Draft Proposed Conditions

Under clause 18 of Schedule 5 of the FTAA sections 108 to 108AA of the RMA, these consents are subject to the following conditions.

The conditions of the archaeological authority sought under the Heritage New Zealand Pouhere Taonga Act 2014 are set out separately in Part C of the Substantive Application and are not repeated here.

Definitions

Acronym / Term	Definition
AMP	Archaeological Management Plan prepared by Clough & Associates, as referenced in Condition (1)
AT	Auckland Transport
AUP	Auckland Unitary Plan
AUSA House	the Category B scheduled historic heritage place 'Residence (former)' (Schedule 14.1, ID 01926), Building 322, 4 Alfred Street, Auckland Central
BPO	Best Practicable Option, as defined in section 2 of the RMA
CAQMP	Construction Air Quality Management Plan
CMP	Construction Management Plan, which includes demolition and enabling works
CNVMP	Construction Noise and Vibration Management Plan, which includes demolition and enabling works
Commencement of Construction	the start of any physical works authorised by these consents, including soft demolition and enabling works, but excluding investigative works, surveys and the installation of monitoring equipment
Consent Holder	the University of Auckland
Council	Auckland Council and, for the purpose of compliance with the conditions of consent, the Council's monitoring officer unless otherwise specified
CSMP	Contamination Site Management Plan
CTMP	Construction Traffic Management Plan
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GD05	Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region'
GSMCP	Groundwater and Settlement Monitoring and Contingency Plan
Hiwa	the Hiwa Recreation and Wellness Centre, Building 310
HNZPT	Heritage New Zealand Pouhere Taonga
NES:CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
Notable Trees	the London plane trees within the Alfred Street road reserve identified as T1 to T8 in the Arboricultural Impact Assessment prepared by Peers Brown

Acronym / Term	Definition
	Miller, as referenced in Condition (1), and forming part of Schedule 10 Notable Trees, ID 1
NWŌ	Ngāti Whātua Ōrākei
PRZ	Protected root zone, as defined in Chapter J of the AUP
Project Arborist	the suitably qualified and experienced arborist engaged by the Consent Holder in accordance with Condition (56)
Project Archaeologist	the person approved under section 45 of the Heritage New Zealand Pouhere Taonga Act 2014, or a person appointed by them
Project Heritage Architect	the suitably qualified and experienced heritage architect engaged by the Consent Holder
RMA	Resource Management Act 1991
SQEP	Suitably Qualified and Experienced Person
SQGEP	Suitably Qualified Geotechnical Engineering Professional
Student Union Building	the Category B scheduled historic heritage place 'Student Union Building' (Schedule 14.1, ID 01927), comprising Buildings 311 (A–D) and 312
The Project	the physical works associated with these resource consents, including any undertakings required by the conditions of these consents
The Site	the land at the corner of Princes Street and Alfred Street, Auckland Central, within Record of Title NA90A/610, shown as the application site on the plans listed in Condition (1)

1.0 General Conditions

These conditions apply to all resource consents.

Activity in accordance with application

(1) The Consent Holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 16 November 2026, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.

(a) Application form, and Substantive Project Assessment prepared by Barker & Associates Limited titled "University of Auckland Student Centre and Library" and dated 16 November 2026;

(b) The reports listed at **Attachment 1**; and

(c) The plans listed at **Attachment 2**.

Lapse of consent

(2) In accordance with section 87(2)(b)(i) of the FTAA and clause 26 of Schedule 5 of the FTAA, these consents lapse ten (10) years after the date on which they commence unless they are given effect to within that period.

Monitoring deposit

(3) The Consent Holder must pay the Council an initial consent compliance monitoring charge of $1,170 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice Note:

The initial monitoring deposit is to cover the cost of inspecting the Site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consents. In order to recover actual and reasonable costs, monitoring of conditions in excess of those covered by the deposit will be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further monitoring charge. Only after all conditions of the resource consents have been met will the Council issue a letter confirming compliance on request of the Consent Holder.

Management Plans

(4) Conditions (5) to (10) apply to all Management Plans required by these conditions.

(5) Unless otherwise specified in these conditions Management Plans must be submitted to the Council for certification in writing prior to the Commencement of Construction or the commencement of the relevant activity, (within the timeframes set out in the management plan conditions). The certification process must be limited to confirming that the management plan has been prepared in accordance with the relevant condition(s) and will achieve the objectives of the relevant management plan.

Advice Note:

Any preliminary works, which do not need resource consent / are permitted activities can be undertaken prior to any Management Plan(s) being certified.

(6) Management plans may be submitted in parts or stages to address particular activities or to reflect a staged implementation of the Project. Where provided in part or for a stage, the management plan must be submitted at least 20 working days prior to the commencement of that part or stage and must clearly show the linkages with plans for adjacent stages and interrelated activities.

(7) Should the Council refuse to certify a management plan, or a part or stage of a management plan, the Consent Holder must submit a revised management plan for certification as soon as practicable. The certification process must follow the same procedure as set out in Condition (5).

(8) Any certified management plan may be amended to reflect changes in design, construction methods or the management of effects. Any amendment must be submitted to the Council for certification prior to implementation of the change and must be consistent with the objectives of the relevant management plan and the requirements of these conditions. Where a management plan was prepared in consultation with any party, any material amendment must also be prepared in consultation with that party.

(9) All works must be carried out in accordance with the certified management plans. No works or activities covered by an individual management plan may commence until written certification of that management plan has been provided by the Council, unless otherwise approved in writing by the Council.

(10) A copy of the most recent certified version of each management plan must be kept on site at all times and made available to the Council on request.

Advice Note:

The Council acknowledges that the management plans required by these conditions are intended to provide flexibility for the management of the construction works. Accordingly, the management plans may need to be reviewed over time. Any review should be in accordance with the stated objectives of the management plan and limited to the scope of these consents.

Certification of a management plan by the Council relates only to those aspects of the management plan that are relevant under the RMA. Certification does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, including (but not limited to) the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014 and the Health and Safety at Work Act 2015.

2.0 Specific conditions – land use consent [LUC]

Pre-start meeting

(11) Prior to the Commencement of Construction, the Consent Holder must hold a pre-start meeting that:

(a) Is located on the Site;

(b) Is scheduled not less than five working days before the anticipated commencement of works;

(c) Includes the Council's monitoring officer;

(d) Includes representation from the contractors who will undertake the works; and

(e) Includes the Project Arborist, the Project Archaeologist and the Project Heritage Architect.

The following matters shall be discussed at the meeting:

(a) The construction methodology;

(b) The management plan requirements and the conditions of this consent;

(c) Confirmation of the location of tree protection fencing and ground protection required by Condition (57); and

(d) Physical protection measures for AUSA House required by Condition (53).

The timeframes for key stages of the works, the resource consent conditions and the certified management plans must be made available at the meeting.

Advice Note:

To arrange the pre-start meeting, please contact the Council at monitoring@aucklandcouncil.govt.nz or 09 301 0101. All information required by the Council should be provided no less than two working days prior to the meeting.

Construction hours

(12) Demolition and construction works must only be undertaken between 6:30am and 10:30pm Monday to Friday, 7:00am and 11:00pm Saturday, and 9:00am and 7:00pm Sunday, and excluding public holidays.

Advice note:

This restriction does not apply to early morning works as required for steel deliveries, concrete pours, crane and hoist erection or dismantling, or low-noise activities such as site set-up, internal fit-out, painting and electrical works, which may occur outside these hours, provided they comply with the construction noise standards in Condition (21).

Construction Management Plan (CMP)

(13) At least ten working days prior to the Commencement of Construction, the Consent Holder must prepare and submit a CMP to the Council for certification. The CMP must be in general accordance with the draft CMP prepared by RCP referenced in Condition (1).

