

Consultation Summary Report

Student Centre and Library

13 November 2026

B&A
Urban & Environmental

Prepared for:
University of Auckland

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1.0 Introduction

This Consultation Summary Report is provided in support of the application for the 'University of Auckland Student Centre and Library' project (**the Project**), referred under the Fast-track Approvals Act 2024 ('FTAA'), on behalf of the University of Auckland (**UoA** or **the University**).

The University has undertaken consultation and engagement with Auckland Council, Council-Controlled Organisations, mana whenua, Heritage New Zealand Pouhere Taonga and stakeholders since late 2025, which has informed the design of the Project and the scope of the technical assessments supporting the application.

This report provides a summary of all relevant consultation undertaken to date, and is organised into the following sections:

- Section 2: Consultation undertaken with Auckland Council and Council-Controlled Organisations;
- Section 3: Iwi Engagement;
- Section 4: Heritage New Zealand Pouhere Taonga; and
- Section 5: Other Consultation.

2.0 Consultation undertaken with Auckland Council and Council-Controlled Organisations

2.1 Auckland Council

There have been three specialist pre-application meetings with Auckland Council, including representatives from Watercare and Healthy Waters, together with regular planning meetings with Auckland Council's Premium Resource Consents team and the circulation of draft technical reports to Council's specialists ahead of lodgement.

2.1.1 Planning Meetings

A pre-application programme was agreed with Council in August 2026, and weekly online meetings with Auckland Council's Premium Resource Consents team have been held on Tuesdays from 8 September 2026 until lodgement of the application. The purpose of these meetings was to discuss the Project and the planning matters relevant to the proposal on an ongoing basis, and to co-ordinate the specialist pre-application meetings and review of draft reports. No formal minutes were taken at these meetings.

2.1.2 Groundwater Pre-Application Meeting

A groundwater pre-application meeting with Council's Project Lead and consultant groundwater specialist (FTL) was held online on 18 September 2026, informed by a pre-application geotechnical scoping memo prepared by Tonkin + Taylor. The meeting discussed groundwater conditions and anticipated drawdown effects, the proposed retaining approach (including third-party approval for any anchors within the road reserve), settlement effects on the adjacent heritage building and water mains, cumulative effects with the existing Hiwa Recreation Centre groundwater consent,

and the reporting to be provided with the application, including a draft Ground Settlement Monitoring and Control Plan.

Draft reports were shared with Council on 5 November 2026, and no response was received prior to lodgement.

A copy of the meeting minutes is included in **Attachment 1** below.

2.1.3 Development Engineering Pre-Application Meeting

A development engineering pre-application meeting with Council's Project Lead and development engineer, Healthy Waters and Watercare was held online on 18 September 2026, informed by a pre-application memorandum prepared by Beca. The focus of the meeting was stormwater management under the Regionwide Network Discharge Consent, including the requirement for a site-specific Stormwater Management Plan, a PC120 flood hazard assessment, wastewater capacity and connections (including the DN2300 Eastern Interceptor transmission main), water and fire-fighting supply, and geotechnical stability. Watercare confirmed no issues with water servicing in principle, and Healthy Waters identified no red flags.

The draft Infrastructure Report and appendices were shared with Council on 2 November 2026. Preliminary feedback from Council's development engineer was received, which raised no fundamental issues with the Project. Feedback from Healthy Waters was not received prior to lodgement, and will be addressed with Council in due course.

A copy of the meeting minutes is included in **Attachment 1** below.

2.1.4 Landscape and Urban Design Pre-Application Meeting

A landscape and urban design pre-application meeting with Council's planners, urban designer and landscape architect was held online on 29 September 2026 to go through the proposed built form of the building, design changes since referral, shading of Albert Park, the visual simulation viewpoints and the landscape strategy, including rooftop planting. Council's specialists concluded positively on the design direction, including the response to the corner site, ground floor activation, integration of the plaza and public realm, and campus permeability. Following the meeting, Parks Planning confirmed that no specific issues had been identified in relation to shading of Albert Park to warrant further pre-application discussion.

The Urban Design and Landscape Effects Assessment was shared with Council on 5 November 2026. Initial feedback from Council's landscape architect indicated that there were no significant issues with the application. Feedback from Council's urban designer was not received prior to lodgement.

A copy of the meeting minutes is included in **Attachment 1** below.

2.1.5 Draft Technical Reports and Arboricultural Site Visit

In lieu of separate arboricultural, wind and noise and vibration pre-application meetings, draft technical reports were circulated to Council's specialists for review and comment ahead of lodgement, including the wind, transport, noise and vibration, economic, arboricultural, and contamination reports. Initial feedback has been received from Council as follows:

- Noise and Vibration – Council's acoustic specialist noted that the acoustic assessment and draft CNVMP are satisfactory, and that works can be managed appropriately. Refer to **Attachment 2** below.
- Arboricultural – a site visit with Council's regulatory and heritage arborists was held on 5 November 2026. From a heritage perspective, the heritage arborist was generally satisfied with the proposed works and protection measures. The regulatory arborist requested that further investigations into the health of the two street trees to be removed on Princes Street be undertaken to support the application. This work will be undertaken and provided at the Tree Owner Approval stage.
- Economics – preliminary feedback from Council's economist indicated that Council would prefer that a cost-benefit analysis (CBA) be undertaken. For the reasons set out in the Economic Impact Assessment (**Appendix 4**), it is not considered that a CBA is necessary.
- Wind – Council's wind specialist provided preliminary feedback on the application. This has been addressed where possible within the Wind Assessment (**Appendix 33**), and the applicant will continue to work through comments with Council as necessary.

A copy of the feedback received is included as **Attachment 2** below.

2.1.6 Section 30 Notice

Notice under section 30 of the FTAA was provided to Auckland Council on 17 September 2026. Council responded on 13 October 2026, confirming that there are no existing resource consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply, and noting existing groundwater consent WAT60341466 associated with the adjacent Hiwa Recreation Centre excavation.

A copy of the notice and Council's response is included as **Appendix 7** to the application.

2.2 Auckland Transport

Meetings have been held with Auckland Transport and the Auckland Urban Design Office to discuss the Project and its interface with the surrounding transport network. While the matters discussed at these meetings do not form part of the Project, they relate to the wider campus context and are included for completeness:

- 17 July 2026, where the University's future planning, the Project, the pedestrianisation of Alfred Street and the City Centre Bus Plan were discussed; and
- 25 August 2026, a site visit to discuss changes to the Wellesley Street / Princes Street intersection associated with the removal of buses from Alfred Street, and the construction and permanent effects of the Project on Princes Street.

Auckland Transport's comments on the transport assessment and Construction Traffic Management Plan were sought by email through Council, however no feedback has been received prior to lodgement.

3.0 Iwi Engagement

3.1 Engagement with Iwi Authorities

Prior to lodgement of the referral application, the University consulted with all relevant iwi authorities with an interest in the site. Correspondence was sent to 14 iwi authorities on 17 February 2026, and an example is included in **Attachment 3**. A summary of the responses received is provided in Table 1 below.

