ahiwaru – Waiohua</p> <p>s 9(2)(a)</p> <p>s 9(2)(a)</p>	<ul style="list-style-type: none"> • B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. • An email was received on 17/02/2026 from s 9(2)(a) on behalf of Te Ahiwaru confirming that they defer to NWŌ. 	<p>No</p>
<p>Ngāti Tamaoho</p>	<ul style="list-style-type: none"> • B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. 	<p>No</p>

<p>rmaofficer@tamaoho.maori.nz s 9(2)(a)</p>	<ul style="list-style-type: none"> No response was received. 	
<p>Ngāti Whātua o Kaipara tetaritaiao@kaiparamoana.com</p>	<ul style="list-style-type: none"> B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. No response was received. 	No
<p>Ngāti Maru s 9(2)(a)</p>	<ul style="list-style-type: none"> B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. No response was received. 	No
<p>Ngāti Tamaterā rma@tamatera.iwi.nz chair@tamatera.iwi.nz</p>	<ul style="list-style-type: none"> B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. An email was received on 17/02/2026 from s 9(2)(a) confirming that Ngāti Tamaterā were interested in the project and would like to discuss the project further. B&A replied on 02/03/2026 to confirm receipt and discuss next steps. B&A followed up on 09/03/2026 by email to confirm if Ngāti Tamaterā were still interested in the project (including s 9(2)(a) and the iwi's generic resource management email address). No response was received. B&A followed up on 16/03/2026 by email. No response was received. B&A phoned s 9(2)(a) on 18/03/2026 and left a voicemail. B&A followed up on 20/03/2025 by email. No response was received. On 26/03/2026 Ngāti Tamaterā confirmed by email that it was no longer interested in engaging on the project. 	Yes
<p>Te Kawerau ā Maki tiaki@tekawerau.iwi.nz</p>	<ul style="list-style-type: none"> B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. 	No

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	<ul style="list-style-type: none"> An email was received on 18/02/2026 from s 9(2)(a) confirming that Te Kawerau ā Maki defer to NWŌ. 	
<p>Ngāi Tai ki Tāmaki</p> <p>kaitiaki@ngaitaitamaki.iwi.nz</p>	<ul style="list-style-type: none"> B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. No response was received. 	No
<p>Te Rūnanga o Ngāti Whātua</p> <p>kaitiaki@ngatiwhatua.iwi.nz</p>	<ul style="list-style-type: none"> B&A sent an initial letter via email on 17/02/2026 with an overview of the project and an invitation to be further involved, requesting a response by 02/03/2026. No response was received. 	No

3.0 Other Consultation

The University has additionally undertaken consultation with interested parties, including the Auckland University Student Association (**AUSA**). A letter of support is included from the AUSA as Attachment 8 to the referral application.