(14) The objectives of the CMP are to:

(a) Identify and require implementation of the best option for minimising adverse effects resulting from demolition and construction activities;

(b) Set out the duration, frequency and timing of works to manage disruption, taking into account other construction related activities occurring in the vicinity; and

(c) Require timely management of complaints, including by implementing remedial actions, where appropriate.

(15) The CMP must include specific details and methods to manage adverse effects on the environment and neighbouring properties from construction (including demolition), and management of all works associated with this consent, including at a minimum:

(a) Contact details for the appointed contractor(s), project manager and Project Liaison Person;

(b) Site plans for each stage showing hoarding lines, overhead protection gantries, site access points, loading areas, laydown and storage areas, site offices and worker facilities, and the location of erosion and sediment control devices;

(c) An outline of the construction programme, including the hours of work, the intended duration and sequencing of each stage of works, and the final methodologies for carrying out the works, identifying any differences from the draft CMP referenced in Condition (1);

(d) The methodology for the demolition of the Student Union Building, including cut-and-lower methods adjacent to AUSA House and the Kate Edger Information Commons;

(e) The Construction Methodology, including tower crane and mobile crane locations, load limits and swing radii;

(f) Identification of, and measures to protect AUSA House, consistent with Condition (53);

(g) Measures to keep the Site tidy, including the storage and disposal of waste, the unloading of materials and the location of waiting and storage areas; and

(h) A complaints procedure.

Construction Traffic Management Plan (CTMP)

(16) At least ten working days prior to the Commencement of Construction, the Consent Holder must prepare and submit a CTMP to the Council for certification. The CTMP must be in general accordance with the draft CTMP prepared by Flow Transportation Specialists referenced in Condition (1).

(17) The objective of the CTMP is to manage and minimise the effects of demolition and construction traffic impacts on the surrounding road network, including effects for pedestrians, cyclists, public transport (including the Outer Link bus service) and general traffic.

(18) The CTMP must include, at a minimum:

(a) Contact details of the appointed contractor or project manager;

(b) An outline of the programme and staging, consistent with the CMP;

(c) The anticipated number and type of heavy vehicles for each stage, including peak daily and hourly movements;

(d) The location and management of vehicle access points, including the use of traffic controllers and any portable traffic signals to manage reversing or turning trucks, and measures to protect pedestrians at site access points;

(e) The location and management of any loading or truck waiting areas within the road reserve, including the existing on-street loading bay on Princes Street;

(f) Where Alfred Street is used for construction access or loading, details of any temporary closure, the management of the Outer Link bus service, and measures (confirmed by the Project Arborist) to avoid damage to the Notable Trees, including setbacks between vehicle movements and tree trunks;

(g) Measures to manage contractor parking;

(h) Temporary protection measures to minimise damage to public roads, footpaths, berms, kerbs and other public assets;

(i) Measures to prevent the tracking of material onto public roads;

(j) Methods for advance notification to the University community, AT and other affected parties of any temporary closures or disruptions; and

(k) A process to record and investigate traffic complaints.

Advice Note:

It is the responsibility of the Consent Holder to obtain separate approval from AT for Temporary Traffic Management Plans and any Corridor Access Request for works within the road reserve. For the purpose of certifying the CTMP, the Council may seek comment from AT.

Construction Noise and Vibration Management Plan (CNVMP)

(19) At least ten working days prior to the commencement of works, the Consent Holder must prepare and submit a CNVMP to the Council for certification. The CNVMP must be in general accordance with the draft CNVMP prepared by Marshall Day Acoustics referenced in Condition (1).

(20) The objectives of the CNVMP are to:

(a) Identify and adopt the BPO for minimising construction noise and vibration effects;

(b) Set out the methods and procedures to inform the duration, frequency and timing of works to minimise disruption to affected receivers when the noise and vibration standards cannot be met at University of Auckland buildings; and

(c) Set out the methods and procedures for effective engagement with affected receivers and the timely management of complaints.

The CNVMP must include the relevant measures from Annex E2 of NZS 6803:1999 "Acoustics – Construction Noise" and Appendix E of DIN 4150-3:1999 "Vibrations in buildings – Part 3: Effects of vibration on structures".

Construction noise standards

(21) Demolition and construction noise arising from the Project must be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise, and must comply with the following standards when measured 1m from the façade of any occupied building that is not part of the Site:

Time	dB LAeq	dB LAFmax
Monday to Friday 6.30am – 10.30pm	75	90
Saturday 7.00am – 11.00pm	80	90
Sunday 9.00am – 7.00pm	65	85
All other times	55	75

Advice note:
Where external measurement of construction noise is impractical or inappropriate, the standards for noise measured inside the building will be 20dB less than the standards in Condition (21).

(22) Within University-owned and occupied buildings (including AUSA House, the Kate Edger Information Commons and Hiwa), construction noise must be managed in accordance with the BPO as set out in the certified CNVMP. Construction noise must not exceed the limits set out in Table 2 of the Acoustic Assessment prepared by MDA referenced in Condition (1). The noise level received at these buildings is predicted to exceed the levels in Condition (21) by:

- Up to 17dB during demolition and 12dB during piling and general construction on Mondays - Fridays;
- Up to 12dB during demolition and 7dB during piling and general construction on Saturdays; and
- Up to 27dB during demolition and 22dB during piling and general construction on Sundays.

Construction vibration

(23) Demolition and construction vibration shall be measured in accordance with ISO 4866:2010 and not exceed 2mm/s PPV in any axis in any occupied building that is not part of the Site, except that between 7.00am and 6.00pm vibration may exceed 2mm/s PPV but not 5mm/s PPV for a period of up to three days where the occupants of all buildings within 50m of the works have been advised at least three days prior to the works commencing.

(24) Demolition and construction vibration shall be measured in accordance with, and must comply with the relevant limits in, German Standard DIN 4150-3:2016 'Vibrations in buildings – Part 3: Effects of vibration on structures', applying:

(a) The Line 2 (residential) limits at AUSA House and the Albert Park Caretaker's Cottage; and

(b) The Line 1 (commercial/industrial) limits at the Kate Edger Information Commons, Hiwa and all other buildings.

(25) If any measured vibration exceeds the limits in Condition (24), the activity causing the exceedance must cease as soon as it is safe and practicable to do so, and must not recommence until the methodology has been reviewed by the acoustic specialist and the Project Heritage Architect (in the case of AUSA House), and the Council has been notified of the measures adopted to avoid a further exceedance.

Building condition surveys – AUSA House

(26) Prior to the commencement of hard demolition, the Consent Holder must engage a SQEP, in consultation with the Project Heritage Architect, to undertake a pre-construction condition survey of AUSA House (exterior and interior). The survey must record the existing condition of the building, including any existing cracking or damage, with dated photographs, and must be provided to the Council prior to the commencement of hard demolition.

(27) Within three months of the completion of the bulk excavation and substructure works, the Consent Holder must undertake a post-construction condition survey of AUSA House, prepared in the same manner as the survey required by Condition (26). The report must identify any new damage since the pre-construction survey, an assessment of its likely cause, and the repair works required, and must be provided to the Council. Any damage attributable to the Project must be repaired by the Consent Holder in accordance with good conservation practice, under the direction of the Project Heritage Architect.

Construction Air Quality Management Plan (CAQMP)

(28) Prior to the Commencement of Construction, the Consent Holder must prepare and submit a CAQMP to the Council for certification. The CAQMP must be in general accordance with the draft CAQMP prepared by Tonkin + Taylor (1103046-RPT-ENV-302) referenced in Condition (1).

(29) The objective of the CAQMP is to manage and monitor dust related effects from demolition, earthworks and construction onsite in accordance with the "Ministry for the Environment Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions" dated November 2016.