Table 1: Summary of Engagement with Iwi Authorities

Mana Whenua Group	Summary of Engagement
Ngāti Whātua Ōrākei	Ngāti Whātua Ōrākei are a project partner with the University – refer Section 3.2 below.
Ngāti Tamaterā	Correspondence was sent on 17 February 2026. Ngāti Tamaterā initially expressed interest in engaging, but subsequently withdrew from the process on 26 March 2026.
Te Kawerau ā Maki	Correspondence was sent on 17 February 2026. Te Kawerau ā Maki deferred to Ngāti Whātua Ōrākei.
Te Ahiwaru – Waiohua	Correspondence was sent on 17 February 2026. Te Ahiwaru – Waiohua deferred to Ngāti Whātua Ōrākei.
Ngāti Te Ata Waiohua	Correspondence was sent on 17 February 2026. Ngāti Te Ata Waiohua confirmed they did not wish to engage on the Project.
Ngāti Paoa Ngāti Whanaunga Te Ākitai Waiohua Waikato – Tainui Te Patukirikiri Ngāti Tamaoho Ngāti Whātua o Kaipara Ngāti Maru Ngāi Tai ki Tāmaki	Correspondence was sent on 17 February 2026, however no response was received.

Te Rūnanga o Ngāti Whātua	

None of the Māori groups invited to comment on the referral application under section 17 of the FTAA provided comments. No further engagement has been undertaken with the above groups as part of the substantive application.

3.2 Ngāti Whātua Ōrākei

Ngāti Whātua Ōrākei are a project partner with the University, and engagement has continued throughout the development of the Project. The design of the Project has been guided by cultural narratives developed in collaboration with design partners Haumi and Eighty, with Kingi Makoare acting as the Ngāti Whātua Ōrākei narrative representative. This has culminated in the Taumata Rangipuke Concept Direction Report prepared by Haumi and Eighty (refer **Appendix 26**). Ngāti Whātua Ōrākei have provided a letter of support for the Project, which is included as **Appendix 27**.

A summary of engagement with Ngāti Whātua Ōrākei is set out below:

- 1 December 2025: the University met with Phil Wihongi and Jamie Cook to introduce the Project and the Fast-track timeframes. Ngāti Whātua Ōrākei had no objections to the process, and requested that Kingi Makoare work with Haumi as the Ngāti Whātua Ōrākei narrative representative, and that a meeting be held with the architects and Haumi to agree what could be incorporated into the design;
- 8 December 2025, 15 December 2025 and 19 January 2026: design meetings were held between the design team, Kingi Makoare and Haumi;
- 10 February 2026: the 80% concept design was presented to Phil Wihongi, who noted that Ngāti Whātua Ōrākei were comfortable with the process and the input Kingi Makoare and Haumi have had on the design;
- 18 March 2026: the University met with Phil Wihongi to thank Ngāti Whātua Ōrākei for agreeing to provide a letter of support, and to confirm how Ngāti Whātua Ōrākei and the kōtuitanga should be referred to in the application documents;
- July 2026: following referral, Haumi and Eighty were engaged to further develop the cultural narrative and its expression in the built form and open space design, resulting in the Taumata Rangipuke report;
- 20 July 2026: the University met with Phil Wihongi to update Ngāti Whātua Ōrākei on the design progression of the substantive application and to invite feedback; and
- 4 November 2026: the University shared a draft of the substantive application package with Ngāti Whātua Ōrākei. Feedback received from Ngāti Whātua Ōrākei has been incorporated into the final lodgement package.

The University is committed to ongoing engagement with mana whenua beyond the regulatory process.

4.0 Heritage New Zealand Pouhere Taonga

The site is located in proximity to the Albert Barracks Wall archaeological site, and an archaeological authority under section 44 of the Heritage New Zealand Pouhere Taonga Act 2014 is sought as part of the application. A summary of correspondence with Heritage New Zealand Pouhere Taonga (HNZPT) is set out below:

- An initial letter requesting consultation was emailed to HNZPT on 20 February 2026.
- A meeting was held with HNZPT on 11 March 2026, at which the City Campus Masterplan and rationale for the Project, the Student Union Building and the Albert Barracks Wall archaeological site were discussed. It was noted that substantial excavation occurred during construction of the Student Union Building, but reasonable archaeological potential may remain. HNZPT advised that an archaeological assessment and record of consultation with mana whenua would be required. No specific concerns were raised.
- HNZPT's comments on the referral application anticipated further engagement and that the application would include a fulsome archaeological assessment, methodologies, a draft management plan and research strategy, evidence of consultation with tangata whenua, and proposed conditions.
- On 14 September 2026, Barker & Associates emailed HNZPT advising that the Project had been referred, attaching the archaeological memo provided with the referral application, and offering a meeting. A follow-up email was sent on 21 September 2026, and HNZPT confirmed that Ben Pick (Acting Area Manager Mid Northern) would co-ordinate.
- On 14 October 2026, the draft Archaeological Assessment, Archaeological Management Plan and draft authority conditions prepared by Clough & Associates were provided to HNZPT, with a request to meet or for written feedback.
- HNZPT responded on 19 October 2026 to confirm that no meeting was required, and that they were satisfied with the contents of the draft reports at this stage.

A copy of the correspondence with HNZPT is included in **Attachment 4** below.

5.0 Other Consultation

5.1 Auckland University Students' Association

The Auckland University Students' Association (AUSA) has been engaged throughout the design process. AUSA provided a letter of support for the Project on 21 October 2026, identifying the failings of the existing Student Union Building in terms of infrastructure, accessibility, safety and inclusion, and confirming its view that the Project is urgently needed. A copy of the letter is included as Appendix 28.

Attachment 1 – Auckland Council Pre-Application Meeting Minutes

Minutes

Project: UoA Student Centre and Library

Date: 18 September 2026

Time: 12:30 PM

Location: Microsoft Teams

Attendees:

Name	Role/Organisation
Adonica Giborees (AG)	Auckland Council — Project Lead
Quentin Zou (QZ)	Auckland Council — Development Engineering
Dali Suljic (DS)	Auckland Council — Healthy Waters
Shabneez Hussain (SH)	Watercare
Jing Qi (JQ)	Watercare — Wastewater Network Planning
Herz Tabag (HT)	Watercare — Water Network Planning
Steph Wilson (SW)	Barker & Associates — Planner
John Carter (JC)	University of Auckland
John Walmsley (JW)	Beca — Job Director
Roshanak Rezaee (RR)	Beca — Stormwater/Civil Lead
Jerrin Pius (JP)	Beca — Mechanical Engineer / Job Manager
Rousseau Loubser (RL)	Beca — Hydraulics Engineer
Sergio Teixeira (ST)	Beca — Structural Engineer