Pre-Application Consenting Memo

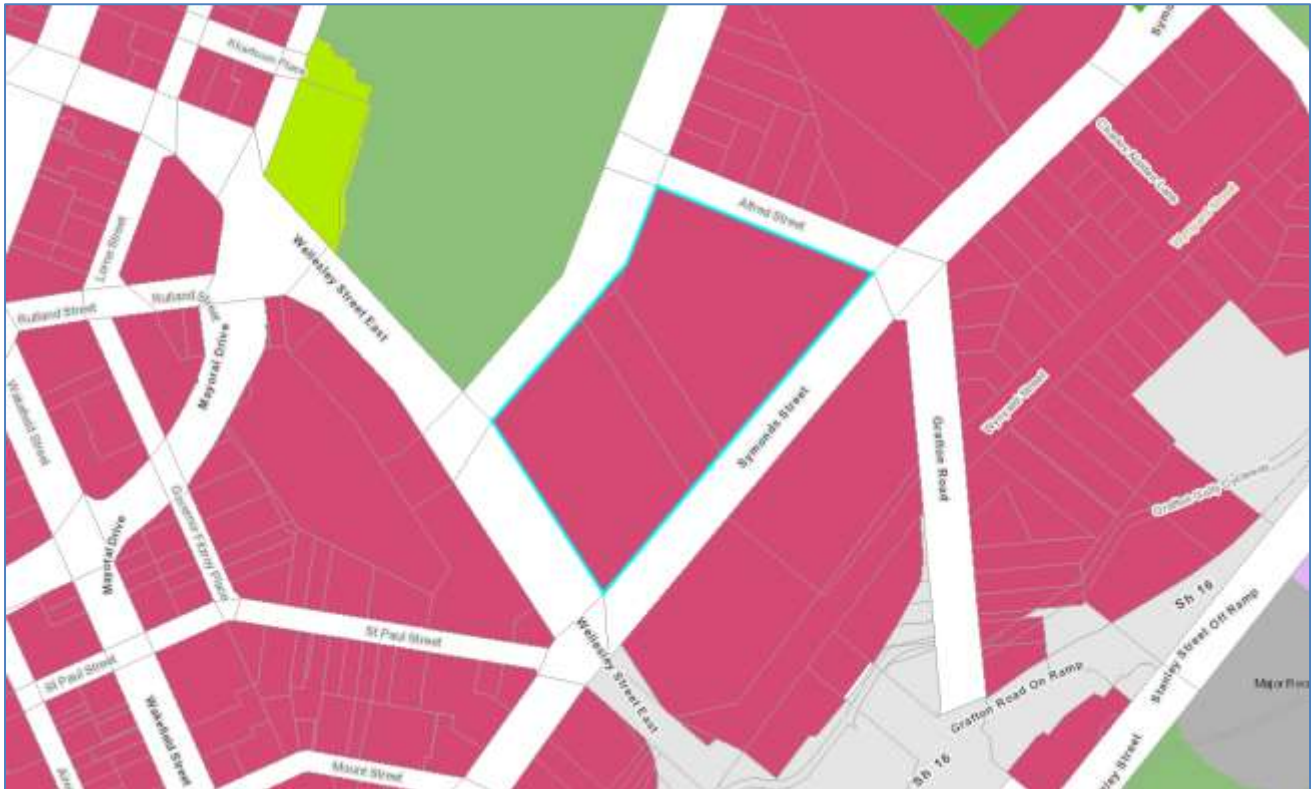
Pre-Application No. PRR00043674	
Site address	30-38 Princes Street, Auckland Central, Auckland 1010
Proposal	<p>University of Auckland Student Centre and Library Project:</p> <p>The project involves demolition of existing building(s), and construction of a new multi-level building and associated open space areas. The new building will comprise nine levels, including two basement levels and associated excavations, and will contain student services, library facilities, retail / food and beverage, and events space.</p> <p>The applicant notes that the existing Student Union Building was originally designed to serve a campus of 6,000 to 7,000 students. With now 45,000+ students enrolled, the Student Union Building is undersized and poorly arranged to meet the needs of the current and future student body.</p> <p>This pre-application meeting is to discuss the proposal ahead of the applicant lodging the Fast-track referral application.</p>