(30) The CAQMP must, at a minimum, include the following information:

(a) A description of the activities and the main potential sources of dust;

(b) The contact details of the person responsible for managing dust and receiving complaints;

(c) The dust mitigation measures for demolition, earthworks, stockpiles, construction, the handling of dry materials and vehicle movements, including the additional measures recommended in Table 6.3 of the Air Quality Assessment referenced in Condition (1);

(d) The identification of sensitive receptors, including AUSA House, the Kate Edger Information Commons, Hiwa, the General Library and Albert Park;

(e) Visual inspection and monitoring procedures, including daily inspections of dust-generating activities and land adjacent to the Site, weekly inspection of watering systems, and the records to be kept;

(f) Staff training requirements; and

(g) Procedures for recording, investigating and responding to complaints.

(31) There must be no on-site crushing of demolition material.

(32) Only wet cutting of concrete must occur at any time during demolition and construction works. All water generated during the concrete cutting must be contained and appropriately disposed of to ensure it does not enter the stormwater system.

(33) Beyond the boundary of the Site, there must be no odour, dust or particulate matter caused by discharges from the Site which, when assessed in accordance with the Ministry for the Environment 'Good Practice Guide for Assessing and Managing Dust' (2016), is noxious, dangerous, offensive or objectionable.

(34) The Council must be notified as soon as practicable of any significant discharge to air which results, or has the potential to result, in a breach of Condition (33), including details of the nature and cause of the discharge and the remedial action taken.

Erosion and Sediment Control Plan (ESCP)

(35) At least ten working days prior to the commencement of earthworks, the Consent Holder must prepare and submit an ESCP to the Council for certification. The ESCP must be in general accordance with the draft Erosion and Sediment Control Plan prepared by Beca referenced in Condition (1). No earthworks may commence until the Council has certified the ESCP.

(36) The ESCP must include, at a minimum:

(a) The specific erosion and sediment control works (location, dimensions and capacity), supporting calculations and design drawings, including the decanting earth bunds within the excavation;

(b) Catchment boundaries and clean-water diversion;

(c) The timing and duration of construction and operation of the control works in relation to the staging and sequencing of earthworks;

(d) The management of exposed areas and stockpiles;

(e) The location of the stabilised construction entrance on Princes Street and any wheel wash facilities;

(f) How dewatering water and sediment-laden water will be treated prior to discharge, including any proprietary treatment device or chemical treatment; and

(g) Monitoring and maintenance requirements for the controls.

(37) Within ten (10) working days of the completion of the erosion and sediment control works required by the certified ESCP, and prior to the commencement of bulk earthworks, the Consent Holder must provide written certification prepared by a SQEP to the Council that the controls have been constructed in accordance with the certified ESCP and GD05.

(38) The erosion and sediment control measures must be maintained in accordance with the certified ESCP throughout the duration of the earthworks, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept and provided to the Council on request.

Earthworks – general

(39) The Council must be notified at least five (5) working days prior to earthwork activities commencing on the Site.

(40) Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance may roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system.

(41) Earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water beyond the Site. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the reasonable satisfaction of the Council.

(42) All machinery associated with the earthworks must be operated in a way that prevents spillages of fuel, oil, grout, concrete products and other contaminants.

(43) All materials and equipment must be stored within the Site, unless written approval has been obtained from AT for specific storage within the road reserve.

(44) Within 10 working days of the completion or abandonment of earthworks, all areas of bare earth must be permanently stabilised against erosion to the reasonable satisfaction of the Council.

(45) Temporary land disturbance and stockpiling within the overland flow path at the eastern corner of the Site must be managed so that overland flows are not diverted onto adjoining buildings, including the Kate Edger Information Commons courtyard.

Geotechnical

(46) Prior to the commencement of any earthworks, the Council must be provided with written certification from a SQGEP that all retaining walls and building foundations have been designed in accordance with the Geotechnical Interpretative Report, Geotechnical Basement Retaining Design Report and Geotechnical Groundwater and Settlement Effects Report prepared by Tonkin + Taylor referenced in Condition (1). The certification must contain sufficient detail to address the following:

(a) Predicted retaining wall deflections and associated ground settlement, and that these remain within the envelope of wall deflections assessed in the Geotechnical Basement Retaining Design Report (or, where they do not, that the resulting effects are no greater than those assessed in the Geotechnical Groundwater and Settlement Effects Report) and within the Alert and Alarm Levels in Condition (104);

(b) The final temporary support system (temporary props and/or ground anchors), including any anchors extending beyond the Site boundary into the road reserve;

(c) The groundwater drainage design for the basement (drained, tanked or combined) and the predicted groundwater drawdown;

(d) The interaction between the proposed basement and the Hiwa pool hall retaining wall and its ground anchors; and

(e) Sensitivity testing of design parameters for contingency planning.

(47) Prior to decommissioning any of the ground anchors supporting the Hiwa pool hall retaining wall, the Consent Holder must provide to the Council, for information, a staged anchor decommissioning methodology prepared by a SQGEP. The methodology must:

(a) Ensure the loads on the pool hall retaining wall remain balanced and within design allowance while excavation of the basement proceeds;

(b) Use a staged destressing method (such as thermal destressing) undertaken by experienced personnel, rather than directly cutting tensioned anchor strands; and

(c) Provide for real-time monitoring of the deflection of the pool hall retaining wall during destressing.

(48) The construction of retaining walls and building foundations must be supervised by a SQGEP. In supervising the works, the SQGEP must ensure that they are constructed and otherwise completed in accordance with the details certified under Condition (46). Certification from a SQEP responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with Condition (46), within ten (10) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.

(49) Unless approval is obtained from Council, there must be no damage to public roads, footpaths, berms, kerbs, drains or other public assets as a result of the earthworks, demolition and construction activity. In the event that such damage does occur, the Consent Holder must notify the Council within 24 hours

of its discovery, and must be rectified as soon as feasible. The costs of rectifying the damage must be met by the Consent Holder.

Advice notes:

Any ground anchors extending into the road reserve will require owner approval from Council.

Works within 10m (horizontally or vertically) of Watercare's strategic assets, including the Ōrākei Main Sewer, require Watercare approval. A Works Over approval may also be required for works in proximity to non-critical public pipes.

Survey certification

(50) No building works may proceed beyond the foundation stage until a licensed cadastral surveyor or registered professional surveyor engaged by the Consent Holder has provided written certification to the Council that the works have been completed in accordance with the approved plans referenced in Condition (1).

(51) No building works may proceed beyond the roof framing stage until a licensed cadastral surveyor or registered professional surveyor engaged by the Consent Holder has provided written certification to the Council that the height of the building does not exceed the height shown on the approved plans referenced in Condition (1).

Advice note:

These conditions are imposed because the building infringes Standard I207.6.3 (Building height), Standard I207.6.4 (Frontage height and setback) and Standard H8.6.3 (Admission of sunlight to public places – Albert Park).

Historic heritage – Student Union Building

(52) Prior to the commencement of any soft or hard demolition of the Student Union Building, the Consent Holder must complete a comprehensive record of the building as found, comprising:

(a) A three-dimensional laser scan survey of the whole of the Student Union Building (Buildings 311 A–D and 312), including interiors and exteriors; and

(b) Comprehensive photographic recording of the interiors, exteriors and setting of the building.

The record must be provided to the Council (Heritage Unit) and placed within the University's archive within three months of the completion of demolition.

Historic heritage – protection of adjoining heritage places

(53) Prior to the Commencement of Construction, the Consent Holder must install physical protection measures for AUSA House to protect it from accidental impact, dust and construction activities. The protection measures must be confirmed by the Project Heritage Architect, recorded at the pre-start meeting required by Condition (11), and maintained for the duration of the works.