Item	Detail	Action
1	**JW** outlined the project — a six-storey, ~23,000m² student centre and library at the corner of Alfred and Princes Streets with one basement level, adjacent to the Hewa Recreation Centre. **RR** presented the civil design.	
Healthy Waters		
2	**DS** noted the total impervious area being redeveloped determines brownfields large vs. small classification under AUP Schedule 4. This affects whether SMAF 1-equivalent hydrology mitigation applies (if stormwater discharges to a waterway rather than the coast), whether water quality treatment is required for all impervious surfaces and whether 10% and 1% AEP attenuation to pre-development levels is required. Applicant will need to demonstrate NDC Schedule 4 and Schedule 2 compliance. **RR** confirmed the site exceeds 5,000m², so the site is brownfield large, however noted that pre- and post-development impervious	Beca to provide assessment in accordance with NDC, including whether the ultimate discharge point is to the coast or a stream, whether the proposed water quality treatment and management of 10%

Item	Detail	Action
	area are largely unchanged, and runoff from both Alfred Street and Princes Street ultimately discharges to the coastal environment rather than to a stream. Accordingly, SMAF-equivalent hydrology mitigation is not required.	and 1% AEP peak flows achieve the required outcomes.
3	RR confirmed the SMP proposes a 90m³ retention/135m³ detention tank for two Green Star credits, with a tank swap between the new building and the existing Hiwa building due to a structural clash. DS confirmed no red flags so far and asked to see a draft SMP before lodgement.	B&A to confirm with DS (via AG) whether a draft SMP will be shared before lodgement.
4	QZ confirmed a PC120 flood hazard assessment (E36 methodology) is required separately from the SMP, even though the site isn't in a mapped flood hazard area due to the presence of a minor OLFP (noting that PC120 removes the exclusion for OLFPs <4,000m^2. RR confirmed a flood assessment has already been completed covering the tank's 100-year overflow, and that the applicant will explore PC120 requirements further.	Beca to undertake a PC120 flood hazard assessment.
5	JQ requested the downstream wastewater pipe capacity check be extended to the 375mm pipe, as the current check only reached the 225mm segment and a 150mm reduction in between could bottleneck.	Beca to extend the pipe capacity check to the 375mm pipe
6	RR confirmed the preferred wastewater connection is via extending an existing manhole across Alfred Street, with an alternative under investigation pending CCTV results. JQ flagged the older private network may have cross-connections between the WW and SW network, though the recently built private pipe is confirmed separated. Legacy combined stormwater and wastewater connections may exist. A detailed survey may be required to confirm existing servicing. All new or modified stormwater and wastewater connections are to be separated.	Beca to confirm that existing private pipes are not combined in their assessment.
7	ST and RR queried whether worksover approval is needed for the 40m-deep transmission wastewater pipe; JQ advised it's unlikely given the pipe's depth, but recommended rechecking at detailed design. However, a WO approval will be required for works in close proximity to non-critical pipes. It was agreed that the detailed design is to identify and address potential risks to the transmission line, including proposed piling, geotechnical information and any potential impacts arising from the works.	Beca to address during Detail Design

Item	Detail	Action
8	**RL** confirmed the building will be sprinkler-protected, with a Nova Flow Tech FW2 hydrant test underway on Princess and Alfred Street hydrants. Watercare confirmed no issues with water servicing in principle, subject to demand calculations aligning with their code of practice. Water pressure and fire flow requirements are to be confirmed through hydrant testing and hydraulic modelling at the detailed design stage.	
9	**QZ** confirmed the geotechnical report must address slope stability and post-development ground settlement, and that a PC120 land stability assessment must be prepared by a SQEP. **RR** confirmed the cut-and-fill isometric plan and ESC design are already complete. **SW** confirmed a GIR would be provided incorporating all requirements.	Applicant to provide GIR with lodgement.
10	Auckland Council's GeoMaps shows that currently there is no adopted SMP for the subject sites and adjoining areas. Therefore, the applicant needs to prepare an SMP covering **catchment, water quality, stream hydrology, and flooding in accordance with the NDC requirements.** This SMP needs to be approved by HW. This third-party approval is not part of the RC and can be undertaken either in parallel with the RC process or after the RC has been granted. For the former, once HW approves the submitted SMP, the relevant stormwater provisions/arrangements will need to be designed in accordance with the SMP recommendations. For the latter, the importance of obtaining SMP approval for the development will be emphasised through an advice note in the final DE memo. It is worth noting that, in the absence of an adopted SMP to guide the developments at the RC stage, DE will only focus on the stormwater serviceability and the potential flood effects of the development within the site and on immediately adjoining properties in line with the AUP framework. If this is the sequence for obtaining RC and SMP approvals, and there are any significant departures from the approved SMP, it may result in the need for a S127 application / a delay to the EPA process. Noting that the NDC has specific requirements and interest in a broader catchment area.	Beca to provide SMP Report

Note: These meeting minutes were reviewed by Auckland Council and agreed via email.

Minutes

Project: UoA Student Centre and Library

Date: 18 September 2026

Time: 10:30 AM (NZST)

Location: Microsoft Teams

Attendees:

Name	Role/Organisation
Adonica Giborees (AG)	Auckland Council – Project Lead
Richard Simonds (RS)	FTL – Groundwater (on behalf of Auckland Council)
Steph Wilson (SW)	Barker & Associates – Planner
John Carter (JC)	University of Auckland – Applicant
Matthew Kent (MK)	Tonkin + Taylor – Geotechnical Lead
Tommy Lam (TL)	Tonkin + Taylor – Geotechnical

Item	Detail	Action
1	**MK** confirmed two stages of ground investigations are complete and being processed. Reporting will cover a concept retaining wall system, groundwater drawdown/deformation assessment, and geotechnical interpretive report. Target lodgement for the substantive application is November.	
2	Three standpipes and a multi-stage piezometer are installed (readings every 3 m to ~21 m). Prior investigations indicate perched groundwater at ~60% hydrostatic; current standing level is ~3–4 m, about half the basement depth. Ground is volcanic ash over ECBF with stiff rock a few metres below basement level, so drawdown effects are expected to be very limited, consistent with the adjacent pool hall/recreation centre excavation, which showed no significant effects.	T&T to include discussion of the pool hall/recreation centre excavation observational data in the geotechnical report.
3	**RS** requested a cumulative effects section in the groundwater reporting, given the existing water permit for the pool excavations alongside the new permit sought for this site. MK confirmed this would be covered, noting groundwater effects are expected to be very slight.	T&T to include a cumulative effects section to the groundwater reporting.
4	**MK** noted the preferred retaining approach is soldier piles with a permanently drained basement (during construction and long term); temporary props or anchors are anticipated depending on location, with some areas potentially cantilevered. Reporting will present both	T&T to acknowledge requirement for third party approval for anchors in assessment. If anchors are preferred option, discussion with

