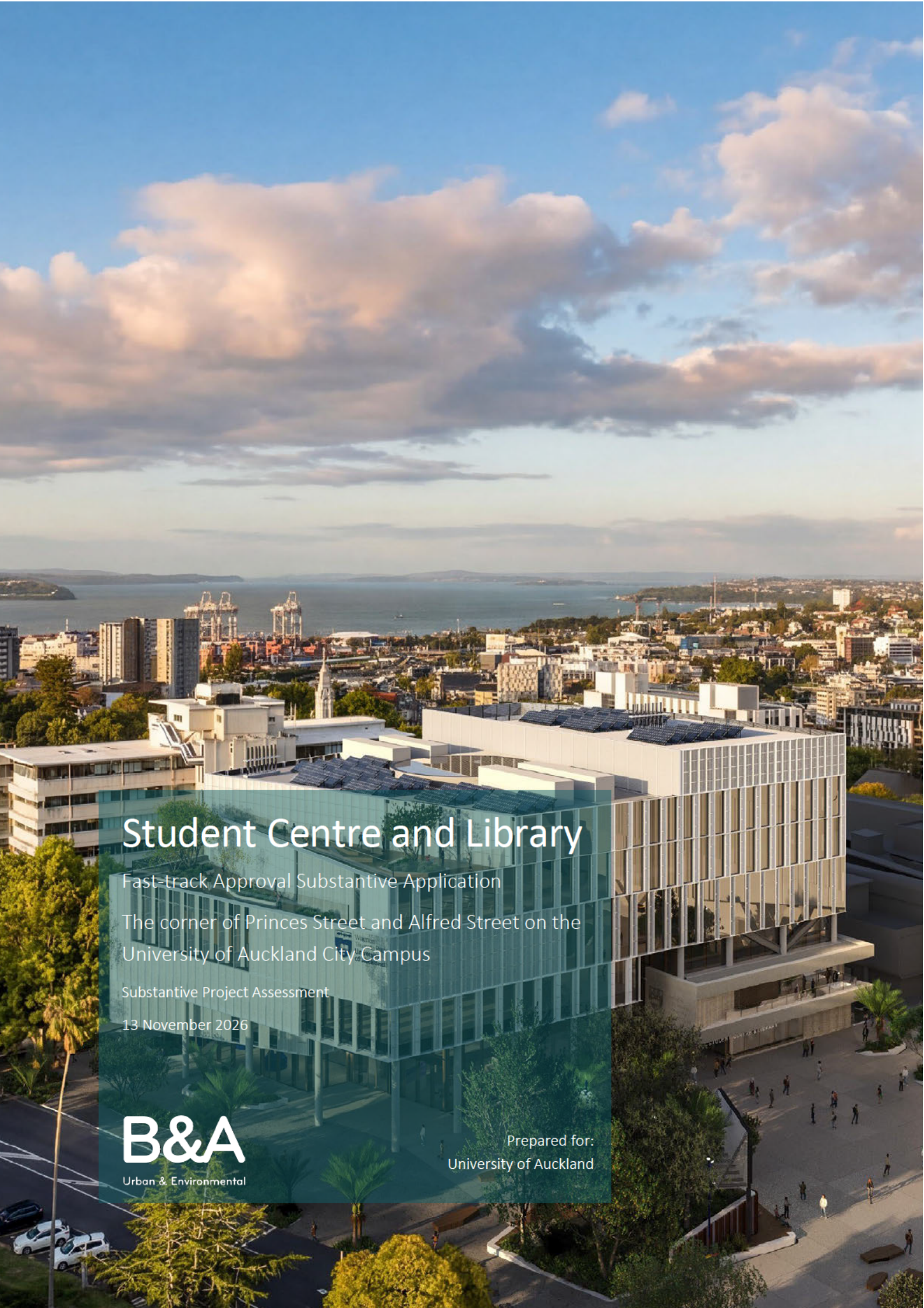

Student Centre and Library

Fast-track Approval Substantive Application

The corner of Princes Street and Alfred Street on the University of Auckland City Campus

Substantive Project Assessment

13 November 2026

B&A
Urban & Environmental

Prepared for:
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PART A – INTRODUCTION AND PROPOSAL

1.0 Applicant and Property Details

To:	Environmental Protection Authority
Site Address:	Corner of Princes Street and Alfred Street
Applicant Name:	University of Auckland
Legal Description:	Refer to Records of Title as **Appendix 1**
Site Area:	Approximately 6,000m^2
Site Owner:	University of Auckland
Unitary Plan:	Auckland Unitary Plan (**AUP**)
AUP Zoning:	Business - City Centre Zone
AUP Precinct:	Learning Precinct, Sub-precinct A
AUP Overlays & Controls:	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1927, Student Union Building Controls: Macroinvertebrate Community Index - Urban
PC120 Zoning	This property is excluded from intensification aspects of PC120 because this property is included in the now-operative section of PC78.
PC120 Landslide Susceptibility	Very Low Shallow Landslide Susceptibility Very Low Large Scale Landslide Susceptibility
PC120 Flood Hazards	Overland flow path with a catchment of less than 4,000m^2 traverses the eastern portion of the site.
PC120 Coastal Hazards	N/A
Designations:	N/A
Additional Limitations:	• Natural Heritage: Notable Group of Trees Overlay - 1, London plane located to east along Alfred Street • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1926, Residence (former) located to the south-east being AUSA House

- Albert Park located to west, zoned Open Space - Informal Recreation Zone and Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 2511, Princes Street Historic Heritage Area
- Archaeological site (R11/833) – Albert Barracks Wall

Locality Diagram:	Refer to Figure 1
Brief Description of Project:	The development of a new Student Centre and Library building for the University of Auckland, City Campus.
Summary of Primary Reasons for Consent:	AUP: Overall **non-complying activity** requiring consent for the construction of a new building within the Business – City Centre Zone and Learning Precinct, including for infringements to the building height, frontage control, and shading to Albert Park standards, and the demolition of a Category B Historic Heritage Building. Consent also required for earthworks, groundwater diversion, construction noise and vibration, works to notable and street trees, signage, contaminated land, and long-term temporary construction activities. AUP (PC120): **Restricted discretionary activity** for activities in a low flood hazard area and land disturbance within a flood hazard area. NES-CS: **Discretionary activity** under Regulation 11 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (**NES-CS**), as a DSI has not been able to be undertaken. HNZPTA: The Project seeks archaeological authority under the Heritage New Zealand Pouhere Taonga Act (**HNZPTA**) as the proposed development will affect the recorded archaeological site R11/833 being the Albert Barracks Wall.

2.0 Executive Summary

2.1 Overview

This report has been prepared in support of a substantive application for a Referred Project submitted by the University of Auckland Waipapa Taumata Rau (**UoA** or **the University**) for the development of a new Student Centre and Library building on the corner of Princes Street and Alfred Street, Auckland City Campus (the **Site**).

In summary, the Project involves the following:

- Construction of a new campus anchor building that will accommodate:
    - a range of high-quality student study, teaching and learning, social and event spaces, and food, beverage and retail;
    - a new library; and
    - a visitor hub containing welcoming spaces and an exhibition space.
- Demolition of the existing Student Union Building complex.
- Landscaping, and a large-scale public plaza which will serve as a gathering and event space.
- Supporting infrastructure and associated works, including earthworks and servicing.

This report has been prepared in accordance with the requirements of the Fast-track Approvals Act 2024 (**FTAA** or the **Act**). The FTAA is intended to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. The approvals sought by the University of Auckland Student Centre and Library (the **Project**) are resource consents under the Resource Management Act 1991 (**RMA**) and an archaeological authority (including nominated person approval) under the HNZPTA. This application is for a Referred Project, and the application is being made in accordance with Section 40 of the FTAA.

The Project requires resource consent under the AUP and NES-CS, and an archaeological authority under the HNZPTA. It also seeks approval for a nominated person to undertake the activities set out in the archaeological authority. This application and Substantive Project Assessment have been prepared in accordance with sections 43 and 44 of the FTAA, Clauses 5-8 and 10 of Schedule 5, and Clause 2 of Schedule 8 of the FTAA, and provides a description of the Project together with an assessment of actual and potential effects on the environment and a comprehensive suite of technical reports.

2.2 Assessment of Effects and Statutory Framework

The actual and potential adverse effects on the environment are assessed in detail throughout this report, together with the comprehensive suite of technical reports included within the application. Having assessed the effects against the relevant statutory framework, it is considered that the Project will have significant adverse effects on heritage values, although mitigation is achieved, in part, by the proposed consent conditions. Other adverse effects will be appropriately avoided, remedied or mitigated to be no more than minor and can be appropriately managed with consent conditions. The proposed archaeological authority conditions have been reviewed by HNZPT, and the applicant will consult with Auckland Council on the proposed resource consent conditions during the processing of the application.

During the development of the Project, UoA and its representatives have undertaken consultation with Auckland Council, Auckland University Students' Association (**AUSA**), Heritage New Zealand Pouhere Taonga (**HNZPT**), Ngāti Whātua Ōrākei, and the Auckland Urban Design Office (**AUDO**). The overall objective of that engagement has been to discuss the Project and understand any issues that may exist with the Site, locality and development and how they might be responded to and the information requirements needed for the application. A summary of consultation is provided in the Consultation Report as **Appendix 3**.

2.3 Benefits of the Project

The Project meets the purpose of the FTAA as it will deliver a development project with significant regional and national benefits. In particular, the Project will:

- Contribute approximately $499.5 million in direct expenditure (excluding land) into the Auckland economy, with approximately 3,518 FTE years of employment generated over the approximately five-year development period;[1]
- Strengthen the University's ability to attract and retain high-performing domestic and international students, thereby supporting its contribution to Auckland's regional economy and New Zealand's tertiary education, international education, and knowledge economy;
- Enable the continued improvement and functioning of the University as regionally and nationally significant infrastructure by replacing ageing and no longer fit-for-purpose facilities with a modern Student Centre and Library that responds to current demand and future growth;
- Significantly enhance the student experience by providing accessible, welcoming, and adaptable spaces for learning, study, teaching, collaboration, social interaction, and student support and wellbeing;
- Consolidate student-facing services and activities that are currently dispersed across the City Campus, improving their accessibility and operational efficiency and creating a coherent social, academic, and cultural heart for the campus;
- Support academic success, research and collaboration by delivering contemporary library and learning environments that can respond to changing teaching methods, technology, and student needs;
- Support a well-functioning urban environment by locating development in an area that is highly accessible to existing and planned public transport links, cycleways and shared paths;
- Deliver positive public realm, street activation, and campus connectivity outcomes through the creation of a new plaza and improved pedestrian connections between the campus, Albert Park, and the wider city centre;
- Deliver enduring educational, social, cultural, operational, and placemaking benefits for students, staff, visitors, and the wider Auckland community; and

[1] Noting the anticipated construction period is four years, while the five-year development period used in the Economic Impact Assessment prepared by Property Economics (**Appendix 3**) includes allocation to pre-construction activities such as planning, design work, procurement and contracting rather than actual construction.

- Be consistent with relevant local and regional planning documents, including the Auckland Regional Policy Statement, Auckland Unitary Plan and Auckland Plan 2050, as it will support a more connected, liveable, sustainable and economically prosperous city centre, improve connections between the University, the city centre and city fringe, and contribute to a quality compact urban form by concentrating development within the existing urban area.

3.0 Introduction & Background

This substantive application and planning assessment is submitted in support of the University's Project at the corner of Princes Street and Alfred Street, including the demolition of the existing Student Union Building to enable the development of a new Student Centre and Library building for the University of Auckland, City Campus.

The development will consist of a new building and supporting landscaping, infrastructure and site works. This will provide for a new Student Centre and Library providing high-quality student study, teaching and learning, social and event spaces, a new contemporary library, a visitor hub and a large-scale public plaza.