(54) Any temporary scaffolding, hoarding or protection erected against AUSA House must be designed and secured so that it does not damage the heritage fabric of the building.

Accidental discovery

(55) If, at any time during site works, sensitive materials (kōiwi tangata / human remains, an archaeological site, a Māori cultural artefact, a protected New Zealand object, or contamination or a lava cave greater than 1m in diameter) are discovered that are not otherwise provided for by the archaeological authority

for the Project, the protocol in Standards E11.6.1 and E12.6.1 of the AUP must be followed. In summary these are:

(a) All works must cease within at least 20m of the discovery and the area must be secured;

(b) The Consent Holder must immediately advise the Council, HNZPT, NWŌ and, where human remains are found, the New Zealand Police;

(c) NWŌ must be given the opportunity to undertake appropriate tikanga; and

(d) Works must not recommence until the steps set out in the above have been followed and the Council has approved the recommencement of works.

Advice Note:

Pre-1900 archaeological remains within the Site, including those associated with the Albert Barracks (R11/833), are managed under the archaeological authority and the AMP. Works affecting archaeological sites must not commence without that authority.

Trees Protection and Mitigation Measures

(56) Prior to the Commencement of Construction, the Consent Holder must engage a suitably qualified and experienced arborist (Project Arborist) and inform the Council in writing of their qualifications and contact details. The Project Arborist must advise on, direct, supervise and monitor all works within the PRZ of the Notable Trees and other retained trees in the road reserve, and all tree trimming and removal authorised by these consents, for the duration of the Project.

(57) Prior to the Commencement of Construction, the Consent Holder must submit to the Council for certification a TPMP prepared by the Project Arborist. The TPMP must be consistent with the Arboricultural Impact Assessment prepared by Peers Brown Miller referenced in Condition (1) and must include, as a minimum:

(a) A plan showing the PRZ of each retained tree, the location of tree protection fencing and any ground protection, and the areas of authorised root works and trimming;

(b) The specification of the tree protection fencing and ground protection and the timing for its installation and removal, including the circumstances in which they may be temporarily removed under the supervision of the Project Arborist;

(c) The ground protection measures (such as a cellular confinement system on existing hard surfaces) for the site offices within the PRZ of Trees T1 to T5 and the demolition haul road within the PRZ of Trees T5 to T8;

(d) Measures to ensure that no building or fill materials, spoil, equipment, vehicles or fuel are stored or placed, and no concrete truck or machinery washings are discharged, within the PRZ of any retained tree, other than as set out within the TPMP;

(e) The methodology and supervision requirements for excavation and root pruning within the PRZ of Trees T5 to T8, including the situations in which roots will be retained, the cutting methodology, and the methodology for the protection of exposed roots and cut faces from desiccation and from direct contact with concrete;

(f) The methodology for canopy trimming of Trees T2 to T6, including that trimming is undertaken by a suitably qualified arborist and, where practicable, while the trees are dormant;

(g) Measures to avoid overhead strike damage to the Notable Trees from plant, cranes, scaffolding and construction vehicles, including any Alfred Street construction access; and

(h) The monitoring and reporting regime.

(58) Excavation and root works within the PRZ of Trees T5 to T8, and canopy trimming of Trees T2 to T6, must not exceed the extents shown in the Arboricultural Impact Assessment referenced in Condition (1), and must be undertaken by, or under the direct supervision of, the Project Arborist.

(59) If it becomes apparent at any stage that damage may occur to a retained tree beyond that authorised by these consents, work in the vicinity must cease, and the Project Arborist must assess the situation and report to the Council before work recommences.

(60) Within one month of the completion of the works within the vicinity of the retained trees, the Project Arborist must provide a completion report to the Council confirming that the works were undertaken in accordance with these conditions and the certified TPMP, that the impact of the works on the trees was no greater than authorised, and identifying any remedial actions required. A further report on the health of the Notable Trees must be provided to the Council 12 months after the completion of construction.

Trees – removal and replacement planting

(61) The removal of Trees T9 and T10 (Lombardy poplars) and Tree T11 (olive) within the Princes Street road reserve must be undertaken by a SQEP in arboriculture using accepted arboricultural practice, including dismantling techniques that control the fall of stems and branches, under the supervision of the Project Arborist.

(62) Following the completion of construction works, the Consent Holder must plant three (3) replacement trees within the Princes Street road reserve, or at another location agreed with the Council. Prior to planting, the Consent Holder must submit to the Council for certification the species, location, grade at the time of planting and planting specification of the replacement trees, and the trees must be planted in accordance with the certified details within the first planting season (1 May to 31 August) following certification.

(63) The replacement trees must be maintained by the Consent Holder for a period of three years following planting, including staking, mulching, weed control and watering. Any replacement tree that dies or declines beyond recovery during this period must be replaced with a tree of a similar species and grade in the following planting season.

Advice note:

Works affecting trees within the road reserve, including removal, trimming and replacement planting, require Tree Owner Approval from the Council's Community Facilities Urban Forest team (treemanager@aucklandcouncil.govt.nz).

Kauri dieback

(64) As kauri (Agathis australis) and the soil around them may contain the pathogen that causes kauri dieback (Phytophthora agathidicida), all vegetation, soil and other material from within the kauri contamination zone of Tree T14 (being three times the radius of its canopy dripline) must be taken to an approved landfill facility.

(65) Any material from within the kauri contamination zone that is removed from the Site must be covered during transport and buried at the approved landfill facility. The areas of the vehicle exposed to the material and any tarpaulin must be thoroughly washed with Sterigene (or another suitable agent) before being used to transport other material.

(66) All footwear, clothing, tools, vehicles and equipment used within the kauri contamination zone must be cleaned of all soil and vegetation and washed with Sterigene (or another suitable agent) on entry to and exit from the zone on every occasion.

Advice note:
The pathogen that causes kauri dieback is an unwanted organism under the Biosecurity Act 1993. Further guidance is available at www.kauriprotection.co.nz.

Architectural design details

(67) Prior to the lodgement of the Architectural building consent, the Consent Holder must submit to the Council for certification a finalised set of architectural detail drawings and materials specifications. The information must include:

(a) Details of the building's façade treatment, including the integrated gantry system, aluminium screens and fins, perforated mesh, unitised curtain wall, ceramic frit patterns and podium materials;

(b) A materials schedule and sample palette of materials, finishes and colours referenced on the architectural elevations;

(c) Details of the screening and integration of rooftop plant, photovoltaic panels and other building services so that they are generally concealed from public view; and

(d) Details of the Alfred Street elevation and corner chamfer, including its relationship to AUSA House and the Notable Trees.

The finalised drawings must demonstrate that the building's architectural treatment and finished appearance are consistent with the plans and information referenced in Condition (1).

Landscape and public realm

(68) Prior to the Commencement of the Plaza Construction, the Consent Holder must submit to the Council for certification a finalised set of landscape plans and specifications for the Tē Tūātea / Plaza, and the Princes Street and Alfred Street frontages. The finalised plans must be consistent with the landscape drawings prepared by Warren and Mahoney referenced in Attachment 2 and must include:

(a) a planting plan and schedule detailing species, numbers, locations, grades at the time of planting;

(b) details of tree pits, raised planters and soil volumes demonstrating that planted trees can reach maturity, informed by the location of underground services;

(c) hard landscape plans and specifications, including levels, paving materials, furniture, balustrades and lighting;

(d) irrigation and drainage details, including the design of the stormwater overflow outlets within the Tē Tūātea / Plaza; and

(e) a maintenance programme, including the replacement of any plants that die or are severely damaged within the first three years.

(69) The certified landscaping must be implemented prior to the occupation of the building (or within the first planting season following the completion of construction), and must be maintained thereafter in accordance with the certified maintenance programme.