Item	Detail	Action
	an internal prop option and an anchor option and consent will be sought for both to provide flexibility. In terms of adjoining ownership, **MK** confirmed the site is bounded on two sides by university-owned property (including a listed heritage building) and two sides by road reserve containing ageing (1940s–60s) cast iron/steel water supply pipes. Extra care will be taken with wall stiffness near the heritage building. **RS** noted anchoring near the road reserve would require Third Party Approvals and should be raised early.	AT for third-party approval should be progressed. T&T to recommend acoustic leak detection for water mains before and after construction works.
6	**RS** noted the council heritage team will likely want to comment on the proposed settlement monitoring and condition survey for the heritage structure. **MK** cited precedent from the university's B230 performing arts building (a similar retaining situation next to a heritage building). JC confirmed the university has 22 heritage buildings on the city campus and experience managing this risk.	
7	**MK** confirmed reporting will include 2D cross-section settlement profiles at critical locations near the water mains and heritage building. RS suggested also considering a total settlement contour plan as a visual tool for laypeople, which MK agreed to consider.	Applicant to consider including a total settlement contour plan alongside the critical 2D cross-sections.
8	**RS** asked whether reporting would include a permitted activity assessment against E7 rules 616 and 610 as the starting point for consent. **SW** confirmed this will be covered under the fast-track process, and **MK** confirmed this will be provided in T&T reporting.	Applicant to prepare permitted activity assessment
9	**MK** confirmed the team will provide a draft Ground Settlement Monitoring and Control Plan (GSMCP) at or before lodgement. Existing standpipes (inside the boundary) will be destroyed during construction; given the low risk profile, the tentative approach is to monitor surface deformation rather than install external groundwater monitoring. **RS** flagged the potential damming effect of secant pile walls on neighbouring groundwater levels for consideration in design. **MK** acknowledged but noted secant piles are unlikely to be adopted for this project.	Applicant to provide a draft GSMCP at lodgement
10	**AG** raised the need to review existing consents as part of the s30 notices as part of the fast-track process. **SW**'s initial understanding is that there are no competing consents on the site, to be confirmed once **AG** has reviewed.	

Note: These meeting minutes were reviewed by Auckland Council and agreed via email on 21/09/2026.

Minutes

Project: UoA Student Centre and Library — UD/LA Pre-Application Meeting

Date: 29 September 2026

Time: 1:00 PM

Location: Microsoft Teams

Attendees:

Name	Role/Organisation
Adonica Giborees (AG)	Auckland Council — Project Lead
Shivaani Gounder (SG)	Auckland Council — Reporting Planner
Mustafa Demiralp (MD)	Auckland Council — Urban Designer
Peter Kensington (PK)	Auckland Council — Landscape Architect
Steph Wilson (SW)	Barker & Associates — Planner
Tom Locke (TL)	Warren and Mahoney — Architect
Stuart Houghton (SH)	Boffa Miskell
Rachel de Lambert (RD)	Boffa Miskell
John Carter (JC)	University of Auckland
Tony McKee (TM)	University of Auckland

Item	Detail	Action
1	TL presented design changes since referral: the building is now one storey lower (Level 6 event space removed, plant room dropped down), floor-to-floor heights compressed, and the Alfred Street façade shifted ~2.5m back with a corner chamfer to reduce impact on notable trees (particularly Tree 5) and improve the relationship with AUSA House. TL also presented updated massing diagrams against envelope controls, showing infringements reduced since referral; MD had not seen these diagrams before the meeting and agreed that comments could be provided post-meeting.	Council to review the height infringement diagrams and provide comments (MD and AG/SG).
2	JC advised the food and beverage space (previously proposed at lower ground) will instead relocate to the adjacent Kate Edger Information Commons, freeing that basement space for teaching/"super lab" use to address a university-wide shortage of flexible lab space. JC noted that having teaching spaces in the new building provides a seriousness to the proposal and guarantees high footfall, reinforcing the intent of the Project as a city-facing gateway to the campus.	-
3	SH presented updated Albert Park shading studies against the Unitary Plan's H8 sunlight admission controls, concluding the effect is fleeting	WAM to identify which part of the building is

Item	Detail	Action
	(under an hour, worst case in autumn) and negligible, affecting movement pathways rather than seating areas, with no non-compliance in the northern/central fountain lawn area. MD raised concern that the plan's "must not be exceeded" language makes any shading non-compliant, noting the affected park entrance still has qualitative value, and confirmed Council remains reserved pending further analysis. MD also enquired which specific elements of the proposed building contribute to the shading infringement, what design options have been tested, and whether the shading can be avoided or further reduced through design refinement. MD noted that the loss of direct sunlight at the park entrance may also affect the qualitative amenity and experience of this location. **Post-meeting comment:** Based on the material provided by the applicant to date, no specific issues have been identified by Parks Planning to warrant further pre-application discussion(s) with the applicant on shading effects on Albert Park. A more nuanced and technical reply will be provided by Parks Planning as part of the substantive FT application when it is lodged in the future.	causing the shading, and provide comment to MD.
4	SH and RD presented three draft visual simulation viewpoints (Princes Street/park side, Albert Park central fountain lawn, Wellesley Street) — expanded from the referral stage's photography-only package. RD confirmed the building reads consistently within the existing building scale and improves plaza framing; PK confirmed comfort with the three viewpoints chosen. Views from Alfred Street/Princes Street were not simulated, as trees fully screen the building. PK noted that there is a protected view from further down Wellesley Street[1], SH/RD confirmed that views of the proposed building decrease as you go down the hill.	Applicant team to circulate the draft visual simulations to council.
5	In relation to landscaping, it was discussed that the more detailed Warren and Mahoney architectural drawing set and the landscape concept were not ready in time for the meeting but can be circulated post-meeting.	Applicant team to share the updated Warren and Mahoney architectural drawing set and the landscape concept with council.
6	TM shared an updated render of the roof terraces; the previous upper-level event terrace has been reallocated to MEP use (photovoltaics, smoke extraction), and the library roof terrace is planned as an informal study zone with built-in planters and seating.	Applicant team to share the more detailed roof terrace sections with council.

[1] Post-meeting note: this being the City Centre Zone sight line 08 at Figures 8, 8a and 8b in Appendix 9 of the AUP

Item	Detail	Action
	PK questioned whether large trees are appropriate given wind exposure, suggesting smaller, more compact, wind-tolerant planting instead; TL/TM confirmed the terrace trees are intended to be smaller than the plaza trees and agreed wind is a key consideration, with further development needed to balance shade, greenery, and practicality.	
7	PK and MD both concluded positively on the design direction, describing it as an exciting project. The proposal continues to deliver a number of positive urban design outcomes that have been identified through previous reviews and discussions. These include a well-considered site layout that responds positively to the prominent corner location, a high level of ground-floor activation, clear and legible building entrances, and the successful integration of the proposed plaza and surrounding public realm spaces. The generally open and highly glazed building form is also considered to support passive surveillance and CPTED outcomes, while the network of pedestrian connections contributes positively to campus permeability and accessibility. MD also queried the design response for the south-eastern pedestrian connection between Alfred Street and Te Tuatea Plaza. The applicant advised that this aspect of the design is currently being progressed and will be further developed as the project evolves. While not discussed during the meeting, the applicant would be welcome to seek feedback from the Auckland Urban Design Panel, given the prominence of the site and its civic importance within the city centre.	