Figure 1: Locality Plan



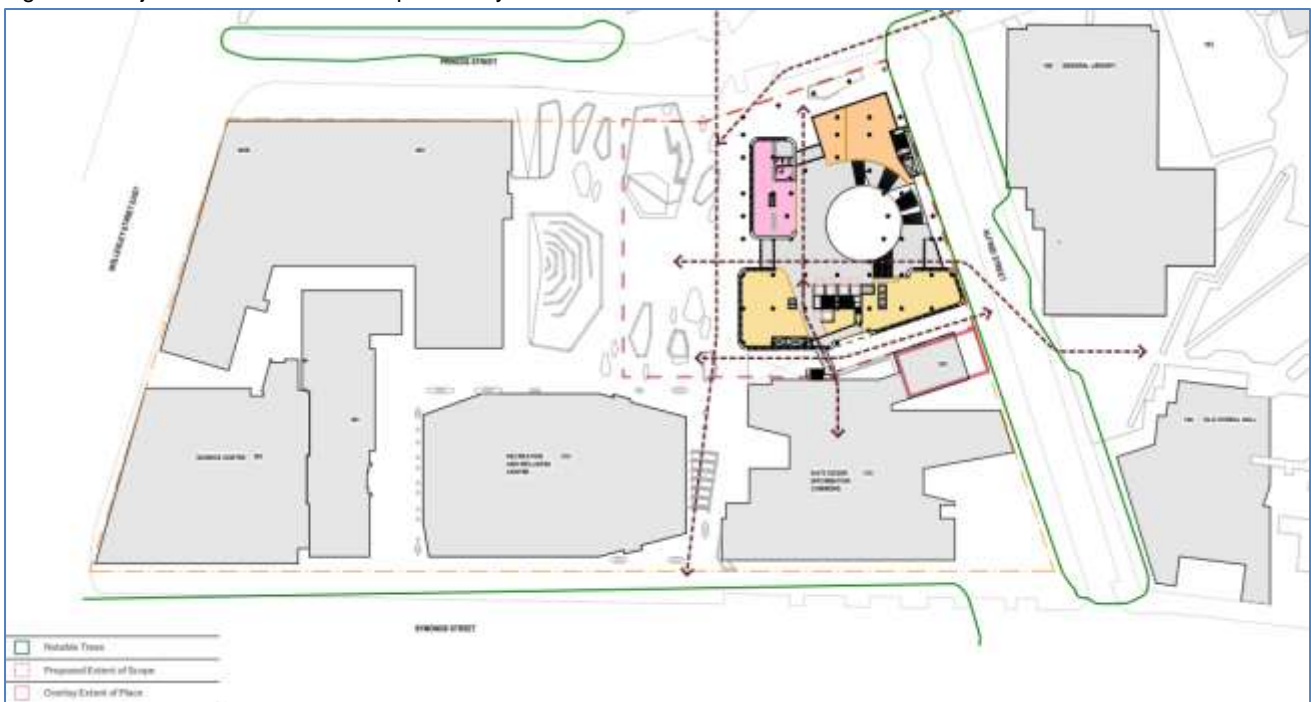
Source: Auckland Council GIS

Figure 2: AUP(OP) Zoning Map



Source: Auckland Council GIS

Figure 3: Project Boundaries and Proposed Layout



Source: Warren and Mahoney

Resource Management Documents		
Auckland Unitary Plan (Operative in Part) – AUP(OP)	Zoning	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1927, Student Union Building Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1926, Residence (former)
	Controls	Macroinvertebrate Community Index – Urban
	Designations	-
	Appeals	-
Site Constraints	Overland Flow Paths (potentially outside of project boundaries) Flood Prone Areas (potentially outside of project boundaries) Potentially Contaminated Land Potentially Low Landslide Hazard Risk	

Property Information	
Legal Description	Lot 1 DP 151178, Lot 2 DP 151178, SO 44422, SO 46532
Record of Title (If not provided)	This has not been viewed, so there may be easements, building line restrictions and other restrictions that need to be taken into account in preparing any development proposal. If the title is 'limited as to parcels', you may need to get this surveyed, particularly where some of the controls, are reliant on accuracy being insured.

Meeting Record

Meeting Record	
Date and Time	2 March 2026, 11.00am – 12.00pm
Council Officers	s 9(2)(a) [Redacted] [Redacted] [Redacted] [Redacted] [Redacted]
Customer	s 9(2)(a) [Redacted] [Redacted] [Redacted]

	<p>s 9(2)(a) [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
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Relevant Matters

Heritage	<p>The following comments have been provided by Council's Team Leader Built Heritage Implementation Team, s 9(2)(a) [REDACTED], and Council's Senior Built Heritage Specialist, s 9(2)(a) [REDACTED].</p> <p>Summary of Heritage Values:</p> <ul style="list-style-type: none"> • As the work of noted New Zealand architecture firm, Warren and Mahoney, and in particular by architect, Sir Miles Warren; the existing Student Union Building is important within the context of their body of work. It represents their early period of work, and one of their first projects outside of Christchurch. • This building is a representative example of the New Brutalism and Constructivist styles, and demonstrates a notable example of the sculptural use of pre-cast concrete, and the pre-stressed, post-tensioned beam and column typology. • This building is also one of the three student union buildings designed by Warren and Mahoney, for the University of Canterbury (Christchurch), the University of Auckland (Auckland), and Massey University (Palmerston North). Importantly, this building has significantly increased in value as the only surviving complete Student Union Building complex. The Massey complex as designed was only partially built, and following damage sustained in the 2011 Christchurch earthquake, the Canterbury Student Union Building was vacated and disused and in 2016 it was demolished. <p>Proposed Demolition:</p> <ul style="list-style-type: none"> • The existing Student Union Building is a Category B Scheduled Historic Heritage Place. Its demolition is not supported by s6 of the Resource Management Act (RMA), and Sections B5 & D17 of the AUP(OP). <p>Exploring Other Options:</p> <ul style="list-style-type: none"> • Demolition results in a complete loss of heritage values, and is the worst possible thing that can happen to a heritage building. Council's Built Heritage Implementation Team strongly encourages exploring
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alternative designs that incorporates all or part of the Student Union Building into an expanded facility, which would reduce these effects.