Advice note:
Works within the road reserve, including the raised planters and paving on Princes Street, will require approval from AT and may require an encroachment licence.

Wind

(70) At the time of lodgement of the building consent for the building superstructure, the Consent Holder must provide to the Council written certification from a SQEP in wind engineering that the final design of the development (including landscaping) is equivalent to or better than that which resulted in the pedestrian wind comfort and safety conditions set out in the Pedestrian Wind Assessment prepared by RWDI referenced in Condition (1). If the design has changed such that this cannot be certified, the Consent Holder must make the changes necessary to achieve equivalent wind conditions prior to the first occupation of the building.

Signage

(71) Prior to the installation of any exterior signage, the Consent Holder must submit to the Council for certification a comprehensive signage plan showing the location, dimensions, materials, colour, illumination and method of attachment of all exterior building identification, wayfinding and directional signs. The signage must be in general accordance with the comprehensive development signage shown in the plans referenced in Condition (1) and must be integrated with the architecture of the building.

Operational noise

(72) Noise from activities on the Site (including mechanical services plant) must be measured and assessed in accordance with NZS 6801:2008 and NZS 6802:2008 and must not exceed the following limits when measured as the incident level on the façade of any building on another site in the Business – City Centre Zone:

Time	Noise limit
7.00am – 11.00pm	65dB LAeq
11.00pm – 7.00am	60dB LAeq; 65dB Leq at 63Hz; 60dB Leq at 125Hz; 75dB LAFmax

Advice note:
The 63Hz and 125Hz octave band limits do not apply to fixed mechanical services plant.

(73) Prior to the lodgement of the building consent for the mechanical services, the Consent Holder must provide to the Council a report from a SQEP in acoustics confirming that the mechanical services plant has been designed to comply with Condition (72).

Transport

(74) Prior to the first occupation of the building, the Consent Holder must provide 16 visitor bicycle parking spaces, and end-of-trip facilities comprising at least 6 showers and changing facilities with lockers, in accordance with the plans referenced in Condition (1). These facilities must be retained and maintained for the life of the building.

(75) Prior to the first occupation of the building, signage must be installed at the entrance to the basement loading dock advising of the 3.25m vertical clearance.

(76) Prior to the first occupation of the building, the Consent Holder must prepare and implement a Travel Plan for the Student Centre and Library, consistent with the travel plan in Appendix D of the Transport Assessment referenced in Condition (1), with the objective of encouraging walking, cycling and public transport use by students and staff.

Infrastructure

(77) Prior to the lodgement of any Engineering Plan Approval relating to the public stormwater network, and in any case prior to the lodgement of the building consent for the stormwater works, the Consent Holder must ensure that a Stormwater Management Plan in general accordance with the Stormwater Management Plan prepared by Beca and reference in Condition (1) has been prepared and adopted by Auckland Council Healthy Waters under the Region-wide Network Discharge Consent, applying to all stormwater discharges from the development to the public network.

Advice note:

Auckland Council GeoMaps currently shows no adopted Stormwater Management Plan for the Site. The Consent Holder relies on the Region-wide Network Discharge Consent rather than seeking a private stormwater diversion and discharge consent. Any significant departure from the stormwater design assessed in this application required to achieve Stormwater Management Plan adoption may require a variation under section 127 of the RMA.

(78) The stormwater detention, retention and treatment devices must be designed and constructed in general accordance with the Civil Infrastructure Report prepared by Beca referenced in Attachment 1.

(79) Within three months of the completion of the stormwater works, the Consent Holder must provide to the Council as-built plans of the stormwater devices certified by a suitably qualified engineer, together with an Operation and Maintenance Plan for the devices (including the existing Hiwa tank, the new detention and retention tanks, gross pollutant traps and the proprietary treatment device). The devices must be operated and maintained in accordance with that plan.

(80) The building, Tē Tūātea / Plaza and landscaping must be designed and constructed so that the overland flow path at the eastern corner of the Site, and the 1% AEP overflow route from the stormwater tanks across the Tē Tūātea / Plaza to Princes Street, are maintained free of obstruction. Within 20 working days of completion of the works, the Consent Holder must provide written confirmation from a SQEP to the Council that these flow paths have been formed in accordance with the certified design.

(81) Prior to the first occupation of the building, the Consent Holder must ensure that connections to the public wastewater network are in place in accordance with the requirements of Watercare. All new or modified stormwater and wastewater connections must be separated, and any existing combined connections serving the development must be separated.

Advice notes:

Alterations to the public stormwater and wastewater networks require Engineering Plan Approval. Plans approved under these resource consents do not constitute Engineering Plan Approval.

Watercare has requested that the downstream wastewater capacity check be extended to the 375mm pipe and that existing private connections be confirmed as separated. The Consent Holder must obtain written approval from Watercare for the wastewater and water supply connections.

A Works Over approval from Watercare may be required for works in close proximity to public wastewater pipes, including the pipe and manhole within the Site.

3.0 Specific conditions – Land use consent (NES:CS) [LUC] and discharge permit [DIS]

Contaminated Site Management Plan (CSMP)

(82) At least twenty (20) working days prior to soil disturbance occurring on the Site, the Consent Holder must prepare a Detailed Site Investigation (DSI).

(83) Prior to the commencement of earthworks, the Consent Holder must prepare and submit for certification a CSMP in general accordance with the draft CSMP referenced in Condition (1) and including the DSI required by Condition (82).

The objectives of the CSMP are to:

(a) Provide procedures to manage potential ground contamination effects on human health and the environment during ground disturbance activities associated with the proposed site development works;

(b) Outline pre-works site investigations to support site development; and

(c) Meet the requirements for these conditions for ground disturbance works under the NES:CS and AUP.

The CSMP must, as a minimum, include the following information:

(a) Pre-works sampling procedures including sampling rationale, methodology, data evaluation and reporting;

(b) Health and safety procedures;

(c) Ground disturbance procedures;

(d) Validation and completion reporting; and

(e) CSMP administration and control.

(84) Following the demolition of the Student Union Building and prior to the commencement of bulk earthworks, the Consent Holder must engage a SQEP to undertake the pre-works soil sampling set out in Section 5 of the CSMP, comprising sampling at a minimum of eight (8) additional locations (including additional sampling in the vicinity of BH06 if required by the SQEP) for asbestos, heavy metals and polycyclic aromatic hydrocarbons, extending into natural soils.

(85) The results of the pre-works sampling must be provided to the Council at least 10 working days prior to the commencement of bulk earthworks. If the results identify contamination that is not adequately addressed by the CSMP, the Consent Holder must submit an updated CSMP to the Council for certification at least 10 working days prior to the commencement of bulk earthworks.

(86) All sampling and testing of contamination on the Site shall be overseen by a SQEP in contaminated land. All sampling shall be undertaken in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines No. 5 (revised 2021).

(87) The works on the contaminated land shall be supervised by a SQEP in contaminated land, who shall ensure that the control measures in the CSMP (including trace asbestos controls) are adhered to, and provide advice on contamination not previously identified if encountered.

(88) If any underground storage tank (including the former diesel tank between Buildings 311 and 312) or associated infrastructure is encountered, it must be removed in accordance with the UST removal procedures in Section 6 of the CSMP, the Council must be notified before removal begins, and validation sampling must be undertaken by the SQEP.

(89) Where contaminants are identified that have not been anticipated by the application, works in the area containing the unexpected contamination shall cease until the contingency measures outlined in the CSMP have been implemented, and have been notified to the Team Leader Central Monitoring. Any unexpected contamination and contingency measures shall be documented in the Site Validation Report required by Condition (96).