3.1 Referral Application

The applicant lodged a referral application for the Project under the FTAA on 7 April 2026. The application was subsequently approved on 16 June 2026, under section 21(1)(c) and referred the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the Project meets the criteria in section 22 of the Act including that it will provide significant regional or national benefits. The decision has been attached as **Appendix 5** for reference.

3.2 Introduction to the Applicant

The applicant and authorised person under Section 42 of the FTAA for this resource consent application is the University of Auckland Waipapa Taumata Rau. There is no other authorised person in relation to this application. Further information about the University and its estate is provided as **Appendix 6**.

3.3 Statement of Qualifications and Experience

Karl Cook

I am a planning and resource management consultant and Director of Barker & Associates (**B&A**).

I hold the degrees of Master of Planning and Bachelor of Planning from the University of Auckland and have been a full member of the New Zealand Planning Institute (**NZPI**) since 1995. I am also a member of the interview panel for new applications for full membership to the NZPI.

I have experience in planning for commercial, residential and land development, institutional development, infrastructure, transport and public facilities. This experience has involved the preparation and lodgement of plan changes, resource consent applications, and notices of requirement. My work has also involved preparing outline plans of work, and assessments and advice on strategic planning and policy matters. A significant focus of my career has been in policy and development within Auckland's city centre.

As part of the wide and varied range of plan changes and resource consents that I have been involved with, my key relevant experience in Auckland's city centre includes:

- Plan changes for the Learning Quarter, Wynyard Quarter and Victoria Quarter areas of Auckland's city centre;
- Extensive involvement with the Business – City Centre zone topics throughout the Auckland Unitary Plan process from 2013 to 2016 and with Plan Change 78 from 2022 to 2024;
- Resource consent applications for developments including Commercial Bay in the downtown area, multiple residential and commercial buildings in Wynyard Quarter and Britomart, multiple institutional buildings within the University of Auckland campuses, hotel and apartment developments, and the International Convention Centre and hotel; and
- Advice on potential commercial, hotel, and institutional developments in several locations within the city centre.

I confirm that I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

Steph Wilson

I am an Associate at B&A based in the Auckland office. I have been employed at B&A since 2022 and hold the degree of Postgraduate Diploma in Urban and Rural Planning from the University of the West of England. I have nine years of experience covering a wide range of land use planning matters on behalf of private entities in New Zealand and the United Kingdom.

During my career, I have been involved with many aspects of resource management including preparation and lodgement of complex resource consent applications for commercial, residential, industrial, and institutional development. Relevant to this project, I have experience in the preparation of resource consent applications for the University of Auckland, and for commercial buildings within Wynyard Quarter and the downtown area.

I confirm that I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

4.0 Application Requirements

For completeness, it is confirmed that the application satisfies the following requirements for a substantive application under the FTAA:

- The Project is a Referred Project being 'University of Auckland Student Centre and Library'. All necessary resource consents under the RMA, and an archaeological authority under the HNZPTA, are sought within this application;
- In accordance with section 42 of the FTAA, the applicant, University of Auckland is the authorised person for the application;
- An application checklist is provided as Appendix 2 outlining that all relevant information required under sections 43 and 44 of the Act is included within the application material; and
- In accordance with section 30(6), the applicant has received a notice dated 13 October 2026 from Auckland Council, as the consent authority under section 30(3)(b), confirming that there

are no existing resource consents to which sections 124(1)(c) or 165ZI of the RMA would apply (refer **Appendix 7**).

5.0 Site Context

This section of the application is provided in accordance with clause 5 of Schedule 5, and clause 2 of Schedule 8 of the FTAA.

A copy of the Record of Title for the Site is attached at **Appendix 1**. A broad summary of the site and locality details is provided below.

5.1 Site Description

The subject Site is located on the corner of Princes Street and Alfred Street and is contained under Record of Title NA90A/610, as shown in **Figure 1** below. The Site forms part of the University of Auckland's City Campus and is held in the ownership of the University of Auckland. The subject Site is irregular in shape and covers a total area of approximately 6,000m^2.



Figure 1: Locality plan with subject Site shown in red within wider Record of Title NA90A/610 area shown in blue. Source: GeoMaps.

The Site contains the Student Union Building complex, established in the 1960s and designed in wings of pre-cast concrete in Brutalist architectural style by Warren and Mahoney Architects to provide for Student Union activities, clubs and societies, as well as the Maidment Theatre. The Site has undergone several modifications over time including partial cover of the central quad space with a large-scale PVC sail shade structure; the demolition of the Maidment Theatre and the B112 wing on the southern end to enlarge the open space between Building 313; and the redeveloped Hiwa Recreation Centre. Today, the building continues to accommodate Student Union related

activities, the Shadows student bar, and multiple eateries. The Site is almost entirely occupied by the existing Student Centre and associated hardstand, with the partially covered central quad comprising the principal area of open space.

The Site is located within the heart of the University's City Centre Campus, in close proximity to key student facilities. The Site occupies a central location within the wider campus and acts as a gateway between Auckland CBD and the University.

The Site has its primary frontages to Princes Street to the west and Alfred Street to the north, with Albert Park located opposite on the western side of Princes Street. Its remaining boundaries adjoin other University campus buildings, including the Hiwa Recreation Centre and the AUSA House to the east, and the Kate Edger Information Commons to the south. The existing Student Centre comprises a series of connected multi-level blocks arranged around the central quad. The surrounding streets and lanes form part of the established, pedestrian-dominated City Campus environment.

5.2 Surrounding Locality

Beyond the immediate environment, the Site is located within the Auckland city centre, at the northern edge of the University's City Campus. The surrounding area is characterised by a mix of university, civic, commercial, and residential activities typical of the city centre, with the wider Learning Precinct extending to the south and east along Princes Street and Symonds Street interspersed with public open spaces and civic amenities. The wider campus context and its network of academic buildings, student facilities and open spaces is described in the University's City Campus Masterplan referred to above, extracts of which are included as Appendix 8.

The Site is highly accessible by a range of transport modes. Symonds Street runs through the City Campus and forms part of Auckland Transport's Frequent Transit Network and Rapid Transit Network, carrying a number of high-frequency bus services. The Site is also within walking distance of the city centre's rapid transit network, including the recently opened Te Waihorotiu Station and the Waitematā (Britomart) interchange. Further, the Site is well-connected to the strategic road network via Waterloo Quadrant and Alten Road to SH16. The pedestrian-oriented street network of the city centre and campus provides direct and highly walkable connections to surrounding destinations.

Reflecting its central city and campus location, the Site is also well located to a wide range of amenities, including the academic, recreation, and student support facilities of the wider City Campus, and the retail, hospitality, civic, and cultural amenities of the city centre.

5.3 Statutory Context

The Site is zoned Business - City Centre Zone under the AUP and is subject to the Learning Precinct, Sub-precinct A and the Macroinvertebrate Community Index – Urban Control.

The Student Union Building is scheduled as a Category B historic heritage place under the AUP. The building is not included on the Heritage New Zealand Pouhere Taonga Heritage List.

The Site also borders the Historic Heritage Overlay Extent of Place [rcp/dp] of the Auckland University Students' Association (AUSA) building (01926 – Residence (former)) to the east, which is also included on the New Zealand Heritage List as a Category 2 historic place (List No. 7275),

Natural Heritage: Notable Group of Trees Overlay – 1, London Plane applying to the group of trees along Alfred Street to the north and the Princes Street Historic Heritage Area to the west.



Figure 2: Statutory context surrounding subject site, with subject site shown in red. Source: AUP Maps.

Regarding natural hazards, the Site is subject to a very low landslide susceptibility area and an overland flow path with a catchment of less than 4,000m^2. Accordingly, a low flood hazard area applies to the eastern corner of the Site.

5.4 Owner and Occupiers of Adjacent Land

In accordance with clause 5(1)(d) of Schedule 5 of the FTAA, the full names and addresses of the following are provided at **Appendix 9**:

(a) each owner of the Site and of land adjacent to the Site; and

(b) each occupier of the Site and of land adjacent to the Site.

6.0 Project

This section of the application is a summary of the key elements of the Project provided in accordance with clause 5(1)(a) of Schedule 5 and clause 2(1)(f) of Schedule 8 of the FTAA.

6.1 Overview

The substantive application seeks approval for the construction of a new Student Centre and Library on the University of Auckland's City Campus, on the corner of Princes Street and Alfred Street. Specifically, the Project comprises:

- The construction of a new Student Centre and Library comprising 19,568 m^2 gross floor area, arranged over eight levels comprising two basement levels (Lower Ground and Basement), with six above-ground levels (Ground and Levels 1-5) and additional roof-top plant;

- The demolition of the existing Student Union Building;
- Associated bulk earthworks, excavation, and retaining works to form the basement levels;
- The expansion of the existing Quad to form a large-scale public plaza suitable for the increased student population; and
- Associated infrastructure, servicing, landscaping, tree works, and site works.

Detailed descriptions of each element of the Project are set out below and are supported by the specialist reports and drawings accompanying this application.

6.2 Architectural

The proposed Student Centre and Library has been designed by Warren and Mahoney (**WAM**) and has been guided by cultural narratives developed in collaboration with design partners, Haumi and Eighty, supported by Ngāti Whātua Ōrākei. The design responds to the context of the subject Site and surrounding campus, the heritage values of the existing Student Union Building, AUSA House, and the adjoining Princes Street Historic Heritage Area, and the provisions of the Business – City Centre Zone, the Learning Precinct, and the University's City Campus Masterplan.

The Project will form an integrated, student-focused hub at the city-facing entrance to the campus, positioned between Albert Park to the west and the Hiwa Recreation Centre to the east. The building has been designed to accommodate a range of complementary functions, including library services, teaching and learning environments, study spaces, student association and club spaces, student support services, and food and beverage offerings. The building is arranged around a central atrium and addresses the redeveloped public plaza at ground level, reinforcing the pedestrian connections through the Site.

Full details of the proposed building, including its detailed layout, elevations, materiality and finishes, are contained in the Architectural and Landscape Design Report (**Appendix 10**). A summary of the main building elements is set out below:

- The building comprises eight levels, including two basement levels (Basement and Lower Ground) and six above-ground levels (Ground and Levels 1 to 5), with rooftop plant in addition, and provides a total gross floor area (**GFA**) of 19,568 m^2;
- The basement levels accommodate back-of-house functions, and superlabs;
- The above-ground levels accommodate the building's principal public and academic functions, including:
    - visitor and welcoming hub, main entry, café, food and beverage, student retail, and student hub at Ground level;
    - student support and amenity, club spaces, and informal learning and study space at Level 1; and
    - the library, study and reading spaces, and teaching and learning environments across Levels 2 to 5.
- Accommodation for the Auckland University Students' Association is provided across the Lower Ground, Ground, and Level 1 floors; and
- Rooftop plant and photovoltaic panels are located at roof level.

The total GFA comprises approximately 8,725m^2 of library and study space, 1,832m^2 of superlabs, 2,881m^2 of teaching and learning space, 400m^2 of student support and club space, 182m^2 of food and beverage space, 474m^2 visitor centre, and 5,074m^2 of common areas (core and circulation). Building signage zones are identified on the façade elevations within the Architectural Drawings (**Appendix 10**).

6.3 Landscaping Design

A central component of the Project is the redevelopment and expansion of the existing Quad into a high-quality, large-scale public plaza that will function as the principal point of arrival and the social heart of the campus. The plaza will strengthen pedestrian connections between the campus and the surrounding city, including the north-south link between Albert Park and Symonds Street and the east-west connection through Sector 300.