Note: These minutes have been reviewed and agreed by Auckland Council via email.

Attachment 2 – Auckland Council Preliminary Feedback on Reports

Shivaani Gounder

Outlook

From: Shivaani Gounder

Sent: Wednesday, 11 November 2026 3:22 pm

To: Steph Wilson

Cc: Adonica Giborees

Subject: FW: UoA SCL - Draft Reports & Council Specialist Comments - PRR00043674

Hi Steph,

Further comments received from our specialists for your reference ahead of substantive lodgement – please see below:

Street Trees – Arborist

Further to last week's site visit, Council's Arborist would like additional information regarding the proposed removal of the two Lombardy Poplar trees identified as Trees 9 and 10.

As far as the scheduled London Plane trees are concerned, Council's Arborist has no objection to the proposed works. The pruning was discussed and agreed on site, and it is considered that any adverse effects will be less than minor. The proposed work within their protected root zones is also achievable from an arboricultural perspective, subject to appropriate protection measures and supervision.

Council's Arborist's outstanding concern relates to the justification for removing the two Lombardy Polars.

These are substantial, longstanding specimens that dominate the streetscape outside the University and make a considerable contribution to its character and amenity. Their removal warrants careful

consideration, particularly as the discussion on site indicated that the proposed building can be constructed with both trees retained.

Some signs of stress and structural defects are acknowledged, as described in the report. During the meeting, the applicant's arborist inserted spare rod into a trunk cavity, demonstrating internal hollowing. However, that alone does not establish the extent of decay, the condition of the remaining supporting wood, or the likelihood of failure.

The report itself recommends further investigation of both trees.

The applicant's arborist agreed to provide a tree risk assessment using the TRAQ methodology and undertake resistance drilling using a Resistograph, which he indicated he could possibly borrow from Greenscene.

Accordingly, Council's Arborist has the following queries:

- Please provide a documented tree risk assessment for each Lombardy Poplar, prepared by a suitably qualified and experienced arborist holding a current TRAQ qualifications. The assessment must identify the relevant defects, potential failure modes, targets and occupancy, assessment timeframe, likelihood of failure and impact, consequences, and resulting risk rating.
- Please provide Resistograph investigations for each tree, including the testing locations, drilling directions and depths, annotated photographs or diagrams, and the recorded resistance profiles. The accompanying interpretation must explain what the results indicate about internal decay and remaining supporting wood, identify any limitations or uncertainties, and explain how the findings inform the risk assessment.
- Please provide a reasoned recommendation for each tree, considering whether retention with appropriate management is practicable. This must address reasonable alternatives to removal, including pruning, monitoring and any adjustments to the proposed streetscape works, together with the anticipated residual risk and future management requirements.

Pending the above, at this stage, Council's Arborist is not yet able to support removal of Trees 9 & 10. Their concern is to ensure that the decision is informed by a sufficiently detailed assessment of their condition, risk and retention options, given their substantial contribution to the locality and surrounding built environment.

Development Engineer

Infrastructure Report:

- The SMP is well-structured and written but will be subject to Healthy Waters' review and approval.
- At this stage, Council's DE's only feedback is about the discharge arrangement. The applicant may need to further demonstrate that it is the best practicable option in this case even though an assessment of the downstream effects has been prepared and presented in the report.

tank and Hiwa runoff directed to the new stormwater detention tank. The detention tank overflow will be diverted to the plaza via overflow pipes, dispersing as sheet flow towards Princes Street. Flow depth and velocity assessments confirm no pedestrian safety risk, and downstream checks demonstrate that the overflow will not worsen flooding or adversely affect downstream properties. A stormwater treatment device has been incorporated to meet the Green Star pollution-reduction target, with supporting technical question provided to New Zealand Green Building Council for justification.

6.2 Designed Stormwater Management

6.2.1 General

The site is classified as a large brownfield development under Schedule 4 of the Auckland Regionwide Network Discharge Consent (NDC). The stormwater management strategy has been developed to manage stormwater quantity, quality and flooding effects while supporting the project's sustainability objectives.

The strategy incorporates stormwater detention, retention, controlled discharge and water quality treatment measures to minimise adverse effects on the receiving stormwater network. The design also supports the achievement of the project's targeted two Green Star stormwater credits through attenuation and stormwater reuse.

The primary components of the stormwater management strategy are:

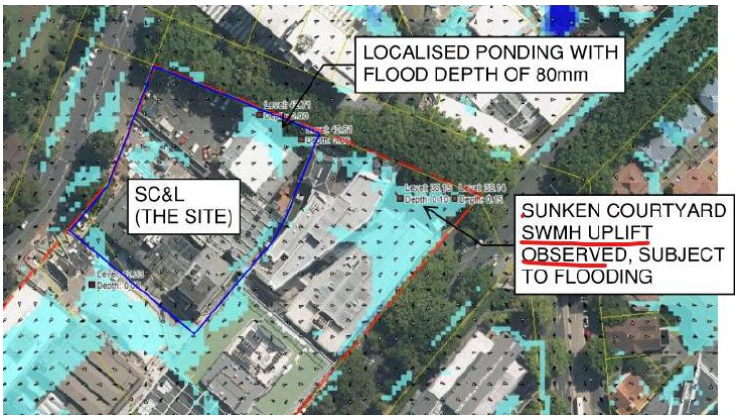
- Reuse of the existing Hiwa stormwater tank for attenuation of runoff from the SC&L catchment;
- Provision of a new detention and retention tank within the SC&L development for runoff from the Hiwa catchment;
- Controlled discharge to the downstream public stormwater networks;
- Water quality treatment incorporated within the site drainage network; and
- Provision of a secondary overland flow path via Te Tūātea Plaza during extreme rainfall events.

Design rainfall depths and design basis were derived from the following documents:

- If the SMP is the final version, a submission to Healthy Waters for review and approval under the NDC should be undertaken as early as possible. In addition, at the final lodgement, it should

be provided as a standalone document as the approved SMP by Healthy Waters will guide the relevant stormwater provisions.

- Although this is not within the redevelopment area, it is strongly recommended that this identified safety issue be addressed by installing a safety grille beneath a manhole cover.



The adjacent B315 courtyard at the Alfred Street / Symonds Street intersection has historically experienced flooding, including manhole lid uplift during extreme events. The UoA Stormwater Improvement Options Report for B315 Courtyard[4], identifies that the existing courtyard network does not have sufficient capacity for the 10-year ARI event and that surcharge during the 100-year ARI event may result in ponding of approximately 300 mm within the courtyard. The report also identifies that the courtyard's depressed topography and lack of a defined secondary overland flow path can contain floodwater within the courtyard.