Advice note:

In accordance with Condition (89) any unexpected contamination, may include contaminated soil, perched water, groundwater, or underground tanks. The Consent Holder is advised that where unexpected contamination is significantly different in extent and concentration from that anticipated in the original site investigations, handling the contamination may be outside the scope of this consent. Advice should be sought from the Team Leader Central Monitoring prior to carrying out any further work in the area of the unexpected contamination to ensure this is within scope of this consent.

(90) During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to avoid dust formation. Excavation works must be undertaken in general accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).

(91) Excess soil or waste materials removed from the subject site shall be deposited at a disposal site that holds a consent to accept the relevant level of contamination.

Where it can be demonstrated that the soil or waste materials have been fully characterised in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines No. 5 (revised 2021) and meets the definition of 'cleanfill', the removal to a consented disposal site is not required. In such circumstances, the Team Leader Central Monitoring shall be advised prior its removal from the subject site.

(92) All imported fill used must:

(a) comply with the definition for 'cleanfill material' in the Auckland Unitary Plan – (Chapter J1 Definitions);

(b) be solid material of a stable, inert nature; and

(c) not contain hazardous substances or contaminants above recorded natural background levels of the receiving site.

(93) The disturbance of soils containing elevated levels of contaminants must be managed in accordance with the certified CSMP to minimise the discharge of contaminants (including debris, soil, silt, sediment, or sediment-laden water) from the Site to either land, stormwater drainage systems, watercourses or receiving waters and the following requirements:

(a) Erosion and sediment controls must be installed along the boundaries of the disturbance areas in accordance with the CSMP and Auckland Council guidance document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region;

(b) Filter cloths or cover mats must be installed over the stormwater cesspits in the vicinity of the excavation areas;

(c) Vehicles must be inspected prior to leaving the works area and wheels brushed/cleaned as required to avoid the potential for sediment to leave the Site on vehicle tyres and enter the stormwater system; and

(d) Any truck-loads of excess excavated material leaving the Site must be covered during transportation.

(94) To minimise the spread of contaminated material, all stockpiles of excavated potentially contaminated material shall be located on an impermeable surface within the catchment of erosion and sediment controls for the Site. All stockpiles shall be covered with either polythene or an equivalent impermeable material when the Site is not being worked and during periods of heavy rain.

(95) Any perched groundwater, groundwater, or surface run-off encountered within the excavation area shall be considered as potentially contaminated, and shall either:

(a) Be disposed of by a licensed liquid waste contractor.

(b) Pumped to sewer, providing relevant permits are obtained; or

(c) Discharged to the stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for the protection of 95 percent of freshwater species)

(96) Within three (3) months of the completion of earthworks on the Site, a Site Validation Report (SVR) shall be provided to the Team Leader Central Monitoring. The SVR shall be prepared by a SQEP in contaminated land. The person preparing the report shall also provide a statement certifying that all works have been carried out in accordance with the requirements of the consent.

Advice note:

The Site Validation Report (SVR) required by Condition (96) should contain sufficient detail to address the following matters:

- *a summary of the soil disturbance undertaken, including the location and dimensions of excavations and the volume of soil excavated;*
- *the results of the pre-works sampling and any additional soil or water sampling, interpreted in the context of the NES:CS, the AUP and the cleanfill criteria;*
- *the results of validation sampling following the removal of any underground storage tank;*
- *records of the disposal of all material removed from the Site, including weighbridge dockets;*
- *details of any material imported to the Site;*
- *details of the volume, treatment and disposal of any dewatering water;*
- *records of any unexpected contamination encountered and the response actions;*
- *the condition of the final ground surface and the location of any residual contamination; and*
- *a statement certifying that the works were carried out in accordance with these conditions and the CSMP.*

Advice note:

Asbestos demolition surveys are required prior to the demolition of buildings constructed before January 2000, and the removal of asbestos-containing materials must be undertaken in accordance with the Health and Safety at Work (Asbestos) Regulations 2016. If contamination exceeding the permitted activity criteria in Chapter E30 of the AUP remains on the Site following completion of the works, a long-term discharge consent may be required.

Duration of discharge permit

(97) Discharge permit [DIS – reference to be provided by Council] must expire ten (10) years from the date of commencement unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

4.0 Specific conditions – Water permit [WAT] (groundwater diversion and dewatering)

Definitions

Term	Definition
Alarm Level / Alert Level	the trigger levels specified in Condition (104)
Bulk Excavation	all excavation that affects groundwater, excluding minor enabling works
Commencement of Dewatering	the commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial monitoring purposes
Completion of Dewatering	the stage when the basement retaining walls and slab are complete, the permanent drainage system is in place, any temporary retention has been removed or decommissioned, and no further groundwater is being taken for the construction of the basement
Damage	includes Aesthetic, Serviceability and Stability damage as described in Table 1 (Building Damage Classification after Burland (1995) and Mair et al (1996)), but does not include Negligible damage
Monitoring Station	any monitoring instrument required by this consent, including ground and building deformation stations, retaining wall deflection stations, inclinometers and groundwater monitoring bores
Services	includes stormwater, wastewater and water supply pipes, gas, power and telecommunications infrastructure, and road infrastructure such as footpaths, kerbs, catchpits and pavements
SQBS	Suitably Qualified Building Surveyor

General

(98) Water permit expires 35 years from the date it is granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

(99) The Council must be advised in writing at least 10 working days prior to the Commencement of Dewatering.

(100) The design and construction of the basement retaining walls must be undertaken in accordance with the Geotechnical Interpretative Report, Geotechnical Basement Retaining Design Report and Geotechnical Groundwater and Settlement Effects Report prepared by Tonkin + Taylor referenced in Condition (1), and the design certified under Condition (46).

(101) The Bulk Excavation for the basement must not extend below RL 35.1m, excluding localised excavations for lift pits, sumps, tanks and foundations.

(102) All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater must be designed, constructed and maintained so as to avoid Damage to buildings, structures and Services on the Site or adjacent land, unless otherwise agreed in writing with the asset owner.

(103) Any permanent drainage system installed behind the basement retaining walls or beneath the basement slab must not be installed below RL 35.1m.

Alert and Alarm Levels

(104) The activity must not cause any settlement or movement greater than the Alarm Levels in the following table. Alert and Alarm Levels are triggered when the following thresholds are exceeded:

Movement	Alert	Alarm
a) Differential vertical settlement between any two Ground Surface Deformation Stations	1:300	1:200
b) Total vertical settlement at any Ground Surface Deformation Station (Princes Street and Alfred Street road reserves)	20mm	30mm
c) Total vertical settlement at any Building Deformation Station – AUSA House	5mm	10mm
d) Total vertical settlement at any Building Deformation Station – Hiwa, Kate Edger Information Commons	5mm	10mm
e) Differential vertical settlement between adjacent Building Deformation Stations	1:700	1:500
f) Total lateral deflection at any retaining wall deflection station (RW1 – RW16)	7mm	10mm
g) Total lateral deflection at any inclinometer – western basement wall (IN1)	15mm	20mm
h) Total lateral deflection at any inclinometer – northern and eastern basement walls (IN2, IN3)	10mm	15mm
i) Lateral deflection of the Hiwa pool hall retaining wall (during anchor decommissioning)	[15]mm	[20]mm

Advice note:

The Alert and Alarm Levels may be amended through the GSMCP certification process, following receipt of pre-dewatering monitoring data, building condition surveys and recommendations from a SQEP, but only to the extent that the avoidance of Damage to buildings, structures and Services can still be achieved.

(105) In the event that any Alert Level is exceeded, the Consent Holder must:

(a) notify the Council within 24 hours;

(b) re-measure all Monitoring Stations within 20m of the affected location to confirm the extent of movement;

(c) ensure the data is reviewed by a SQEP and implement any mitigation measures or other actions recommended to avoid further deformation;

(d) submit a written report prepared by the SQEP to the Council within five working days of the exceedance, analysing the monitoring data, the actions taken and recommendations to prevent the Alarm Level being exceeded; and

(e) measure all Monitoring Stations within 20m of the exceedance at least every two days until the report has been submitted.