The existing open space within the Site is currently divided between the quad (approximately 1,230m^2) and the plaza adjoining the Hiwa Recreation Centre (approximately 2,200m^2). These areas will be combined to create a single, larger plaza, Te Tūātea, capable of hosting student gatherings, events, and everyday campus activity. The plaza design includes a network of large planters with occupiable edges, an elevated deck and canopy providing shelter and an informal stage, and a range of seating and smaller sheltered spaces at its edges. Planted roof terraces are also proposed at the upper levels of the building.

The landscape design, planting, surface treatments and public realm improvements are described in the Urban Design and Landscape Effects Assessment prepared by Boffa Miskell and included as **Appendix 11**, and within the Architectural and Landscape Design Report prepared by WAM and included as **Appendix 10**.

6.4 Access, Parking and Loading

Vehicle access for loading and servicing will be provided via the existing vehicle crossing on Princes Street which currently serves the Hiwa Recreation Centre basement loading and parking areas. No general staff or student car parking is proposed within the Site. Servicing and loading will be accommodated from a loading area on the lower ground floor of the proposed building. Short-stay visitor parking is provided with sixteen visitor bicycle parking spaces provided across the Site. No new secure long-stay bicycle parking is proposed. Pedestrian access will be provided from Princes Street, Alfred Street, and the new plaza.

The transport elements of the Project, including access design, servicing and loading arrangements are set out in the Transport Assessment prepared by Flow Transportation Specialists (**Flow**) included as **Appendix 12**, and supported by a Draft Construction Traffic Management Plan (**CTMP**) as **Appendix 13.**

6.5 Heritage

6.5.1 Built Heritage

The Site contains the Student Union Building (Buildings 311A-D and 312 of Sector 300), which is scheduled as a Category B historic heritage place under the AUP. The building is not included on the New Zealand Heritage List administered by HNZPT. The Site additionally adjoins the Extent of Place of the AUSA Building to the east, which is scheduled under the AUP.

In relation to built heritage, the following is proposed:

- The complete demolition of the existing Student Union Building, comprising five conjoined blocks; and
- Construction of a new Student Centre and Library within proximity of, but not within, the extent of place of the AUSA building to the east and the Princes Street Historic Heritage Area to the west.

6.5.2 Archaeology

The Site also lies within a recorded archaeological site (R11/833), being the site of the former Albert Barracks. Archaeological matters, and the archaeological authority sought under the HNZPTA are addressed in Part C of this Substantive Project Assessment and within the Archaeological Assessment (**Appendix 14**) and Archaeological Management Plan (**Appendix 15**). There are no relevant archaeology matters under the AUP, and Archaeology is not further addressed in this Part.

6.5.3 Natural Heritage

The Alfred Street frontage adjoins a scheduled group of notable London Plane trees which are located within the road reserve. To enable the construction of the new building, canopy trimming of five of the notable trees (Trees 2 to 6) is proposed, of which the trimming of Tree 3 complies with the permitted activity standards, along with root disturbance to enable the construction of the new basement levels. Temporary works are also proposed within the protected root zones, including use of the existing hard surfacing for construction site amenities and a demolition haul road. An Arboricultural Impact Assessment (**AIA**) has been prepared by Peers Brown Miller (**PBM**) and is included as **Appendix 16.**

6.6 Street Trees

The Project also proposes the removal of three street trees greater than 4m in height within the Princes Street road reserve, being two Lombardy Poplars (trees 9 and 10) and an olive (Tree 11), together with a group of small trees and shrubs (Tree Group 12) to enable future streetscape upgrades at the site frontage. Mitigation planting of three new street or reserve trees is proposed.

6.7 Demolition and Construction Works

The demolition of the existing building and construction of new building and associated enabling works will be co-ordinated and constructed in a progressive manner with an indicative total timeframe of approximately 4 years.

A draft Construction Management Plan (**CMP**) is included as **Appendix 17** and outlines indicative methodologies and timeframes for the enabling works and construction of the Project. The draft CMP has been undertaken in consultation with the Early Contractor Involvement (**ECI**) contractor, Hawkins.

6.7.1 Indicative Programme Summary

An indicative demolition and construction programme is provided in **Figure 3.**

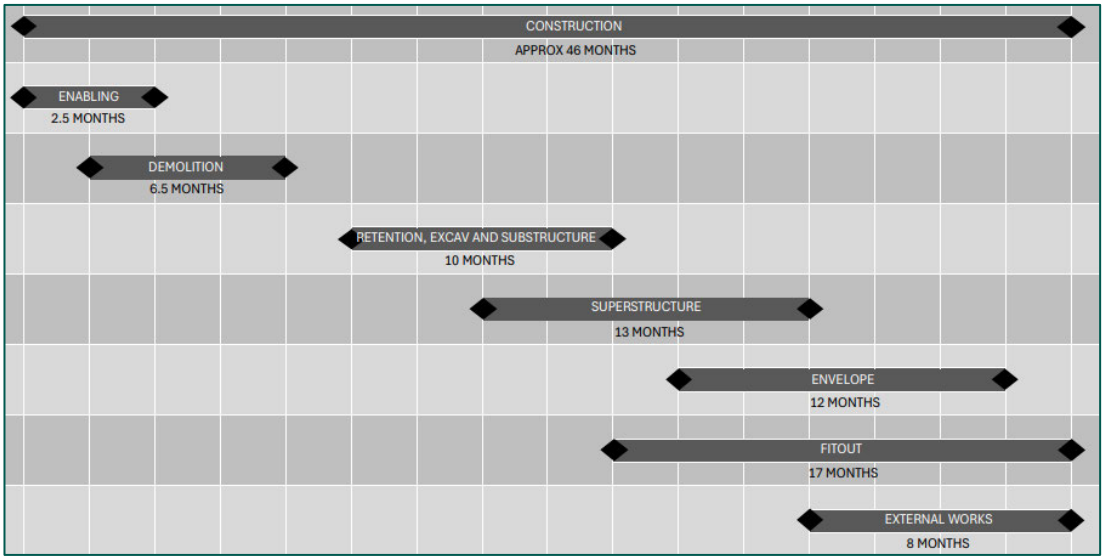

Figure 3: Indicative demolition and construction programme. Source: RCP

6.7.2 Construction Hours

Demolition and construction works are proposed between 6:30am and 10:30pm Monday to Friday, 7:00am and 11:00pm Saturday, and 9:00am and 7:00pm Sunday (excluding public holidays), which reflect the time periods of the City Centre construction noise standards in Standard E25.6.28 of the AUP. Early morning works for steel deliveries, concrete pours and crane and hoist erection or dismantling, and low-noise activities such as site set-up, internal fit-out, painting and electrical works, may occur outside these hours where they comply with the construction noise standards, consistent with the advice note to the proposed construction hours condition.

6.7.3 Construction Methodology

The construction methodology has been informed by the ECI contractor and is described in detail within the draft CMP (**Appendix 17**). The methodology will be refined and finalised once consents have been obtained, detailed design is completed, and a main contractor is appointed.

6.7.4 Site Works

To enable the construction of the new building, it is proposed to remove the existing foundations on the Site and undertake excavations to provide for the basement level. These works are detailed in the Infrastructure Report at **Appendix 18** and the draft CMP. The following is proposed as part of site works.

6.7.4.1 Earthworks

Earthworks plans and sediment and erosion control measures have been prepared by Beca and are detailed within the Infrastructure Report and Engineering Drawings (**Appendix 18**). In summary, the proposed earthworks involve:

- Approximately 34,232m^3 of cut to form the basement levels (to a formation level of RL 35.51m), and approximately 291m^3 of cut and 241m^3 of fill for the plaza, accesses, and laneway, resulting in a net cut of approximately 34,282m^3 over an area of approximately 5,565m^2;

- Removal of the existing foundations and basement of the Student Union building, which is anticipated to fall within the above earthwork volumes; and
- Erosion and sediment controls in accordance with GD05, including stabilised construction accesses and wheel wash, catchpit protection, stabilisation and covering of exposed areas and stockpiles, and treatment of sediment-laden water from the excavation prior to discharge to the stormwater network.

The bulk earthworks are anticipated to be undertaken over approximately 85 working days within the 10-month retention, excavation and substructure phase. A draft Erosion and Sediment Control Management Plan (**ESCMP**) is provided as Appendix D to the Infrastructure Report. Conditions are proposed to require an updated CMP and ESCMP to be prepared and submitted to Council for approval prior to commencement of works. A Geotechnical Engineer will ensure stability of the works and safety of the surrounding land, buildings, and structures.

6.7.5 Dewatering

Dewatering is required to establish the new basements levels. A Geotechnical Interpretative Report (**GIR**) has been undertaken by Tonkin & Taylor (**T+T**) and is included as **Appendix 20**, supported by a Geotechnical Groundwater and Settlement Effects Report (**Appendix 21**). The report indicates that the measured groundwater level is between RL 41m and RL 43m, being a perched groundwater regime within the fill and volcanic soils approximately 2.5-4.5m below ground level. The deeper regional groundwater table is likely to be below the excavation level and is not anticipated to be intercepted as a result of the works.

As the basement excavation will extend below the perched groundwater level, groundwater will be drawn down to the bulk excavation level (RL 35.1m) during construction and, in the long term, via a drained basement and sub-slab drainage system. Steady state groundwater inflows are estimated at approximately 8-15m^3/day. The Geotechnical Groundwater and Settlement Effects Report prepared by T+T (**Appendix 21**) estimates combined settlement from groundwater drawdown and retaining wall deflection of approximately 30-37mm immediately adjacent to the excavation, reducing to nil at 30m, with settlement at the adjoining University buildings within the negligible damage risk category. Monitoring and contingency measures are set out within that report.

6.7.6 Noise and Vibration

An Acoustic Assessment and draft Construction Noise and Vibration Management Plan (**CNVMP**) have been prepared by Marshall Day Acoustics (**MDA**) and are included as **Appendix 22**. Construction noise is predicted to exceed the long-term construction noise limits of 75dB L_{Aeq} (weekdays), 80dB L_{Aeq} (Saturdays), and 65dB L_{Aeq} (Sundays) at the immediately adjacent University buildings, with levels of up to 92dB L_{Aeq} predicted during demolition at the most exposed facades. Construction noise is predicted to comply at the closest non-University building, being the Albert Park Caretaker's Cottage approximately 38m from the works, when the building is occupied during normal office hours.

Construction vibration is predicted to comply with the AUP standards with the CNVMP in place, including the use of smaller equipment and attended vibration monitoring within specified setbacks of adjoining buildings, and pre- and post-construction condition surveys of AUSA House.

Operational noise will principally be generated by rooftop mechanical plant, which will be designed to comply with the AUP permitted noise limits.

6.7.7 Contamination

A Preliminary Site Investigation (**PSI**) and Contaminated Site Management Plan (**CSMP**) have been prepared by T+T and are included as **Appendix 23** and **Appendix 24** respectively. The PSI identifies that activities on the Hazardous Activities and Industries List (**HAIL**) have occurred on the Site, including a decommissioned underground diesel storage tank associated with the historical boiler room (HAIL A17) and historical and existing transformers (HAIL B2), together with the potential for uncontrolled fill and the loss of asbestos and lead from building materials to ground. Preliminary soil sampling found all results to be below the adopted commercial/industrial human health criteria, with one exceedance of the AUP permitted activity criteria for lead in shallow fill and trace asbestos in shallow fill near the western boundary.

A Detailed Site Investigation (**DSI**) has not been able to be undertaken due to the access constraints presented by the existing buildings. The CSMP therefore provides for additional pre-works sampling following demolition, together with standard earthworks controls, trace asbestos controls, and unexpected contamination protocols. Underground storage tanks within the basement footprint will be removed from the site.