- In general, the provided PC120 flooding assessment (Section 6.2.6.1 of the report) is considered acceptable. The only improvement would be for the engineer to determine the risk classification for the redevelopment in accordance with Table E36.3.1B.1. and provide further technical comments on the outcome where necessary. Please note that determining the flood hazard classification solely on the basis of floodwater depth is considered inadequate.
- Council's DE has no issues with private stormwater and wastewater, which will be subject to building consent review and approval. In addition, I have no issue with utility services from a resource consent perspective.

Geotechnical Investigation Report:

- Please note that Council's Geotechnical Specialist will undertake a full review once the substantive application is lodged.

Landscape

Council's Landscape Architect has reviewed the UDLA with associated appendices, including the supporting graphic supplement, and has confirmed that there are no significant issues or red flags with the landscape assessment component of this documentation, from their perspective.

Otherwise, hope to provide traffic and UD comments by tomorrow/Friday. Thanks again.

Ngā mihi nui,

Shivaani Gounder | Principal Project Lead

Premium Resource Consents
Mobile: [redacted]
Auckland Council, Level 6, 135 Albert Street
Visit our website: www.aucklandcouncil.govt.nz

From: Shivaani Gounder
Sent: Tuesday, 10 November 2026 10:11 am
To: Steph Wilson [redacted]
Cc: Adonica Giborees [redacted]
Subject: FW: UoA SCL - Draft Reports & Council Specialist Comments - PRR00043674

Hi Steph,

Hope your week has started well.

We have now heard back from further specialists – please see our comments below:

Contamination

Overall, Council's Contamination Specialist does not consider contaminated land to be a constraint to the proposal.

- T+T has completed a comprehensive PSI, including a review of previous investigations across the wider university campus, providing a reasonable understanding of the site's contamination profile.
- The primary contaminants of potential concern include:
    - Asbestos and lead in soils associated with historical construction, maintenance, and demolition activities
    - Historical fill potentially containing PAHs, heavy metals, and/or asbestos.
    - Contamination associated with historical fuel storage and transformer locations.
- Preliminary soil sampling undertaken as part of this PSI did not identify contamination at concentrations likely to pose an unacceptable risk to human health under current or future commercial/industrial land use. However, contamination may present a potential environmental risk during earthworks and redevelopment activities as asbestos fines and fibres (AF/FA) were identified in shallow soils at one location (BH01), and contamination may present an environmental risk during demolition and earthworks.
- The PSI recommends:
    - Post-demolition investigation to characterise fill materials beneath existing buildings.
    - Additional sampling to refine asbestos management measures and soil disposal requirements.
    - Validation sampling following removal of the former UST.
    - Further delineation of elevated lead concentrations identified at BH06 to better define off-site disposal requirements.
- A CSMP has been prepared based on the current understanding of site conditions and outlines the additional investigation and pre-construction testing required to manage contamination risks during redevelopment.
- In the absence of a DSI, T+T has recommended:
    - A Discretionary Activity consent under Regulation 11 of the NES:CS.
    - A Discretionary Activity contaminant discharge consent under Rule E30.4.1(A7), as the proposal does not comply with Standard E30.6.2.1.

Council's Contamination Specialist agrees with these recommendations and considers that the PSI and CSMP provide an appropriate level of understanding to support the proposal, on the condition further investigations and tank validation testing is completed, with scope to update the CSMP (if required), based on the outcome of this testing. These requirements should be captured through consent conditions.

Wind

Please note the following comments and questions do not constitute a complete technical review of the performance of the proposed development against the AUP wind rules as there is currently insufficient information.

Assessment Report:

- The wind report is based on a desktop assessment of the potential effects of the proposed development on pedestrian wind conditions, where this assessment is informed by CFD (Computational Fluid Dynamics) simulations using the authors' proprietary Orbital Stack software.
- The report is clear and professionally presented, and reaches the overall conclusion that, with existing vegetation, wind conditions around the development are substantially appropriate for the intended uses, and that no additional wind mitigation is required. However, to support this conclusion, the following information and clarifications are required.

Meteorological Reference:

- Use of the Auckland Airport meteorological data as a reference is appropriate, but an explanation about how this was translated to the development site is needed.

Wind Environment – Existing:

- The existing site wind conditions are described qualitatively, with conditions anticipated to be mainly Categories A and B, with localised occurrences of Categories C and D. For an assessment concerned with the adverse effects of the proposed development, a numerical simulation of the existing situation would be informative in allowing direct comparison between the existing and proposed configurations. In other words, what effects does the development cause?
- Commentary is required on the likely magnitude of existing gust speeds.

Wind Environment – Proposed:

- Predicted wind conditions are presented for two configurations, these being without (Configuration 1) and with (Configuration 2) the inclusion of surrounding and on-site vegetation. The Configuration 2 results show a significantly more benign wind environment due to the existing vegetation, and no description is provided about how the vegetation has been

modelled, e.g. are the trees treated uniformly, and how are evergreen and deciduous trees distinguished. This is concerning as a significant proportion of the trees in the surrounding are deciduous, and typically deciduous trees do not have a substantial effect on wind conditions year-round. Clarification is required to understand how this might affect the development's compliance with the wind rules.

- The images presented for the two proposed development configuration simulations show no results for the areas of Princes Street and Alfred Street, including the pedestrian footpaths and the Princes Street pedestrian crossing. The lack of results makes the assessment incomplete, particularly around the corner of the Princes Street – Alfred Street intersection.
- Commentary is required on the likely magnitude of gust speeds around the development. Without this information compliance with H8.6.28.1(b)&(c) cannot be determined.
- The development design includes undercroft areas at ground level, as well as outdoor breakout spaces at Levels 1 and 2, and larger outdoor terraces on Levels 4 and 5. No results are presented for these spaces., where wind conditions need to be assessed. The undercroft is certainly within the public realm, while information on the outdoor spaces within the building would be useful to inform the need for any additional wind shelter.

We have followed up comments from the DE and AT and hope to share these soon. Will also keep you posted on any feedback from the recently provided info (UDLEA and Geotech/GW).

Please let us know if you have any questions. Thanks very much.

Ngā mihi nui,

Shivaani Gounder | Principal Project Lead

Premium Resource Consents
Mobile: [redacted]
Auckland Council, Level 6, 135 Albert Street
Visit our website: www.aucklandcouncil.govt.nz

From: Shivaani Gounder
Sent: Tuesday, 3 November 2026 4:20 pm
To: Steph Wilson [redacted]
Cc: Adonica Giborees [redacted]
Subject: FW: UoA SCL - Draft Reports & Council Specialist Comments - PRR00043674

Hi Steph,

Thanks again for the reports and for your time this morning.