- The Student Union Building is a notable modernist building, designed in a manner that enables its adaptation, extension, and alteration to suit changes in its use. It should therefore be reasonably simple to retain the building in some form as part of a wider development of this part of campus.
- Without any evidence of testing of other designs that retain all or part of the Student Union Building, it is not possible to assess the applicant's claims that even a partial retention scheme could not meet the majority of the project objectives.
- It is noted that routes through the site already exist in principle as part of the layout of the Student Union Building, and some of the parts that are not working well are those parts that have been badly altered in the past.
- Level differences within the Student Union Building will still exist with the new building – the Student Union Building can be adapted to handle this.
- As additional capacity is required, it is suggested that building around and above the Student Union Building is explored instead.
- Council's Built Heritage Implementation Team would support height limits being exceeded if historic heritage values are retained. The applicant should consider this holistically with other matters, such as planning and urban design.

Other Matters:

- There maintains substantial reputational risk for the applicant if they continue on this route of total demolition of a Category B Scheduled Historic Heritage Place. In our experience, groups like DOCOMOMO and others tend to be very vocal about the loss of mid-century modernist heritage buildings.
- While the applicant has flagged their sustainability goals with the new building, there appears to be no consideration of the loss of embodied carbon in the Student Union Building.
- If retaining and incorporating parts of the Student Union Building, it may not be necessary to go through the Fast-track process and a standard resource consent may be feasible from a heritage perspective, and this may have cost-savings for the applicant.

<p>Urban Design</p>	<p>The following comments have been provided by Council's Principal Urban Design Specialist, s 9(2)(a) [REDACTED] .</p> <p>Of note, the proposal involves the demolition of an existing Category B heritage building. Detailed commentary on heritage effects is deferred to Council's Heritage Specialists (as above). The following comments are provided at a high level based on the information currently available and may be refined as the design progresses.</p> <p>Positive urban design aspects of the proposal are as follows:</p> <ul style="list-style-type: none"> • The existing building on the site appears to present limited activation and poor interface conditions, with constrained pedestrian flow and limited contribution to the surrounding campus environment. In this regard, the proposal presents an opportunity to significantly improve the quality of the built interface and public realm. • The overall site layout appears positive, with the building sitting comfortably within the site and responding logically to the corner condition. • The proposal appears to create multiple laneway-type connections and pedestrian links between Alfred Street, Princes Street and the proposed building and plaza, which is a positive outcome in terms of campus permeability and movement. • The plaza space formed between the proposed building, the HIWA building, and the existing mound and the Faculty of Science building appears to be a particularly positive urban design outcome, with the potential to create a vibrant and well-used campus space. • The proposal also indicates that existing trees within the surrounding landscape (road reserve) will be retained, which is supported. <p>A number of information gaps remain at this stage, and as such feedback on these matters has not been provided. This includes:</p> <ul style="list-style-type: none"> • Full street elevations from both Princes Street and Alfred Street (only perspective views appear to have been provided for Princes Street). • Greater clarity regarding the ground floor programme, uses, and activation. • Further information regarding level relationships, connections, and circulation.

- Confirmation of entry locations and the legibility of the main entrances.

In terms of infringements:

- It is noted that the proposal infringes Standard I207.6.4 Frontage Height and Setback of I207 Learning Precinct. However, the extent of these infringements is not clearly illustrated in the oblique diagrams provided.
- The applicant should demonstrate the full extent of the frontage height and overall height infringements should be clearly illustrated, supported by accurate comparative diagrams, sections, and elevations showing the permitted envelope and the relationship of the proposed form to the frontage height controls.
- While some infringements appear to occur, the proposal generally appears to follow the intent of the frontage profile required under Figure I2076.4.3, which seeks a stepped building form from the street edge.

Overall Comments:

- The proposal appears to be progressing in a positive direction toward creating a high-quality and active urban environment, subject to the clarification of the matters outlined above.
- The applicant has noted engagement with mana whenua, with s [redacted] (Haumi) acting as a design adviser. This is positive; however, how these cultural narratives are translated into the design outcome is not yet clearly demonstrated.
- Notwithstanding that the proposal is intended to proceed through the Fast-track consent pathway, it could benefit from review by the Auckland Urban Design Panel (AUDP) given the scale, prominence, and civic significance of the project.
- The AUDP review could assist in exploring:
 - The overall urban design merits of the proposal.
 - The heritage response, including whether elements of the existing heritage building could be retained or integrated.
 - The facade strategy and architectural articulation, which remain at an early stage of development.
 - The quality and activation of the public realm and ground floor interface.