6.8 Servicing

The servicing strategy for the Project is set out in the Civil Infrastructure Report and Stormwater Management Plan prepared by Beca (**Appendix 18** and **Appendix 19**). The assessment confirms that the Site can be serviced for stormwater, wastewater, potable water, firefighting water supply, power, and telecommunications, subject to confirmation of existing asset condition and network capacity as design progresses.

6.8.1 Stormwater

The stormwater management strategy has been developed in accordance with Schedule 4 of Auckland Council's Regionwide Network Discharge Consent (**NDC**), with the development classified as a large brownfield site (greater than 5,000m^2) and is detailed in the Stormwater Management Plan (**SMP**) prepared by Beca included as (**Appendix 19**). In summary:

- The existing stormwater tank serving the Hiwa Recreation Centre (45m^3 detention and 90m^3 retention) will be re-used to attenuate runoff from the Project, with stormwater from the Project discharging via the existing Hiwa system to the public network in Princes Street;
- A new tank providing 135m^3 of detention and 90m^3 of retention storage will be provided within the Project for the Hiwa catchment, which will discharge via the existing private network to the public network in Alfred Street;
- Stormwater quality treatment will be provided by catchpit filter baskets and a proprietary treatment device; and
- Flows in excess of the capacity of the detention system in a 1% AEP event will overflow onto the plaza and be conveyed as sheet flow towards Princes Street.

The hydraulic assessment confirms that the strategy will not increase peak discharges to the downstream public stormwater networks in Alfred Street and Princes Street, and that the overland

flow route will not result in adverse flooding effects on the development, adjoining properties, or downstream infrastructure.

6.8.2 Wastewater

The Site is currently serviced by a private DN225 wastewater line between the Site and the Kate Edger Information Commons, which connects to the public DN225 main in Alfred Street. The Project will connect to this private line, together with a new connection across Alfred Street to an existing public manhole near the General Library (B109). Peak wet weather flows from the Project are estimated at approximately 7.69L/s, and the downstream capacity assessment indicates that the public network can accommodate the additional flows without upgrades. Works Over approval from Watercare will be required at detailed design for piling in proximity to the DN2300 Ōrākei Main Sewer (eastern interceptor), which is located at depth (approximately RL 2.3m) along the western boundary of the Site.

6.8.3 Water

A new DN90 potable water connection will be provided from the University's private ring main within the laneway between the Site and the Kate Edger Information Commons, with an anticipated peak demand of approximately 9.5L/s. A new DN160 fire water connection is proposed to the public water main in Princes Street. Hydrant flow and pressure testing undertaken on 16 October 2026 confirms that the surrounding network can provide the required firefighting water supply, with local pressure boosting to be provided for the sprinkler system at the upper levels of the building.

6.8.4 Utilities

Power will be connected from the existing supply services available in the general locality of the Site. Agreements will be sought from Vector to undertake the proposed works.

Telecommunications will be connected from the existing private telecommunications services that are within and adjacent to the site along Princes Street and Alfred Street. Existing infrastructure may require relocation or diversion, and Chorus will be contacted to confirm any required relocation or modification of their public assets at detailed design stage.

Existing public and private gas mains are located within Princes Street and Alfred Street, and no gas main diversion is currently anticipated. Existing Vector substation infrastructure within the Site will require relocation, which will be confirmed with Vector through detailed design.

6.8.5 Refuse and Recycling

The development will be serviced by private collection by the University's appointed waste contractor, with a refuse and recycling room provided in the lower ground level adjacent to the loading dock. A draft Operational Waste Management Plan has been undertaken by the University and is included as **Appendix 25.**

7.0 Consultation Undertaken

This section of the application is provided in accordance with clauses 6(1)(e) and 6(1)(f) of Schedule 5 of the FTAA, which require that an assessment of environmental effects includes:

- Identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal; and
- If iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision.

Consultation was undertaken with the persons and groups referred to in section 11 of the FTAA prior to lodgement of the referral application and has continued throughout the preparation of the substantive application. An overview of the consultation undertaken including meeting minutes and correspondence is provided in the Consultation Summary Report included as **Appendix 3**.

7.1 Auckland Council

Three specialist pre-application meetings have been held with Auckland Council, including representatives from Watercare and Healthy Waters, together with weekly planning meetings with Council's Premium Resource Consents team from September 2026 on an ongoing basis. The matters raised and the response of the Project are summarised below:

- **Groundwater (18 September 2026):** groundwater conditions and drawdown, the retaining approach (including third-party approval for any ground anchors within the road reserve), settlement effects on the adjacent heritage building and water mains, cumulative effects with the Hiwa Recreation Centre groundwater consent, and the reporting to be provided. These matters are addressed in the Geotechnical Groundwater and Settlement Effects Report and in the GSMCP to be prepared and certified under the proposed conditions, as summarised in **Section 10.8.3**;
- **Development engineering (18 September 2026):** stormwater management under the NDC, including a site-specific SMP and PC120 flood hazard assessment, wastewater capacity and connections (including the Ōrākei Main Sewer), water and firefighting supply, and geotechnical stability. Watercare confirmed no issues with water servicing in principle, and Healthy Waters identified no red flags. These matters are addressed in the Civil Infrastructure Report and SMP, as summarised in **Sections 10.10** and **10.11**; and
- **Landscape and urban design (29 September 2026):** the built form of the building, design changes since referral, shading of Albert Park, the visual simulation viewpoints and the landscape strategy. Council's specialists were positive about the design direction, including the response to the corner site, ground floor activation, integration of the plaza and campus permeability, and Parks Planning subsequently confirmed that no specific issues had been identified in relation to shading of Albert Park.

Draft technical reports, including the wind, transport, noise and vibration, economic, arboricultural, geotechnical, groundwater and civil infrastructure reports, have also been circulated to Council's specialists for review and comment ahead of lodgement. A site visit with Council's regulatory arborist and heritage arborist was held on 5 November 2026, and the feedback provided is included in the Consultation Summary Report.

7.2 Auckland Transport

Meetings were held with Auckland Transport and AUDO on 17 July 2026 and 25 August 2026 to discuss the University's future planning, the pedestrianisation of Alfred Street, the City Centre Bus Plan, and the construction and permanent effects of the Project on Princes Street. Auckland Transport's comments on the Transport Assessment and draft CTMP have been sought through Council, however were not received prior to lodgement.

7.3 Iwi Authorities

Prior to lodgement of the referral application, the University wrote to 14 iwi authorities with an interest in the area on 17 February 2026. Te Kawerau ā Maki and Te Ahiwaru – Waiohua deferred to Ngāti Whātua Ōrākei, Ngāti Te Ata Waiohua confirmed that they did not wish to engage on the Project, and Ngāti Tamaterā initially expressed interest in engaging but withdrew from the process on 26 March 2026. No response was received from the remaining iwi authorities, and no reasons were given for not responding. None of the Māori groups invited to comment on the referral application under section 17 of the FTAA provided comments.

Ngāti Whātua Ōrākei are a project partner with the University, and engagement has continued throughout the development of the Project. This has included design hui between the design team, Haumi and Kingi Makoare as the Ngāti Whātua Ōrākei narrative representative between December 2025 and January 2026, the presentation of the concept design to Ngāti Whātua Ōrākei in February 2026, and an update on the design of the substantive application on 20 July 2026. This engagement has shaped the cultural narrative and design of the Project, as described in Section 10.12, and in the Taumata Rangipuke Concept Direction report prepared by Haumi and Eighty (Appendix 26). Ngāti Whātua Ōrākei have provided a letter of support for the Project (Appendix 27).

7.4 Heritage New Zealand Pouhere Taonga

A meeting was held with HNZPT on 11 March 2026 to discuss the City Campus Masterplan, the Student Union Building and the Albert Barracks archaeological site. HNZPT advised that an archaeological assessment and a record of consultation with mana whenua would be required, and no specific concerns were raised. HNZPT's comments on the referral application anticipated an archaeological assessment, methodologies, a draft management plan and research strategy, evidence of consultation with tangata whenua and proposed conditions. The draft Archaeological Assessment, AMP and authority conditions were provided to HNZPT on 14 October 2026, and on 19 October 2026 HNZPT confirmed that no meeting was required and that they were satisfied with the content of the draft reports.

7.5 Auckland University Students' Association

AUSA has been engaged throughout the design process and provided a letter of support for the Project on 21 October 2026 (Appendix 28), 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.

PART B – RESOURCE CONSENT APPROVALS (UNDER SECTION 42(4)(a))

8.0 Approval Framework

This section of the application is provided in accordance with clauses 5(1)(h) of Schedule 5 of the FTAA which requires an assessment of the activity to be provided against relevant provisions of the following documents provided in Schedule 5, clause 5(2) of the FTAA:

(a) A national environmental standard

(b) Other regulations made under the Resource Management Act 1991

(c) A national policy statement

(d) A New Zealand coastal policy statement

(e) A regional policy statement or proposed regional policy statement

(f) A plan or proposed plan

(g) A planning document recognised by a relevant iwi authority and lodged with a local authority

The Project has been considered against the above documents in the following sections of this report as well as consideration of the Project against the items listed in Schedule 5, clause 5(3)(a)-(c).

The application seeks all resource consents necessary for the construction and ongoing operation of the Project. The list of consents considered to be required is provided at Section 8.1 below. For completeness, this application also seeks consent for any matters that are not listed below but which are subsequently identified as being necessary through the processing of this application. If such matters are identified, the applicant will, as a matter of urgency, provide to the EPA an assessment of any relevant adverse effects that are different to, additional to, or cumulative upon those discussed in this report, which would be generated by the Project as a result of the additional matters.

8.1 Approvals Required

The Project requires consent for the matters outlined below. A detailed rules assessment against the applicable provisions of the AUP and NES-CS is attached as Appendix 29.

8.1.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS)

The NES-CS is a nationally consistent set of planning controls and soil contaminant values. It seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or the contaminants contained to make the land safe for human use.

The provisions of the NES-CS apply to development of the Site, as activities on the HAIL have historically occurred on the Site. A PSI has been undertaken in support of the substantive application (refer Appendix 23), however given the existing structures and hardstand on the Site, a DSI was not feasible. Accordingly, resource consent for a **discretionary activity** pursuant to Regulation 11 of the NES-CS is required.

8.1.2 Other National Environmental Standards

The Project does not require resource consents under any of the other National Environmental Standards relevant to the Project, including:

- National Environmental Standards for Air Quality;
- National Environmental Standards for Commercial Forestry;
- National Environmental Standards for Electricity Transmission Activities;
- National Environmental Standards for Freshwater;
- National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat;
- National Environmental Standards for Marine Aquaculture;
- National Environmental Standard for Sources of Drinking Water;
- National Environmental Standards for Storing Tyres Outdoors; and
- National Environmental Standards for Telecommunications Facilities 2016.

8.1.3 Auckland Unitary Plan

Reasons for consent under the AUP, as identified in the Rules Assessment, are as follows:

D13 Notable Trees Overlay

- Trimming of four notable trees on Alfred Street (Trees 2, 4, 5, and 6) that does not comply with Standard D13.6.1 is proposed, as branches exceeding 50mm in diameter are proposed to be cut on each tree and trimming of Tree 5 will exceed 10% (21% proposed), is a **restricted discretionary activity** under Rule D13.4.1(A6).
- Permanent works within the protected root zone of four notable trees on Alfred Street (Trees 5 to 8) is proposed, involving excavation exceeding 1m^2 and disturbance of between 10% and 20% of the protected root zone of Trees 6, 7, and 8, is a **restricted discretionary activity** under Rule D13.4.1(A9).

D17 Historic Heritage Overlay

- Demolition or destruction of a primary feature of a Category B Historic Heritage Place (1927, Student Union Building) is proposed and is a **discretionary activity** under D17.4.1(A1).
- New buildings or structures within the scheduled extent of place of a Category B historic heritage place is proposed, with the new Student Centre and Library proposed within the existing extent of place and is a **restricted discretionary activity** under D17.4.1(A10).
- Signs not otherwise provided for as a permitted activity within the extent of place are proposed and is a **restricted discretionary activity** under Rule D17.5.1(A15).