As discussed, we have heard back from a few specialists – please see our comments below:

Noise & Vibration

Based on Council's Acoustic Specialist's experience, the assessment and draft CNVMP are satisfactory, as follows:

- Relevant project noise and vibration limits are specified.
- The proposed works are adequately described.
- Key machinery and specific works are adequately identified.
- Affected receivers are correctly identified.
- Indicative noise and vibration levels are predicted.
- The best practicable option is recommended (i.e. to demonstrate compliance or where compliance is not practicable, to demonstrate effects will be minimised).

It will be practicable to manage works to enable compliance at all occupied buildings located outside the UoA campus, but as reported there are predicted construction noise exceedances at the three closest UoA buildings namely AUSA House, Kate Edgar Commons, and the Hiwa Recreation Centre.

High vibration creating works can be managed to enable compliance including at AUSA House, which is a heritage building, and therefore, compliance with DIN 4150-3 Line 2 limits will be achieved:

Figure 1: Short-term (transient)[1] vibration at building foundations (DIN 4150-3 2016: Figure 1)

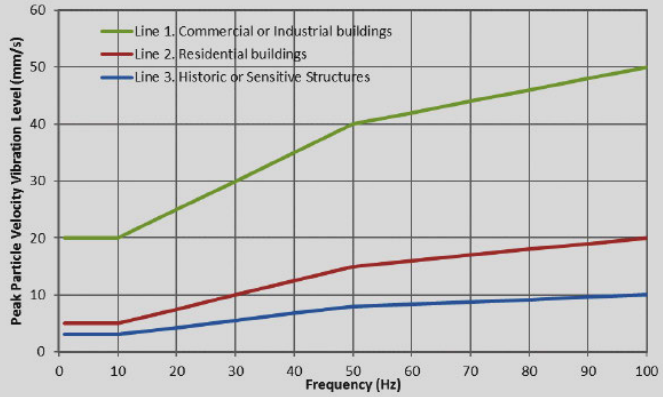


Table 3: Vibration at horizontal plane of highest floor (DIN 4150-3 2016: Tables 1 and 4)

Building Type	Peak Particle Velocity Vibration Level (mm/s)	
	Short-term (transient)[4]	Long-term (continuous)[5]
Line 1. Commercial or Industrial	40	10
Line 2. Residential	15	5
Line 3. Vibration sensitive	8	2.5

DIN 4150-3 states that Line 3 should be used for buildings "*that, because of their particular sensitivity to vibration, cannot be classified under Lines 1 and 2* ***and*** *are of great intrinsic value (e.g. listed building)*".

MDA states, *"UoA has obtained written approval from the occupants of AUSA house. Therefore, vibration amenity effects are focused on other UoA building occupants."*

Overall, the assessment and draft CNVMP are generally acceptable.

In terms of operational noise, Council's Acoustic Specialist agrees that building services plant and equipment can be designed to enable compliance without any practical difficulties. Of note, the new Student Centre and Library will include social and event spaces, but this activity is not mentioned. Having said that, given there are no buildings outside the UoA campus which are in proximity and there are no nearby apartments which could be potentially affected; Council's Acoustic Specialist expects it will be practicable to manage events to ensure noise is maintained at reasonable and compliant levels.

Street Tree Arborist

Having reviewed the draft arboriculture report, Council's Arborist considers that the proposed works are potentially supportable from an arboricultural perspective. However, some further clarity is required

before they provided final support, where the on-site meeting on Thursday will be useful (as well as subsequent reports etc as part of the substantive package/process).

Economics

Council's Economist has reviewed Property Economics' EIA and has the following comments:

- This is an EIA – it assesses how large a project is and what its economic impact is in terms of GDP and jobs created in theory.
- It has a thorough description of why it uses this approach instead of a CBA approach – while this rationale can be convincing, it may oversimplify things.
- Council's Economist's fundamental disagreement is the applicant's claim that *"It is not the role of the economist to undertake or dictate the Panel's proportionality test through a CBA which would lean into this test with its incorporation of non-economic considerations and extensive assumptions."*
    - Council's Economist considers this is the Economist's job.
    - The applicant considers other impacts (environmental, social etc) are not 'economic'. Council's Economist considers this to be a narrow view of economics. Economics is the study of trade-offs.
    - Since economics is evaluating trade-offs, it is the Economist's job to help the Panel weigh up the trade-offs.
    - The applicant's argument that putting a value on these things would involve *"assumptions that would render the results not only difficult to compare, but also highly subjective"* is interesting because the whole Panel evaluation involves assumptions. The applicant's estimate of GDP and jobs also relies on assumptions – assumptions of the arborists on the impact, assumptions of the stormwater impact by the relevant expert etc. Council's Economist does not view this as being a fatal flaw of a more comprehensive approach, but a necessary component of doing an analysis.
- Council's Economist appreciates the authors stating their case clearly instead of relying on past decisions and implicit assumptions.

Otherwise, we'll keep you posted on comments from the DE, Auckland Transport, and Wind.

Thanks very much.

Attachment 3 – Example of Correspondence Sent to Iwi Authorities (Feb 2026)

Outlook

Pending Referral Application – University of Auckland Student Centre and Library

From Steph Wilson [redacted]
Date Tue 17/02/2026 3:30 PM
To Lucie Rutherfurd [redacted] edith Tuhimata [redacted]

1 attachment (209 KB)
Attachment 1 - Site Plan.pdf;

Tēnā kōrua

We are writing to you on behalf of Waipapa Taumata Rau, University of Auckland ('the University') who intends to lodge a referral application under the Fast-Track Approvals Act ('FTAA') for its new Student Centre and Library development ('the Project').

The Project is located within the existing City Campus on the site of the existing Student Union complex adjoining Alfred Street and Princes Street ('the Site'). A site plan is included as **Attachment 1**. The Project involves demolition of existing buildings on site, 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.

The Site has been selected as the location for the Project owing to its proximity to other key student facilities including the new Hiwa Recreation Centre, Auckland University Students Association, Kate Edger Information Commons and Old Choral Hall which act as the focus for student life and activity. It also occupies a strategic position as the gateway between the City Campus and the City Centre and Rangipuke Albert Park creating a front door for the university and supporting accessibility (including to key transport links).

Resource consents under the Auckland Unitary Plan will be required for the Project, together with an archaeological authority in relation to the proposed excavation work.

The University is proactively engaging with Ngāti Whātua Ōrākei regarding the Project, and a conceptual cultural narrative is being prepared in partnership between the University and Ngāti Whātua Ōrākei.

In relation to the FTAA process, we recognise that Ngāti Tamaoho may have interest in this Project. If you would like to discuss the Project in further detail, please confirm your interest by contacting me by return email by **Tuesday 3rd March 2026**. The current intention is to lodge the FTAA referral application in late-March 2026.