<p>Planning</p>	<p>High-level planning comments are provided at this stage, noting the level of information provided and the nature of the advice sought (i.e. for the Fast-track referral application).</p> <p>It is strongly recommended that the applicant consider the heritage comments and concerns above, and consider retaining at least a portion of the existing heritage building.</p> <p>The urban design comments are also important to consider, particularly addressing the missing information, consideration of building height and frontage height infringements, and continuation of meaningful mana whenua engagement and consideration of mana whenua values in the proposal. Further, it is highlighted that the proposed retention of the notable trees is positive.</p> <p>Otherwise, the following planning comments are raised:</p> <ul style="list-style-type: none"> • It is understood that an Economic Impact Assessment will be prepared by the applicant’s team and provided as part of the Fast-track referral application. We strongly encourage a Council review of the Economic Assessment as part of pre-application discussions. Please advise if you wish for Council to review this and provide any advice (e.g. prior to lodging the referral application). • The applicant should provide a comprehensive list of consenting triggers under the AUP(OP) and any national environment standards. Noting the nature of the proposal and likely activity status, the applicant should provide a comprehensive assessment against the objectives and policies, particularly in the Business – City Centre Zone, Learning Precinct, and Historic Heritage Overlay. At this stage, the proposal appears to align with the intent of the Business – City Centre Zone and particularly the Learning Precinct • Specialist reports and management plans will be required (if not for the referral, then for later stages), including infrastructure, traffic, geotechnical, urban design, construction management, wind reports etc. • There does not appear to be any significant considerations or actions required regarding proposed plan changes, noting the City Centre provisions of Plan Change 78 have already been incorporated into the AUP(OP). However, please consider Plan Change 120 accordingly, particularly the natural hazard components (e.g. landslide hazards).
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	<ul style="list-style-type: none"> • Please also address any other site constraints, such as flooding and contamination. From an initial review, there does not appear to be flooding hazards within the project boundaries; however, this should be confirmed in the application. • It is understood that the applicant is engaging with Heritage New Zealand regarding the Archaeological Authority process, outside of the resource consent process. This is encouraged to be done as soon as possible, and to provide a copy in the Fast-track application for Council's reference.
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Preliminary View on Outcome / Process

In particular, it is strongly encouraged and recommended that the applicant considers the comments and concerns from Council's Heritage Specialists, noting they currently do not support the proposal. The applicant is also encouraged to consider the urban design comments, particularly addressing the missing information and the possibility of taking the proposal through the AUDP process. It is noted that this pre-application meeting did not discuss engineering, traffic, and other matters outside of the above. The applicant is encouraged to continue discussing the proposal with Council Officers before and after lodgement of the Fast-track referral application.

Important Information

The purpose of a pre-application is to facilitate communication between applicants and the Council so that the applicant can make informed decisions about applying for consents, permits or licences.

The views expressed by Council staff in or following a pre-application are those officers' preliminary views, made in good faith, on the applicant's proposal. The Council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by Council staff. Further, it remains the applicant's responsibility to get their own professional advice when making an application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licences.

To the extent permissible by law, the Council expressly disclaims any liability to the applicant (under the theory of law including negligence) in relation to the pre-application process. The Council acknowledges that the confidential nature of pre-application meetings is important to encourage future applicants to engage with the Council and attend pre-application meetings. By attending a pre-application meeting, both parties expect that the meetings are held in confidence

and the intention is that the associated information that is provided to the Council at these meetings, and the meeting minutes, will remain confidential. However, under the Local Government Official Information and Meetings Act 1987 any person may request any information that is held by the Council. There is a presumption that information is made available unless there is good reason for withholding it, which is not outweighed by the public interest in making the information available. This is assessed on a case-by-case basis.

All consent applications become public information once lodged with Council. Please note that Council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all Local Boards and all mana whenua groups in the Auckland region. Local Boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for Council to take into account.

Prepared by:

Name: s 9(2)(a)

Title: s 9(2)(a)

Signed: s 9(2)(a)

Date: 10 March 2026

Reviewed by:

Name: s 9(2)(a)

Title: s 9(2)(a)

Signed: s 9(2)(a)

Date: 11 March 2026