E7 Taking, using and Diversion of Water and Drilling

- The take and use of groundwater associated with dewatering that does not comply with the permitted activity standards is proposed and is a **restricted discretionary activity** under Rule E7.4.1(A20).

- The diversion of groundwater caused by excavation that does not comply with the permitted activity standards is proposed and is a **restricted discretionary activity** under Rule E7.4.1(A28).

E12 Land Disturbance – District

- Earthworks of approximately 5,565m^2 are proposed, exceeding 2,500m^2 within the City Centre Zone and are a **restricted discretionary activity** under Rule E12.4.1(A6).
- Earthworks of approximately 34,282m^3 are proposed, exceeding 2,500m^3 within the City Centre Zone and are a **restricted discretionary activity** under Rule E12.4.1(A10).
- Earthworks exceeding 50m^2 within a Historic Heritage Overlay are proposed, being within the extent of place of the Student Union Building and are a **restricted discretionary activity** under Rule E12.4.2(A30).
- Earthworks exceeding 250m^3 within a Historic Heritage Overlay are proposed, being within the extent of place of the Student Union Building and are a **restricted discretionary activity** under Rule E12.4.2(A33).

E17 Trees in Roads

- Trimming of two trees on Alfred Street (Trees 5 and 6) is proposed and does not comply with Standard E17.6.1, as trimming of Tree 5 will exceed 20% (21% proposed) and branches exceeding 100mm in diameter are proposed to be cut. This is a **restricted discretionary activity** under Rule E17.4.1(A6).
- Permanent works within the protected root zone of four trees on Alfred Street is proposed and does not comply with Standard E17.6.3, as roots are anticipated to be greater than 80mm in diameter. This is a **restricted discretionary activity** under Rule E17.4.1(A8).
- Removal of three trees greater than 4m in height on Princes Street (Trees 9, 10, and 11) is proposed and is a **restricted discretionary activity** under Rule E17.4.1(A10).

E23 Signs

- Comprehensive development signage is proposed and is a **restricted discretionary activity** under Rule E23.4.2(A53).

E25 Noise and Vibration

- Construction noise of up to 92dB LAeq, exceeding the long-term construction noise limits of 75dB LAeq (weekdays), 80dB LAeq (Saturdays), and 65dB LAeq (Sundays) under Standard E25.6.28.2 at the adjacent University buildings, is a **restricted discretionary activity** under Rule E25.4.1(A2).

E27 Transport

- Parking, loading and access that does not comply with the following standards is a **restricted discretionary activity** under Rule E27.4.1(A2):
    - Standard E27.6.2(6) Bicycle parking: no secure (long-stay) bicycle parking spaces are provided within the site, where 34 spaces are required, and 16 visitor (short-stay) bicycle parking spaces are provided, where 24 are required;

- Standard E27.6.3.2 Size and location of loading spaces: one of the required loading spaces is provided on Princes Street (19m by 3m), which is outside of the Site and 0.5m narrower than the required 3.5m width; and
- Standard E27.6.3.5 Vertical clearance: the vertical clearance within the basement loading area is 3.4m, where 3.8m is required.

E30 Contaminated Land

- As a DSI has not been able to be undertaken, the discharge of contaminants does not meet controlled activity Standard E30.6.2.1 and is a **discretionary activity** under E30.4.1(A7).

E40 Temporary Activities

- The Project involves temporary activities for construction that are not otherwise provided for as permitted activities in Rules A12 – A23, as they will have a duration of more than 24 months, and are a **restricted discretionary activity** under E40.4.1(A24).

H8 Business – City Centre Zone

- The development of the new building is a **restricted discretionary activity** under Rule H8.4.1(A32).
- Demolition of buildings is a **controlled activity** under Rule H8.4.1(A32A).
- The construction of a building that does not comply with Standard H8.6.3 Admission of Sunlight to Public Places is a **non-complying activity** under Rule H8.4.1(A40).
- The proposed building does not comply with the following standards and is a **restricted discretionary activity** under Rule C1.9(2):
  - H8.6.25A Building setback from boundaries: The part of the building above 32.5m encroaches the 6m building setback to the northern elevation by a maximum depth of 1.5m across a length of 4.7m.

I207 Learning Precinct

- Demolition of buildings is a **controlled activity** under Rule I207.4.1(A25).
- The development of new building is a **restricted discretionary activity** under Rule I207.4.1(A26).
- The Project involves development that does not comply with the following standards and is a **restricted discretionary activity** under Rule C1.9(2):
  - I207.6.3 Building Height: The building will exceed the maximum 30m height by 6.54m.
  - I207.6.4 Frontage Height and Setback: The Site is subject to Frontage Control C. The proposed building will not comply with the frontage control as follows:
    - The building frontage exceeds a height of 15m within the 15m depth setback to the northern elevation to Alfred Street by a maximum height of 21.5m reducing to 18.6m across a length of 66.7m and to the western elevation to Princes Street by a maximum height of 14.3m reducing to 13.8m across a length of 58.0m; and

- The building frontage infringes the recession plane on the northern elevation to Alfred Street by a maximum height of 15.6m reducing to 11.3m across a length of 66.7m and on the western elevation to Princes Street by a maximum height of 12.1m reducing to 0.8m across a length of 58.0m.

8.1.4 Auckland Unitary Plan – Plan Change 120 (PC120)

Auckland Council notified PC120 on 3 November 2025. PC120 replaces Plan Change 78 (**PC78**) and seeks to provide for intensification in accordance with Clause 4 of Schedule 3C of the RMA and manage natural hazard risks. The intensification elements on PC120 do not apply to this Site, as it falls within the Business – City Centre Zone and is included in the now-operative portion of PC78.

Pursuant to Section 86B(3)(f) of the RMA, all proposed provisions related to natural hazards have immediate legal effect from the date of notification. The relevant standards in PC120 therefore have legal effect and are applicable to this Project and have been considered in this assessment. Reasons for consent under PC120 are summarised below.

E36 Natural Hazards

- Activities in a low flood hazard area where the natural hazard risk is potentially tolerable in accordance with Table E36.3.1B.1 are a **restricted discretionary activity** under Rule E36.4.1A(A79).
- Land disturbance within a low flood hazard area for more than 28 days as part of construction activities does not comply with Standard E12.6.2(13) (as amended by PC120) and is a **restricted discretionary activity** under Rule C1.9(2).

8.1.5 Activity Status

Overall, the Project is classified as a **non-complying activity** under the RMA. Notably however, section 104D which applies to decisions on non-complying activities under the RMA does not apply under the FTAA (Sch5, cl17(1)(b)). As a result of the removal of the gateway test, the assessment of the application is broadly analogous to the assessment of a discretionary activity under the RMA.

9.0 Information Requirements

9.1 Auckland Unitary Plan – Special Information Requirements

The following special information requirements relevant to the reasons for consent are required under the AUP:

- Under D17.9(1), applications for resource consent for works affecting scheduled historic heritage places must be accompanied by a Heritage Impact Assessment (**HIA**). This has been prepared by archifact and is included as **Appendix 30**;
- Under D17.9(3), applications for the total demolition of a scheduled historic heritage place must provide details of the proposed development that will be enabled. This is provided throughout the application material, particularly within the Architectural and Landscape Design Report (**Appendix 10**);

- Under H8.10.1(1), a Conservation Plan is required for additions and alterations to scheduled historic heritage buildings. As the Project includes the demolition of the scheduled historic heritage building, no Conservation Plan is provided; and
- Under E36.9 (as amended by PC120), a hazard risk assessment addressing Policies E36.3(3), (4A), and (4B) is required and is included within the SMP prepared by Beca (**Appendix 19**).

9.2 FTAA

Clause 5 of Schedule 5 of the Act sets out specific information to be submitted to the Panel. These requirements are addressed throughout the consent application and supporting technical documents. A checklist is attached as **Appendix 2** which sets out how and where this information has been provided.

In addition, the Notice of Decision on the referral application for the Project specified additional information to be provided with the application. This information has been provided as summarised below:

- An HIA identifying and assessing the effects of the Project and the demolition of existing Student Union Building has been prepared by archifact and is provided as **Appendix 30**. The HIA includes:
    - Consideration of the objectives and policies of the AUP and the identification of any effects on the amenity, character, and historic fabric of the city centre; and
    - Identification of any effects, including shading, by new buildings on adjacent scheduled historic heritage places, including their settings and their historic heritage values.

These matters are addressed in the assessment of historic heritage effects below, which relies on the HIA together with the shading analysis prepared by WAM and the UDLEA prepared by Boffa Miskell (**Appendix 11**).

9.3 Any Other Activities

This section is provided in accordance with clause 5(1)(e) of Schedule 5 of the FTAA. There are no other activities that are part of the Project to which the consent application relates. For completeness, it is noted that approvals not able to be sought under the FTAA will be required following detailed design, and may include:

- Approval from Auckland Council or Auckland Transport, as road controlling authority and affected landowner, for any ground anchors extending beyond the site boundary to enable the basement construction;
- An encroachment application for streetscape upgrades within the Princes Street road reserve;
- Works Over approval from Watercare for piling within 10m of the Ōrākei Main Sewer;
- Tree owner approval from Auckland Council for works to street trees, and approval of the species and location of mitigation planting; and
- Building consent and engineering plan approval.

9.4 Other Approvals

In accordance with clause 5(1)(f) of Schedule 5 of the FTAA, no other resource consents, notices of requirement for designations, or alterations to designations are required.

9.5 Sections 5, 6, and 7 of the RMA

Clause 5(1)(g) requires an assessment of the activity against sections 5, 6, and 7 of the RMA. These sections are contained within Part 2 of the RMA. An assessment of the Project against Part 2 of the RMA is provided in **Section 13.4.1** below.

9.6 Assessment Against Relevant Documents

Clause 5(1)(h) requires an assessment against any relevant provisions in any of the documents listed in clause 5(2) of Schedule 5. An identification of the approvals required under the RMA is provided in **Section 8.1** above, and assessment against the relevant provisions is provided within **Section 11.0** below.

9.7 Treaty Settlement Provisions and Redress

Clause 5(1)(i) of Schedule 5 of the FTAA requires the provision of information about any Treaty Settlements that apply in the project area, including:

- The identification of the relevant provisions in those Treaty settlements; and
- A summary of any redress provided by those settlements that affects natural and physical resource relevant to the project or project area.

There are no Treaty Settlement Statutory Acknowledgement Areas identified on Auckland Council's GeoMaps for the site or any adjacent properties.

The Treaty settlements that apply within Tāmaki Makaurau, and therefore within the wider project area, include the Ngāti Whātua Ōrākei Claims Settlement Act 2012 and the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014, together with the individual settlements of other iwi with interests in Tāmaki Makaurau.

These Treaty settlements have been reviewed, and there are no statutory acknowledgement areas, cultural redress properties, or deeds of recognition that affect the Site.

Accordingly, while Treaty settlements apply within the wider Tāmaki Makaurau area, no Treaty settlement redress affects the natural and physical resources of the Site or the Project.

9.8 Customary Marine Title Groups

Clause 5(1)(j) of Schedule 5 of the FTAA requires a list of any relevant customary marine title groups, protected customary rights groups or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011.

Clause 5(5)(b) of Schedule 5 of the FTAA requires that if an activity is to occur in an area that is within the scope of a planning document prepared by a Customary Marine Title Group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā

Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document must be provided.

This does not apply because the Project is located on the City Campus, outside of the common marine and coastal area, and does not involve any activities within the coastal marine area.