Ngā mihi | Kind regards,

STEPH WILSON
Associate
[redacted]

B&A
Urban & Environmental

TOITŪ CARBON REDUCE ISO 14064-1 ORGANISATION

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Auckland | Hamilton | Cambridge |

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Attachment 4 – Correspondence with HNZPT

Outlook

RE: FTAA Substantive Application - University of Auckland Student Centre and Library

From Greg Walter [redacted]
Date Mon 19/10/2026 11:22 AM
To Steph Wilson <[redacted]
Cc Ben Pick <[redacted]

Hi Stephanie,

I've had a look through the C and A documents and they seem fine. The area has well and truly been previously modified, and archaeological potential would seem to be low, although not non-existent. I don't think a meeting is necessary at this point.

Please get in touch by email directly if you wish to discuss further.

Nāku noa, nā
Greg Walter

Available Monday - Thursday

Greg Walter I Senior Archaeologist/Tuakana Poutairangahia I Heritage New Zealand Pouhere Taonga | Northern Regional Office, | SAP Tower, 10th Floor, 151 Queen Street | Private Box 105291, Auckland City 1143 [redacted] Visit www.heritage.org.nz and learn more about New Zealand's heritage places.

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From: Steph Wilson <[redacted]
Sent: Wednesday, 14 October 2026 4:31 pm
To: Ben Pick [redacted]
Cc: Bev Parslow <[redacted] Greg Walter <[redacted] Glen Farley [redacted]
Subject: Re: FTAA Substantive Application - University of Auckland Student Centre and Library

Some people who received this message don't often get email from [redacted] Learn why this is important

Hi Ben,

Hope you're well.

Clough & Associates have now progressed their reporting, which is linked below.

Archaeology Reports

We would welcome the opportunity to meet to discuss this application and the draft reports. If a meeting is not feasible, we would appreciate any written feedback on the attached.

Look forward to hearing from you.

Ngā mihi | Kind regards,

STEPH WILSON
Associate
[redacted]
barker.co.nz [redacted]

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Urban & Environmental

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From: Bev Parslow [redacted]
Sent: Monday, 21 September 2026 9:04 am
To: Steph Wilson [redacted]
Cc: Ben Pick [redacted]
Subject: FW: FTAA Substantive Application - University of Auckland Student Centre and Library

You don't often get email from [redacted] Learn why this is important

Kia ora Steph

Thank you for your email, I am copying in Acting Area Manager Mid Northern Ben Pick to co-ordinate.

Ngā mihi
Bev

From: Steph Wilson [redacted]
Sent: Monday, 21 September 2026 9:00 am
To: Bev Parslow [redacted]
Subject: Re: FTAA Substantive Application - University of Auckland Student Centre and Library

You don't often get email from [redacted] Learn why this is important

Good morning,

Following up on the below.

We will be able to provide the draft archaeological assessment this week and would welcome the opportunity to discuss with you prior to lodgement.

Ngā mihi | Kind regards,

STEPH WILSON
Associate
[redacted]
barker.co.nz

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From: Steph Wilson <[redacted]
Sent: Monday, September 14, 2026 3:22 PM
To: AreaMgrMN@heritage.org.nz <AreaMgrMN@heritage.org.nz>
Subject: Re: FTAA Substantive Application - University of Auckland Student Centre and Library

Kia ora,

I understand that Mary has left HNZPT. We met with Mary, Greg Walter, and Lisa Ahn in relation to a referral application for the University of Auckland Student Centre and Library.

Further to our meeting earlier in the year, the Project was successfully referred and we are in the process of preparing the substantive application. I have attached the archaeological memo that was provided with the referral application for context.

The site is located within proximity to the Albert Barracks Wall and will require an archaeological authority under s44 of the HNZPTA.

Our more comprehensive archaeology assessment in support of the substantive application will be completed early next week and we would be happy to share a copy of this with HNZPT. We would welcome the opportunity to meet, or if preferred, we would be happy to respond to any questions in writing.

Look forward to hearing from you.

Ngā mihi | Kind regards,

STEPH WILSON
Associate
[redacted]
barker.co.nz

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From: Mary Kienholz <[redacted]
Sent: Tuesday, 24 February 2026 1:21 pm
To: Steph Wilson <[redacted]

Cc: Karl Cook <[redacted]
Subject: RE: FTAA Referral Application - University of Auckland Student Centre and Library

You don't often get email from [redacted] Learn why this is important

Hi Steph,

Wednesday the 11th at 2pm would work great on our end.

I'll send through a meeting request following this email. Would you be able to forward it on to anyone on your end that should attend?

Looking forward to meeting.

Kind regards,
Mary

From: Steph Wilson <[redacted]
Sent: Tuesday, 24 February 2026 10:09 am
To: Mary Kienholz <[redacted]
Cc: Karl Cook <[redacted]
Subject: Re: FTAA Referral Application - University of Auckland Student Centre and Library

Hi Mary,

Thank you for your response.

Agree that a pre-lodgement meeting would be useful, and an in person would be great.

This and next week are quite busy already with meetings, but Monday 9th in the afternoon, Tuesday 10th 9am-10am or Wednesday 11th after 2pm are likely to work our end. Would any of those times work?

Ngā mihi | Kind regards,

STEPH WILSON
Associate
[redacted]

barker.co.nz

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From: Mary Kienholz <[redacted]
Sent: Friday, 20 February 2026 4:17 pm
To: Steph Wilson <[redacted]
Cc: Karl Cook <[redacted]
Subject: RE: FTAA Referral Application - University of Auckland Student Centre and Library

You don't often get email from [redacted] Learn why this is important

Kia ora Steph,

Thank you for sending through the letter regarding the pending University of Auckland Fast referral application.

In terms of next steps for consultation, we often find that it's beneficial to have a pre-lodgement meeting to highlight our information requirements before application documentation is finalised. At these meetings, it's useful if the consultant archaeologist/heritage specialist is able to attend.

We would be happy to host at our office or hold a meeting on Microsoft Teams – whichever is easiest on your end.

If you would like to proceed with a meeting, please let me know how you're placed over the coming weeks.

I hope you have a great weekend.

Ngā mihi,
Mary

Mary Kienholz I Kaiwhakahaere a-Takiwa I Area Manager Mid-Northern I Heritage New Zealand Pouhere Taonga **I** L10 SAP Tower 151 Queen Street Auckland CBD **I** Private Box 105 291 Auckland City 1143 **I** DDI: [redacted] visit www.heritage.org.nz and learn more about NZ's heritage places.

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From: Steph Wilson [redacted]
Sent: Friday, 20 February 2026 2:56 pm
To: Info Northern [redacted]
Cc: Karl Cook [redacted]
Subject: FTAA Referral Application - University of Auckland Student Centre and Library

You don't often get email from [redacted] Learn why this is important
Good afternoon,

Please find attached a letter in relation to a pending referral application under the Fast Track Approvals Act on behalf of the University of Auckland.

We would appreciate if you could confirm receipt of this email, and advise on preferred next steps for consultation.

Ngā mihi | Kind regards,

STEPH WILSON
Associate
[redacted]

PO Box 1986,
Shortland Street,
Auckland 1140
Level 4, Old South
British Building,
3-13 Shortland Street,
Auckland

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

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