(106) In the event that any Alarm Level is exceeded, the Consent Holder must:

(a) immediately halt excavation, dewatering and any other works that may result in increased deformation, unless a SQEP considers that halting the works would be more harmful than continuing;

(b) notify the Council as soon as practicable and within 24 hours;

(c) re-measure all Monitoring Stations within 20m of the affected location;

(d) undertake a condition survey of any building or structure adjacent to the affected Monitoring Station by a SQEP or SQBS;

(e) not resume the halted works until mitigation measures recommended by the SQEP have been implemented and the Council has been notified of those measures; and

(f) submit a written report prepared by the SQEP to the Council within five working days of the recommencement of works, setting out the results of the condition survey(s), the mitigation measures implemented and any remedial works.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

(107) At least 10 working days prior to the Commencement of Dewatering, the Consent Holder must submit a GSMCP prepared by a SQEP to the Council for certification, in general accordance with the monitoring and contingency measures in section 8, and the draft monitoring location plan in Appendix D, of the Geotechnical Groundwater and Settlement Effects Report prepared by Tonkin + Taylor referenced in Condition (1). The objective of the GSMCP is to set out the project controls to ensure compliance with these conditions, to measure groundwater drawdown and ground and building movement, and to address potential geotechnical effects of the works on neighbouring buildings, structures and Services, including AUSA House, Hiwa and the Kate Edger Information Commons.

(108) The GSMCP must include, at a minimum:

(a) A monitoring location plan showing the location and type of all Monitoring Stations;

(b) The final monitoring schedules for ground surface, building deformation, retaining wall deflection and (if required) groundwater levels, including monitoring frequencies;

(c) The identification of Services susceptible to Damage and the results of all building and Services condition surveys undertaken to date;

(d) A programme showing the timing and frequency of condition surveys, visual inspections and monitoring, and a template for the monitoring reports;

(e) All Alert and Alarm Levels (including reasons for any proposed changes); and

(f) All Alert and Alarm Triggers, and details of the contingency actions to be implemented.

Condition surveys

(109) Prior to the Commencement of Dewatering, a detailed condition survey of the buildings and structures listed below must be undertaken by a SQEP or SQBS and reviewed by the SQEP responsible for the monitoring. The survey must describe the foundations, record existing Damage with photographs, assess the susceptibility of each building to further movement, and confirm the appropriateness of the Alert and Alarm Levels and the monitoring locations and frequency. The report must be submitted to the Council with the GSMCP.

Building / structure	Detailed condition survey	Building deformation stations
AUSA House (B322), 4 Alfred Street	Yes (external and internal)	BS1 – BS5
Hiwa (B310), including the pool hall retaining wall	Yes (external and internal)	BS8 – BS9
Kate Edger Information Commons (B315)	Yes (external and basement)	BS6 – BS7

(110) Prior to the Commencement of Dewatering, a condition survey of the potentially affected public Services within 15m of the excavation must be undertaken in consultation with the relevant asset owner, comprising acoustic leak detection surveys of the water mains in Princes Street and Alfred Street and CCTV inspection of the stormwater and wastewater pipes. The surveys must be repeated following the Completion of Dewatering and within six months of the completion of construction.

(111) External visual inspections of the surrounding ground, pavement and street furniture within 10m of the works, and the buildings listed in Condition (109) must be undertaken weekly during Bulk Excavation and fortnightly from the completion of Bulk Excavation until the Completion of Dewatering, with a dated photographic record kept, and the results reviewed by the SQEP and included in the monitoring reports.

(112) Between six and twelve months after the Completion of Dewatering, a detailed condition survey of all buildings, structures and Services surveyed under Conditions (109) and (110) must be undertaken by a SQEP or SQBS. The report must comment on the matters identified in the pre-dewatering survey, identify any new Damage and its likely cause, and be submitted to the Council and the asset owners within one month of the survey.

Advice note:

Conditions (109) to (112) do not apply to any building, structure or Service where written evidence is provided to the Council that its owner does not require the survey or inspection.

Monitoring

(113) Ground surface, building deformation and retaining wall deflection Monitoring Stations must be established at the locations shown in the certified GSMCP, with baseline readings taken (at least twice, to an accuracy of ±2mm) prior to the Commencement of Dewatering, and must be monitored at the frequencies set out in the certified GSMCP, being not less than

(a) Weekly for ground surface and building deformation Monitoring Stations from the Commencement of Dewatering until the Completion of Dewatering;

(b) Fortnightly (and at every 2m depth of excavation or when changes are made to the propping system) for retaining wall deflection Monitoring Stations from the Commencement of Dewatering until one month after the completion of Bulk Excavation, and

(c) Monthly thereafter until the Completion of Dewatering; and monthly for all Monitoring Stations for three months after the Completion of Dewatering.

(114) At monthly intervals from the Commencement of Dewatering until three months after the Completion of Dewatering, a report containing all monitoring data must be submitted to the Council. The report must include a construction progress summary, the monitoring data for the period, and a comparison of that data with previous readings and with the Alert and Alarm Levels.

(115) Where any monitoring, inspection or condition survey requires access to land owned by a third party and access is declined or subject to unreasonable terms, the Consent Holder must provide the Council with a report prepared by a SQEP identifying an alternative monitoring programme that will provide sufficient early detection of deformation. The alternative must not be implemented until certified by the Council.

(116) If the Consent Holder becomes aware of any Damage to buildings, structures or Services potentially caused by the exercise of this consent, the Consent Holder must:

a. notify the Council and the asset owner within two working days;

b. provide a report prepared by a SQEP describing the Damage, its cause, methods to remedy or mitigate it, and the actions that will be taken to avoid further Damage; and

c. provide the report to the Council and the asset owner within 10 working days of the notification.

(117) The Council must be advised in writing within 10 working days of the Completion of Dewatering. At that time, the Consent Holder must provide the Council with a long-term maintenance programme for the basement groundwater drainage system.

Advice notes:

The discharge of pumped groundwater to the stormwater or wastewater network must comply with any other applicable regulations, bylaws and approvals, including a Trade Waste approval from Watercare where discharged to sewer.

Tonkin + Taylor's groundwater assessment addresses cumulative effects with the existing water permit for the Hiwa basement (WAT60341466), as requested by Council's groundwater specialist.

5.0 General advice notes

(1) Any reference to number of days within these conditions refers to working days as defined in section 2 of the RMA.

(2) For the purpose of compliance with the conditions of consent, "the Council" refers to the Council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.

(3) For more information on the resource consent process with Council see the Council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions, can be found on the Ministry for Cities, Environment, Regions & Transport website www.mcert.govt.nz.

(4) The Consent Holder is responsible for obtaining all other necessary consents, permits and licences, including those under the Building Act 2004 and the Heritage New Zealand Pouhere Taonga Act 2014. These consents do not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant bylaws and rules of law. These consents do not constitute building consent approval.

(5) The Consent Holder is responsible for ensuring that all development and associated works (including cranes, mobile plant and scaffolding) comply with the minimum safe distances from overhead electric lines in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

(6) A Corridor Access Request is required from AT for any works within the road reserve that affect the normal operation of the road, footpath or berm. Any reference to AT in these conditions may instead be a reference to Council where the Council has the relevant road controlling authority functions.

(7) An archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required before any work that may modify or destroy an archaeological site, including works within the recorded extent of the Albert Barracks (R11/833).

(8) Crane over-sail of Albert Park (Council land) or the road reserve requires the approval of the relevant landowner or road controlling authority.