9.9 Proposed Consent Conditions

This section of the application is provided in accordance with clause 5(1)(k) of Schedule 5 of the Act. With specific reference to clause 18 of Schedule 5, proposed conditions have been drafted with reference to Section 108, which relate to Part 6 and 10 of the RMA. The proposed conditions of consent relating to necessary mitigation and monitoring, as identified within the technical assessments, are appended to this Substantive Project Assessment as **Appendix 32**.

In accordance with clause 5(1)(k) of Schedule 5, the conditions are proposed to:

- Appropriately manage adverse effects, including providing mitigation to prevent or reduce adverse effects during and after construction in accordance with Clause 6(1)(d) of Schedule 5;
- Provide for monitoring as required by Clause 6(1)(g) of Schedule 5; and
- Give effect to those matters that the Panel must consider under Section 81(2)(a).

The conditions are considered to be no more onerous than necessary to address the reasons for which they are set, in accordance with Section 83 of the FTAA. It is considered that they meet the requirements of the Act and that the Panel may grant the resource consent subject to the conditions in accordance with Section 81(1)(a) of the FTAA.

9.10 Notice Under Section 30

In accordance with clause (5)(1)(l) of Schedule 5 of the FTAA, the applicant has received a notice dated 13 October 2026 from Auckland Council as the consent authority under section 30(3)(b). The notice was received within the time frame specified in section 30(6)(b) and confirms that there are no relevant consents under section 30 (refer **Appendix 7**).

9.11 Permitted Activities

In accordance with clause 5(5)(a) of Schedule 5 of the FTAA, the following permitted activities are part of the Project to which the consent application relates such that a resource consent is not required for the activities under section 87A of the RMA.

9.11.1 Auckland Unitary Plan

Permitted Activity	Comment
D13 Notable Trees Overlay	
Trimming of notable trees is permitted where it does not exceed 10% of the canopy, and no branches exceeding 50mm are to be cut under D13.4.1(A15).	Trimming of notable Tree 3 on Alfred Street will be permitted, with only 4% of canopy to be trimmed and no branches exceeding 50mm in diameter to be cut. This is addressed in the AIA (refer **Appendix 16**).
D17 Historic Heritage Overlay	

Removal of trees within the extent of place of a Category B Scheduled Extent of Place where they are not specifically identified in Schedule 14.1 is a permitted activity under D17.4.1(A9B).	Removal of two trees is proposed within the extent of place of the existing Student Union Building.
E8 Stormwater	
Diversion of stormwater runoff from lawfully established impervious areas directed into an authorised stormwater network that complies with Standard E8.6.2.1 is a permitted activity pursuant to E8.4.1(A1).	There is no increase in impervious areas as part of this application and the proposal will be discharging to existing public stormwater networks. The requirements of the NDC are addressed in the Infrastructure Report (**Appendix 18**).
E11 Land Disturbance – Regional	
Earthworks up to 10,000m^2 on land with a slope of less than 10 degrees, outside the Sediment Control Protection Area is permitted under E11.4.1(A3).	The land has a slope of less than 10 degrees and is proposed across an area of approximately 5,565m^2.
E14 Air Quality	
Discharges to air that comply with standards E14.6.1.1(1-5) is permitted under E14.4.1(A1).	Discharges to air from the proposed demolition and construction activities are assessed as being compliant with permitted activity standards. Refer to the Air Quality Assessment as **Appendix 35**.
E17 Trees in Roads	
Tree trimming or alteration that complies with Standard E17.6.1 is a permitted activity under E17.4.1(A5).	Trimming of Trees 2, 3 and 4 on Alfred Street complies with Standard E17.6.1. Refer to the AIA for further details (**Appendix 16**).
Removal of any tree less than 4m in height and less than 400mm in girth is a permitted activity under E17.4.1(A9).	Tree group 12 is less than 4m in height and 400mm in girth, and the removal of this tree group is therefore permitted. Refer to AIA for further information (**Appendix 16**).
E24 Lighting	
Lighting that complies with all relevant permitted activity standards is a permitted activity under E24.4.1(A1).	Exterior lighting is anticipated to comply with permitted activity standards of Chapter E24. A detailed lighting plan is proposed as a condition of consent to ensure compliance.
E25 Noise and Vibration	
Activities that comply with relevant permitted activity standards is a permitted activity under E25.4.1(A1).	Construction vibration will comply with Standard E25.6.30 with the CNVMP in place, and operational noise will comply with the City Centre zone noise limits. Refer to the Acoustic Assessment and the draft CNVMP (**Appendix 22**).
E36 Natural hazards and flooding (PC120 Notified Version)	
Buildings or other structures located within an overland flow path with a catchment of less	The overland flow path within the site has a catchment of less than 4,000m^2, and buildings and structures within this OLFP are therefore

than 4,000m^2 are a permitted activity under PC120- E36.4.1A(A100).	permitted. Refer to the Infrastructure Report for further information (**Appendix 18**).
New structures and buildings that are potentially sensitive to natural hazards located in a low (acceptable) landslide hazard risk area are a permitted activity under PC120-E36.4.1A(A114).	The site is classified as having a low (acceptable) landslide hazard risk (refer **Appendix 20**) and the use of the buildings is potentially sensitive to natural hazards under Chapter J of the AUP (PC120 version). The buildings and structures are therefore permitted.
All other buildings and structures (including retaining walls) in landslide hazard risk areas that comply with Standard E36.6.A1 are a permitted activity under PC120-E36.4.1A(A128).	The Project complies with standard E36.6.A1 and is within a low (acceptable) landslide hazard area. All other buildings and structures, including retaining walls, are therefore a permitted activity.
H8 Business – City Centre Zone	
Community facilities are a permitted activity under H8.4.1(A18).	The proposal is for a Student Centre and Library on the University's city campus. The use is therefore permitted.
Tertiary education facilities are a permitted activity under H8.4.1(A26).	
I207 Learning Precinct	
Community facilities are a permitted activity under I207.4.1(A13).	The proposal is for a Student Centre and Library on the University's city campus. The use is therefore permitted.
Tertiary education facilities are a permitted activity under I207.4.1(A22).	

10.0 Assessment of Effects

10.1 Framework

This section of the application is provided in accordance with clauses 5(4), 6 and 7 of Schedule 5 of the Act. These provisions require an assessment of the actual or potential effects on the environment. Clause 6 of Schedule 5 sets out information required to assess environmental effects. Clause 7 of Schedule 5 sets out the matters to be covered in the assessment of the environment effects.

The owners and occupiers of land adjacent to the Project area are identified in **Appendix 9**. These persons are considered to be the same persons who may be affected by the activity (with reference to clause 6(1)(e) of Schedule 5) and are considered in the assessment of effects below relative to the respective topics discussed. With the exception of the Albert Park Caretaker's Cottage, which is owned by Auckland Council and occupied by the Auckland City Mission, all the land and buildings adjoining the Site are owned by the University.

The existing environment, in particular the existing land use of the Site, as well as sites in the surrounding environment, are a relevant consideration to the Project and are set out in **Section 5.0**.

An assessment of all actual and potential effects on people and the environment is set out below, as well as within the supporting specialist reports. It is considered that effects in relation to the following matters are relevant:

- Economics;
- Built Environment;
- Landscape and Visual Amenity;
- Historic Heritage;
- Traffic, Access and Parking;
- Noise and Vibration;
- Excavation and Bulk Earthworks;
- Other Construction Effects;
- Servicing and Infrastructure;
- Natural Hazards;
- Cultural Values;
- Positive Effects; and
- Mitigation and Monitoring Measures.

These matters are set out and discussed below.

10.2 Economics

The significant regional and national benefits of the Project are set out in Section 2.3 above and are not repeated here. This section addresses the economic effects of the Project as assessed in the Economic Impact Assessment (EIA) prepared by Property Economics (Appendix 4).

The EIA estimates the gross economic impacts of the Project on the Auckland regional economy, comprising approximately $499.5 million in total direct expenditure (excluding land) over the development period, a net present value of approximately $469.6 million (at 8% sensitivity) or $591.8 million (at 2% sensitivity) and approximately 3,518 FTE years of employment, comprising 1,663 FTE years of direct employment and 1,855 FTE years of indirect and induced employment.

Property Economics also identifies some potential economic costs, which primarily relate to the loss of heritage-related economic value associated with the demolition of the Student Union Building, the opportunity cost of developing a strategically located City Campus site for the proposed use, and temporary construction and transitional disruption to existing University activities. Property Economics notes that these costs must be considered relative to the realistic next best alternative, rather than a scenario in which the existing building can be retained at no cost, as retaining and adapting the existing building would itself involve substantial capital, operational, and functional costs, and alternative redevelopment options may also require the demolition or substantial modification of the building. The construction-related disruption will be temporary and appropriately managed through the measures described in Section 10.9 below.

Overall, Property Economics considers that the Project would deliver regionally and nationally significant economic benefits and market efficiencies and supports the Project from an economic

perspective. In our opinion the Project will have significant positive economic effects, and any economic costs identified are outweighed by those benefits.

10.3 Built Environment

10.3.1 Urban Design

The policy direction in the AUP enables the greatest building heights and density in Auckland to occur in the City Centre, and the Learning Precinct provides for the growth and development of the existing campuses to meet existing needs and respond to future demand. The Project seeks to establish a new student-focused hub as the city-facing entrance to the campus.

The building steps up in height from west to east, from a four-storey frontage to Princes Street to a maximum height of approximately 37m (to the top of the rooftop plant) at the eastern end of the Site. The external appearance of the building presents a contemporary design which will significantly enhance the quality of the public realm and streetscape in this part of the campus and the city centre. The façade strategy differentiates between a grounded podium base which provides scale references to the adjacent AUSA House, and a lighter, veil-like expression above, achieving high-quality design and a visually interesting building façade that appropriately complements the surrounding campus. The development signage zones have been designed to integrate with the building design and will avoid effects on traffic safety and adverse amenity effects.

In terms of streetscape amenity, the ground floor has been designed with multiple entrances from Princes Street, Alfred Street, Te Tūātea / the plaza, and the eastern laneway, providing permeability to the ground plane. Active uses are proposed at the ground and lower ground floors, including the visitor hub, café and informal learning spaces, providing legibility to the street and publicly accessible spaces.

An Urban Design and Landscape Effects Assessment (UDLEA) has been prepared by Boffa Miskell and is included as Appendix 11, in which the following conclusions are made in relation to urban design matters:

- The Project avoids the potential for adverse effects, and results in positive effects, on the built form character of the Learning Precinct and wider city centre, including the immediate street frontage relationships with Princes Street and Alfred Street, and the southern frontage to the plaza;
- While the Project results in infringements of the street frontage controls to Princes Street and Alfred Street, and of the 30m maximum building height at the eastern end of the building, it avoids adverse effects on built form character due to the carefully considered scale and massing of the building and its relationship with the streetscape, plaza, and the scale and form of neighbouring buildings, including AUSA House, the Kate Edger Information Commons, and the Hiwa Recreation Centre;
- Along Alfred Street, the notable London Plane trees form almost complete canopy closure at approximately three to four storeys above the street and will limit the appreciation of the building's height and mass, while the cranked north-eastern corner of the building aligns with the setback of AUSA House and aids the integration of the building with the surrounding buildings on Alfred Street;

- The Project will result in significant positive effects on pedestrian connectivity, amenity and vitality, through the extensive provision of active ground and lower ground floor uses, a highly porous building base with multiple entries and a generously scaled atrium, the integration of pedestrian routes with the substantially enlarged plaza, and the widening and activation of the eastern laneway;
- Vehicle access and servicing have been consolidated into the existing basement system accessed from a single established vehicle crossing on Princes Street, which has the least effect on the pedestrian realm; and
- Appropriate regard has been had to the principles of crime prevention through environmental design (CPTED), including multiple publicly accessible entrances, a redeveloped and well-overlooked laneway, extensive active uses and high levels of passive surveillance from the upper levels of the building.

Overall, from an urban design perspective, it is considered the Project will present a high-quality, contemporary architectural design that fits comfortably within the scale and character of built form along the western edge of the City Campus, provides activated frontages to Princes Street, Alfred Street, and the plaza, and responds positively to the provisions of the City Centre Zone and Learning Precinct. Any adverse effects arising from the infringements to bulk and location controls are considered to be less than minor in the context of the positive urban design effects of the Project.

10.3.2 Shading Effects

The building does not comply with Standard H8.6.3 Admission of sunlight to public places, as it will cast additional shade over a small part of Albert Park within the Albert Park sunlight admission control. A shading analysis has been undertaken by Boffa Miskell in accordance with the Urban Designers Institute of Aotearoa Systematic Shading Assessment Methodology, based on shading studies prepared by WAM as Appendix C of the Architectural and Landscape Design Report (Appendix 10). In summary, Boffa Miskell conclude that:

- At the autumn equinox, a small portion of Area A of Albert Park will be shaded for no more than 30 minutes between 9:00am and 9:30am, with the more sensitive, grassed area around the rotunda shaded for approximately 15 minutes before the shadow retreats to cover the less sensitive entrance pathways;
- On 1 October and at the summer solstice, fleeting shadow (of less than 30 minutes and 15 minutes respectively) will fall across a small section of path and mown grass, or entrance path, close to the Princes Street boundary, which are not places where people linger;
- No shadow will be cast on either Area A or Area B during the protected times at the winter solstice or the spring equinox;
- Shading of Princes Street will have a low effect during the morning period, being of greatest duration in October and only fleeting at the winter solstice, with plentiful areas of footpath remaining in sun; and
- Shading of the plaza, which forms part of the Project, is assessed as low. While the plaza will generally be in shade during the morning for much of the year, the Project significantly increases the width of the open space between buildings, and the plaza will receive direct sunlight through the afternoon at all times of year, extending into the early evening in

summer. Other than early in the morning in the winter months, there will always be some sun somewhere within the plaza, and the stepped form of the building, reducing in height towards Princes Street, helps to limit the extent of shadowing.

Overall, the shading effects on Albert Park are considered negligible. They are limited to a small area of the park for short periods in the early morning, never exceeding 45 minutes to any area of the park, and predominantly fall over areas that are less sensitive to shading, such as entrance pathways. Users will continue to enjoy high levels of morning sunshine within the central fountain and rotunda lawns, which are the focal spaces of the two sunlight admission areas, and it is considered the shading will not adversely affect the use or amenity of the park. While the expanded Te Tūātea / plaza will experience some shading during the morning, this has been carefully considered in the design of the building and a degree of shade within a gathering space of this nature is considered beneficial during the warmer months. Overall, it is considered that adverse shading effects on Te Tūātea / the plaza are less than minor.

10.3.3 Wind

A Pedestrian Wind Assessment has been undertaken by RWDI using computational fluid dynamics modelling and is included as Appendix 33. The assessment modelled the Project with and without the existing surrounding and proposed on-site vegetation and assessed the predicted wind conditions against the criteria in Standard H8.6.28.1(a). In summary, RWDI conclude that:

- The existing site is sheltered from the prevailing north-easterly and south-westerly winds by the surrounding buildings and the dense trees within Albert Park, with conditions likely to be suitable for sitting to standing use (Categories A and B). Without vegetation, conditions would range from Categories A and B in more sheltered places to Categories C and D around the corners of existing buildings such as the General Library;
- With the Project, ground level wind conditions will generally range from Category B to C without landscaping. With landscaping, conditions are predicted to fall within Categories A and B at most locations;
- With the existing dense tree planting within Albert Park and along Alfred Street and Princes Street, conditions on the pedestrian thoroughfares around the Site will achieve Categories A and B;
- Te Tūātea / the plaza is sheltered from the prevailing winds by the Project and the School of Computer Science building. With the existing surrounding trees and the proposed planting within Te Tūātea / the plaza, conditions will achieve Categories A and B, with a small area of Category C near the south-east corner, which is considered acceptable given that this area will primarily be used for pedestrian movement; and
- The building entrances are located away from building corners and are sheltered by the building and surrounding buildings. Conditions at the entrances will achieve Categories A and B without landscaping, improving to Category A with landscaping. No additional wind mitigation is considered necessary.

A condition is proposed requiring written certification from a suitably qualified wind engineer, at the time of building consent for the superstructure, that the final design of the development (including landscaping) is equivalent to or better than that assessed by RWDI. Overall, and relying on the assessment of RWDI, wind conditions within and around the site will comply with Standard

H8.6.28.1 and remain suitable for their intended use. Accordingly, it is considered that the wind effects of the Project will be less than minor.

10.3.4 Trees

As described in **Sections 6.5.3** and **6.6** above and in the AIA prepared by PBM (**Appendix 16**), the Project involves works within the protected root zone and canopy trimming of the notable London plane trees on Alfred Street, the removal of three street trees within the Princes Street road reserve, and the removal of a tōtara and kauri within the Site. In summary, PBM conclude that:

- Root pruning of Trees 5 to 8, comprising between 7% and 20% of the protected root zone of each tree, will be carried out to best Arboricultural practice and will ensure that the trees remain viable, noting that London planes have vigorous roots and tolerate root pruning;
- Canopy trimming of Trees 2 to 6 represents approximately 2% of the shared canopy of the group of notable trees, will be carried out in line with best Arboricultural practice, and will be consistent with similar London planes abutting University buildings in the area;
- The temporary demolition haul road and site amenities within the protected root zones will be located on existing hard surfaces, with ground protection such as a cellular confinement system to be provided where deemed necessary;
- The removal of the two Lombardy poplars on Princes Street, one of which is in poor to average health, will create a safer environment for the existing pedestrian movements within the Site. While the trees fall within the Princes Street Historic Heritage Area, as the trees are not scheduled as notable trees they are not considered to provide heritage values and no assessment of their contribution to the historic heritage of the street is required (refer correspondence within **Appendix 3**); and
- The olive (Tree 11) on Princes Street will be removed to enable the streetscape upgrade of the Site frontage, with the loss of canopy from the poplars and olive (approximately 169m² and 50m² respectively) able to be mitigated by replacement street or reserve tree planting. The tōtara (Tree 13) and kauri (Tree 14) within the Site are not protected, and kauri dieback protocols will be implemented when the root zone of the kauri is excavated. Tree group 12 is also proposed to be removed, however does not trigger consent under the AUP.

Conditions of consent are proposed requiring a Project Arborist to supervise all works within the protected root zones of the notable London planes and the preparation and implementation of a Tree Protection Management Plan (**TPMP**). Overall, and relying on the AIA, it is considered that adverse effects on the notable trees and street trees will be appropriately avoided, remedied, or mitigated, and that the continuity and visual prominence of the Alfred Street avenue of notable trees will be maintained.

10.4 Landscape and Visual Amenity

The Site is located on the western edge of the City Campus, opposite Rangipuke Albert Park. Its visual catchment is limited by topography, established buildings and vegetation, with the primary viewing audiences being Princes Street, Albert Park, and to a lesser extent Alfred Street, where views are largely screened in summer and filtered in winter by the avenue of notable London plane trees. The Site is within the Learning Precinct, where the sub-precinct A controls provide for a 30m

maximum building height across most of the Site, rising to 72.5m to the south and east towards Symonds Street and Wellesley Street.

Boffa Miskell have assessed the landscape and visual effects of the Project in the UDLEA (**Appendix 11**). Seven representative viewpoints were photographed, and visual simulations were prepared from three of them (VP1 from Princes Street, VP4 from within Albert Park beside the central fountain, and VP7 from Wellesley Street West). The viewpoints were agreed as representative with Council's peer review landscape architect at the pre-application meeting on 29 September 2026. By way of summary, Boffa Miskell conclude that:

- The Project results in positive landscape effects and will contribute positively to the urban landscape of the campus and the adjacent city, including the public realm of the streetscape and Rangipuke Albert Park. The scale and form of the Project is appropriate, and the enlarged central open space will contribute, along with the activities within the building, to a stronger social heart for the campus;
- The Project has been designed, and modified since referral, to accommodate the notable London plane trees on Alfred Street, limiting canopy reduction such that these trees will continue to provide a strong framing of the Site. The two Lombardy poplars to be removed from Princes Street are separated from the more consistent row of poplars further north, and their removal and replacement with new native specimen trees will not detract from the more mixed and diverse treed character of this part of the street, with the details of replacement planting able to be secured by condition;
- The six to seven storey scale of the building is not sufficiently tall to be prominent in wider city views, and its medium-rise scale, high quality and architecturally distinctive character will ensure that it fits comfortably within the scale and character of the established campus, streetscape and wider cityscape. In views from Albert Park, the building is consistent in scale with the existing General Library and Science Centre to either side, and its neutral tones tie in with the mature vegetation framing the park. As such, the Project will generate low to very low, and in some cases negligible, adverse visual effects; and
- The Project will also result in positive visual effects from the welcoming arrival to the campus, the quality of its architectural form and materiality, the substantially expanded open space of the plaza, and the planted rooftop terraces, which will be appreciable from Princes Street, the proximate parts of Albert Park, and within the campus.

In addition, the two poplars and the olive tree (Tree 11) will be removed from the Princes Street road reserve, as addressed in **Section 10.3.4**, with replacement tree planting secured by condition.

While having regard to the City Centre and Learning Precinct context of the Site, the height, scale, and massing of the Project has been designed to result in a built form that sits comfortably within its campus setting, alongside Rangipuke Albert Park and within the wider urban landscape. Overall, it is considered that adverse landscape and visual effects will be low and acceptable, and that the Project will result in positive effects on the landscape character and visual amenity of the campus and its surroundings.

10.5 Historic Heritage

Historic heritage effects are assessed in the HIA prepared by archifact (**Appendix 30**). The HIA assesses the effects of the Project against the heritage values described in the Student Union

Building – Heritage Assessment (September 2026), also prepared by archifact (**Appendix 31**), and has been prepared with reference to the special information requirements at D17.9(1) and (3) of the AUP. The HIA also responds to the additional information required by the Notice of Decision on the referral application, as summarised in **Section 9.2** above.

10.5.1 Historic Heritage Values

The Student Union Building (Buildings 311 A-D and 312) is scheduled as a Category B historic heritage place in Schedule 14.1 of the AUP. Designed by WAM in 1963 and constructed circa 1965, the complex comprises a series of three-storey pre-cast concrete pavilions in the Brutalist style arranged around a central court, which Sir Miles Warren described as making "the spaces between the blocks, the ways through and the central court, the basis of the design rather than the actual buildings". The place is scheduled for its physical attributes, aesthetic, and context values. Schedule 14.1 does not identify the primary features of the place, and accordingly all features within the extent of place are considered to be primary features. The building is not included on the New Zealand Heritage List.

The Site also adjoins, or is in close proximity to, a number of other historic heritage places, including AUSA House immediately to the east, the Princes Street Historic Heritage Area and Albert Park to the west, and Old Choral Hall and the Albert Barracks Wall to the north.