Attachment 1: Table of Reports

Report title and reference	Author	Rev	Dated
Substantive Project Assessment – University of Auckland Student Centre and Library	Barker & Associates	Final	13 November 2026
AUP and PC120 Rules Assessment Table	Barker & Associates	-	-
Objectives and Policies Assessment	Barker & Associates	-	-
FTAA Substantive Architectural and Landscape Report	Warren and Mahoney	B	28 October 2026
Heritage Impact Assessment – Student Union Building, 30-38 Princes Street	archifact	Final	3 November 2026
The Student Union Building Heritage Assessment (including Appendix A – Original Drawings and Appendix B – Heritage Assets)	archifact	Final	22 September 2026
Archaeological Assessment – UoA Student Centre and Library Substantive Assessment	Clough & Associates	v5	September 2026
Archaeological Management Plan: University of Auckland Student Centre and Library	Clough & Associates	v4	November 2026
Urban Design and Landscape Assessment for FTAA Substantive Application, including Appendices 1–5 (BM251032)	Boffa Miskell	Final	12 November 2026
Arboricultural Impact Assessment – University of Auckland Student Centre & Library	Peers Brown Miller	V2	11 November 2026
Acoustic Assessment (Rp 002 20260741)	Marshall Day Acoustics	r04	10 November 2026
Draft Construction Noise and Vibration Management Plan (Rp 001 20260741) (Acoustic Assessment Appendix D)	Marshall Day Acoustics	r04	10 November 2026
Air Quality Assessment (1103046-RPT-ENV-301)	Tonkin + Taylor	v2.1	29 October 2026
Draft Construction Air Quality Management Plan (1103046-RPT-ENV-302)	Tonkin + Taylor	v2.1	29 October 2026
Preliminary Site Investigation (1103046-RPT-CON-201)	Tonkin + Taylor	v2.1	28 October 2026
Contamination Site Management Plan (1103046-RPT-CON-202)	Tonkin + Taylor	v2.1	October 2026
Geotechnical Interpretative Report (1103046-RPT-GEO-104)	Tonkin + Taylor	v2.1	2 November 2026
Geotechnical Groundwater and Settlement Effects Report (1103046-RPT-GEO-106)	Tonkin + Taylor	v2.1	2 November 2026
Geotechnical Basement Retaining Design Report (1103046-RPT-GEO-105)	Tonkin + Taylor	v2.1	2 November 2026
Civil Infrastructure Report (5013381-235186946-833)	Beca	3	13 November 2026

Report title and reference	Author	Rev	Dated
Erosion and Sediment Control Management Plan (5013381-235186946-1342) (Civil Infrastructure Report Appendix D)	Beca	0	30 October 2026
Stormwater Management Plan (5013381-235186946-1392)	Beca	1	13 November 2026
Transport Assessment (R1E261112)	Flow Transportation Specialists	E	12 November 2026
Draft Construction Traffic Management Plan (R1D261028)	Flow Transportation Specialists	D	30 October 2026
Draft Construction Management Plan	RCP	v5.1	2 November 2026
Pedestrian Wind Assessment (RWDI #2606217)	RWDI	D	12 November 2026
Economic Impact Assessment (52586.13)	Property Economics	–	November 2026
Consultation Summary Report	Barker & Associates	Final	13 November 2026

Attachment 2: Table of Plans

Plan title and reference	Author	Rev	Dated
A03.000 Existing Site Plan	Warren and Mahoney	D	28 October 2026
A03.001 Proposed Site Plan	Warren and Mahoney	F	28 October 2026
A05.006 GFA Areas – AUP	Warren and Mahoney	B	28 October 2026
A10.001 Basement Floor Plan	Warren and Mahoney	G	28 October 2026
A10.002 LG Floor Plan	Warren and Mahoney	G	28 October 2026
A10.003 Ground Floor Plan	Warren and Mahoney	G	28 October 2026
A10.004 L-01 Floor Plan	Warren and Mahoney	G	28 October 2026
A10.005 L-02 Floor Plan	Warren and Mahoney	G	28 October 2026
A10.006 L-03 Floor Plan	Warren and Mahoney	G	28 October 2026
A10.007 L-04 Floor Plan	Warren and Mahoney	G	28 October 2026
A10.008 L-05 Floor Plan	Warren and Mahoney	G	28 October 2026

Plan title and reference	Author	Rev	Dated
A10.009 L-06 Floor Plan	Warren and Mahoney	G	28 October 2026
A11.001 Roof Plan	Warren and Mahoney	G	28 October 2026
A11.200 Height Controls	Warren and Mahoney	C	28 October 2026
A20.001 West Elevation	Warren and Mahoney	E	28 October 2026
A20.002 North Elevation	Warren and Mahoney	E	28 October 2026
A20.003 East Elevation	Warren and Mahoney	E	28 October 2026
A20.004 South Elevation	Warren and Mahoney	E	28 October 2026
A30.001 General Section	Warren and Mahoney	F	28 October 2026
A30.002 General Section	Warren and Mahoney	F	28 October 2026
FTAA Substantive – Appendix C: Shading Analysis	Warren and Mahoney	–	28 October 2026
L00.003 Key Sheet	Warren and Mahoney	B	28 October 2026
L10.001 Site Plan	Warren and Mahoney	B	28 October 2026
L10.101 General Arrangement Ground Floor Sheet 01 of 04	Warren and Mahoney	B	28 October 2026
L10.102 General Arrangement Ground Floor Sheet 02 of 04	Warren and Mahoney	B	28 October 2026
L10.103 General Arrangement Ground Floor Sheet 03 of 04	Warren and Mahoney	B	28 October 2026
L10.104 General Arrangement Ground Floor Sheet 04 of 04	Warren and Mahoney	B	28 October 2026
L10.110 General Arrangement Lower Ground Sheet 01 of 01	Warren and Mahoney	B	28 October 2026
L10.120 General Arrangement Plan Level 03 Terrace	Warren and Mahoney	B	28 October 2026
L10.121 General Arrangement Plan Level 04 Terrace	Warren and Mahoney	B	28 October 2026
L20.101 Site Sections Ground Floor Sheet 01 of 02	Warren and Mahoney	B	28 October 2026
L20.102 Site Sections Ground Floor Sheet 02 of 02	Warren and Mahoney	B	28 October 2026
Arboricultural Impact Plan AUP (Drawing No. V1)	Peers Brown Miller	3	12 October 2026

Plan title and reference	Author	Rev	Dated
5013381-CA-1000 Existing Site General Arrangement Layout	Beca	C	30 October 2026
5013381-CA-1100 Existing Site Services Layout	Beca	C	30 October 2026
5013381-CA-1110 Demolition Layout	Beca	C	30 October 2026
5013381-CA-2000 Earthworks Layout	Beca	B	30 October 2026
5013381-CA-2010 Earthworks Cross Sections Sheet 1	Beca	A	30 October 2026
5013381-CA-2011 Earthworks Cross Sections Sheet 2	Beca	A	30 October 2026
5013381-CA-2100 Erosion and Sediment Control Layout	Beca	B	30 October 2026
5013381-CA-2101 Erosion and Sediment Control Details Sheet 1	Beca	B	30 October 2026
5013381-CA-2102 Erosion and Sediment Control Details Sheet 2	Beca	B	30 October 2026
5013381-CA-2103 Erosion and Sediment Control Details Sheet 3	Beca	B	30 October 2026
5013381-CA-3000 Design Site Layout	Beca	B	30 October 2026
5013381-CA-4000 Stormwater Layout	Beca	C	30 October 2026
5013381-CA-5000 Wastewater Layout	Beca	C	30 October 2026
5013381-CA-5100 Wastewater Longitudinal Section	Beca	A	30 October 2026
5013381-CA-6000 Water Layout	Beca	C	30 October 2026
5013381-CA-9000 Combined Services Layout	Beca	C	30 October 2026