10.5.2 Historic Heritage Effects

It is acknowledged that the total demolition of the Student Union Building will result in significant adverse effects on the historic heritage values of the place. Notwithstanding, it is considered that the demolition, which is required to facilitate an appropriate development, is not inappropriate in terms of section 6(f) of the RMA and the provisions of the AUP. In particular:

- The Project responds to the pressing need for the University to provide for a student population some seven times larger than when the Student Union Building was constructed, on a City Campus of finite land;
- The values of the place are not limited to its physical fabric, and the context values associated with the Site as the student-focused heart of the campus will not be lost, as the Project will continue to strengthen that role;
- WAM, the architects of the original building, have been re-engaged to design the Project, which draws from and reinterprets the original design principles of the spaces between the blocks, the ways through, and the central court; and
- The AUP anticipates the total demolition of the primary features of Category B places where the demolition is required to enable significant public benefit that could not otherwise be achieved (Policy D17.3(14)). The Project will enable significant public benefits as set out in **Section 2.3** of this Substantive Project Assessment, the University Statement (**Appendix 6**), and the EIA (**Appendix 4**), and as recognised in the Notice of Decision on the referral application.

While the adverse effects of the demolition cannot be avoided, they will be mitigated to the extent practicable through the following measures:

- A comprehensive record of the building as found, comprising a three-dimensional laser scan survey of the whole of the Student Union Building (interiors and exteriors) and

comprehensive photographic recording, to be completed prior to demolition and provided to Council and the University archive, where it can also be used as an interactive archival and interpretive tool;

- The Student Union Building – Heritage Assessment (September 2026), which records the history, occupation, chronology of change and heritage attributes of the place, assessed against Council's current methodology for evaluating historic heritage.

10.5.3 Consideration of Alternatives

The Project involves the total demolition of the Student Union Building and the construction of the new Student Centre and Library within its scheduled extent of place. As the demolition of the Student Union Building will result in significant adverse effects on historic heritage values, the alternatives considered by the University are summarised below and are described further in the University Statement:

- Alternative locations: Through the development of the University's City Campus Masterplan, a range of potential redevelopment opportunities were considered across the campus. None offered the combination of proximity to existing student facilities (including the Hiwa Recreation Centre, the Kate Edger Information Commons, and AUSA House), the ability to create a centralised student hub, integration with planned public realm improvements, operational feasibility, and the capacity to accommodate a replacement library and student centre. The Masterplan therefore identifies the site as best meeting the varied needs of the University.
- Alternative methods: The University investigated a range of options for the existing Student Union Building, comprising complete restoration and adaptive reuse, partial demolition and redevelopment, and the proposed full demolition and redevelopment. These options were assessed against criteria including the required footprint, user experience, accessibility, adaptability, project cost, whole-of-life expenditure, service delivery outcomes, and heritage considerations.
- Building condition: Beca's assessment of the condition and seismic status of the buildings (Appendix 34) identifies severe cracking caused by alkali silica reaction, deficient seismic capacity of parts of Building 311, and link bridges that do not comply with the New Zealand Building Code. Remediation would significantly alter the appearance of the buildings, and their incorporation into a new development would hinder the University's ability to provide sufficient useable floor area to meet the needs of the existing and future University population. Beca concludes that the most pragmatic and economic option to develop the site to its full potential is to remove the existing structures.

archifact confirms that, while options to integrate parts of the existing building into the overall scheme were explored, that exploration has not resulted in a feasible or appropriate alternative development that can meet the existing and future needs of the University.

10.5.4 Effects on Adjacent Historic Heritage Places

In relation to the adjacent historic heritage places, archifact concludes that the Project will maintain or enhance their historic heritage values and settings for the following reasons:

- The Project improves the relationship between the Student Union Building and AUSA House along Alfred Street, with the cranked north-eastern corner of the proposed building affording

AUSA House greater space and presence to Alfred Street. The three-storey podium base provides scale references to AUSA House such that the new building does not dominate its values;

- The Project engages directly with the Princes Street Historic Heritage Area and reinforces the edges of Albert Park, and the shading effects on Albert Park are negligible and fleeting from a historic heritage perspective;
- The Project adds to the built form that frames and focuses the important node between AUSA House, the Albert Barracks Wall, and Old Choral Hall; and
- The Project maintains the continuity of the avenue of notable trees on Alfred Street.

During construction, the existing building will be demolished using a cut-and-crane methodology where it adjoins AUSA House. Vertical protection will be erected adjacent to AUSA House throughout the demolition and substructure phases. Construction vibration at AUSA House is addressed in Section 10.7.1. Overall, procedures are proposed within conditions of consent to appropriately manage effects on AUSA House and other adjoining places of heritage value.

10.5.5 Conclusion

Overall, and relying on the HIA, it is acknowledged that the demolition of the Student Union Building will result in significant adverse effects on historic heritage values which cannot be avoided, albeit they will be mitigated in part through recording of the existing building. These effects result from a carefully considered decision by the University, responding to the demands on its finite City Campus, the condition of the existing building, and the absence of a feasible alternative that would meet the University's requirements. In contrast, the effects of the new building on adjacent historic heritage places, including AUSA House, the Princes Street Historic Heritage Area and Albert Park, are considered positive or negligible. The adverse effects on historic heritage values are weighed against the significant regional and national benefits of the Project in Section 13.0 below, in accordance with Section 85(3) of the FTAA.

10.6 Traffic, Access and Parking

Transportation effects, including traffic, access, and parking matters associated with the demolition, construction, and operation of the Project, have been considered in the Transport Assessment and draft Construction Traffic Management Plan (CTMP), both prepared by Flow (Appendix 12 and Appendix 13). Transport-related effects are assessed below.

10.6.1 Construction Traffic

A summary of Flow's assessment of construction traffic effects is provided in the draft CTMP as follows:

- A hoarding will be erected around the Site, and a maximum of two vehicle crossings will be provided from Princes Street and Alfred Street, with the Alfred Street access used predominantly during the demolition phase;
- The footpaths will be closed across both vehicle crossings, removing the potential for conflicts between pedestrians and heavy vehicles, and the Alfred Street / Princes Street intersection will be under temporary traffic management;

- The majority of construction vehicles will travel to and from the Site via SH16, Alten Road, Waterloo Quadrant, and Princes Street, keeping heavy vehicle movements away from Symonds Street, which is an important public transport and pedestrian corridor; and
- The maximum number of truck movements is likely to be 80 movements per day (40 trucks per day), or approximately three to four trucks per hour, for a relatively short period during the initial earthworks and substructure phases, which is unlikely to have any noticeable effect on traffic congestion, even during commuter peak periods.

The draft CMP also confirms that there will be no pedestrian access through the Site during construction, with alternative routes maintained via the Hiwa Recreation Centre plaza and Alfred Street, and that access to surrounding University buildings, including accessible access and emergency egress, will be maintained at all times.

Given that the demolition and construction activities are temporary and that appropriate measures will be in place, it is considered that the effects can be effectively mitigated from a transportation perspective. A condition is proposed requiring a final CTMP to be prepared and implemented by the contractor once appointed. With the appropriate CTMP in place, it is considered that construction activities can be managed such that the effects of the associated access, parking, and traffic will be appropriate.

10.6.2 Operational Traffic

A summary of Flow's assessment of operational transport effects is provided as follows:

- The Project provides excellent accessibility for pedestrians and cyclists, being well located to existing public transport networks. Short-term bicycle parking is provided on the Site, while long-term secure bicycle parking is provided elsewhere on campus;
- The existing vehicle access on Princes Street servicing the Hiwa Recreation Centre will be utilised for the Project. Daily vehicle movements associated with loading are approximately 40 to 50 (20 to 25 vehicles per day), around half of which are courier vans that are likely to use the existing Princes Street loading bay. This does not represent an overall increase in trips to and from the University, as the loading schedule is a consolidation of existing loading activity associated with the Kate Edger Information Commons and the relocated library functions;
- The access currently accommodates a low number of movements per day, operates safely and efficiently, and can adequately accommodate the additional trucks and service vehicles accessing the new loading dock;
- With regard to loading, it is acknowledged that the on-street loading bay in Princes Street does not meet the requirements of the AUP, being narrow and located outside of the site boundaries. Notwithstanding, it is considered that the loading bay will be functionally useful for the Project, being in close proximity to the site frontage, and will not adversely affect the safe and efficient operation of the transport network.

No general staff, student, or visitor car parking is proposed, consistent with the Site's highly accessible city centre location. A Travel Plan has been prepared for the Project and its implementation is proposed as a condition of consent. Given the assessment and conclusions of Flow, the proposed access, loading, and parking arrangements are considered appropriate for the Project, and it is considered that the Project will not compromise the function, capacity, or safety

of the road network. Overall, it is considered that any adverse effects with respect to operational traffic, access, and parking will be appropriate.

10.7 Noise and Vibration

Potential adverse effects associated with construction and operational noise and vibration have been considered in the Acoustic Assessment and draft CNVMP prepared by MDA (**Appendix 22**).

10.7.1 Construction Noise

A summary of the MDA assessment is provided as follows as it relates to demolition and construction:

- Construction noise is predicted to exceed the long-term construction noise limits of 75dB L_{Aeq} (weekdays), 80dB L_{Aeq} (Saturdays), and 65dB L_{Aeq} (Sundays) at the most exposed occupied rooms of the immediately adjacent University buildings, with levels of 92dB L_{Aeq} predicted at 5m during concrete breaking using a large excavator-mounted breaker, and approximately 75dB L_{Aeq} when using an excavator with a pulveriser;
- Construction noise is predicted to comply with noise limits at the closest non-University building, being the Albert Park Caretaker's Cottage, approximately 38m from the works, when the building is occupied during normal office hours, and all other occupied buildings within 100m of the Site are owned by the University;
- The construction vibration standards are predicted to be met with the CNVMP in place, and vibration at AUSA House will be managed to comply with the DIN 4150-3 Line 2 limits; and
- The exceedances are a consequence of the scale and location of the Project within a constrained urban environment, are comparable to those encountered on other urban redevelopment projects and will result in reasonable effects at the adjacent University buildings with the CNVMP in place.

With respect to construction noise, the Acoustic Assessment includes a range of mitigation measures to be incorporated into the construction methodology, including scheduling hard demolition between December 2027 and February 2028 so that the noisiest activities occur during the University's summer break and outside of teaching and examination periods. Adverse effects of construction noise and vibration affect only University owned and operated buildings, and it is considered that the proposed mitigation measures set out within the Acoustic Assessment and CNVMP ensure that any potential adverse noise and vibration effects are minimised to the best practicable level, while providing for the temporary construction works necessary to facilitate a level of development anticipated by the zone and the precinct.

Overall, when having regard to the city centre and campus environment, the proposed mitigation and the implementation of the CNVMP, adverse construction noise and vibration effects on the environment and neighbouring occupiers can be appropriately managed, and are considered appropriate for the scale and nature of the Project.

10.7.2 Operational Noise

Operational noise will principally be generated by rooftop mechanical services plant, which will be designed to comply with the AUP permitted noise limits. The activities within the building, including library, study, teaching, student support, and food and beverage activities, are not

considered to involve noisy activities that would generate an unreasonable level of noise, particularly given the campus and city centre location. It is considered that operational noise from the Project will be within permitted limits and that an appropriate acoustic environment will be maintained.

10.8 Excavation and Bulk Earthworks

As set out in **Section** 6.7.4 above, bulk earthworks of approximately 34,282m^3 (net cut) over an area of approximately 5,565m^2 are required for the construction of the Project, principally to form the two basement levels. Effects arising from these excavations are assessed below.

10.8.1 Sedimentation

A draft Erosion and Sediment Control Management Plan (**ESCMP**) has been prepared by Beca as Appendix D of the Infrastructure Report (**Appendix 18**). The ESCMP outlines the erosion and sediment control measures to be implemented in accordance with GD05. The Site sits at the upper end of the local catchment, and the surrounding footpaths fall away from the Site such that the volume of clean water entering the works area will be negligible. A finalised ESCMP will be prepared by the appointed contractor, as required by conditions of consent.

The bulk excavation is programmed to be undertaken over approximately 85 working days from October 2028, largely within the earthworks season. Where earthworks are undertaken during winter months, works will be staged to minimise exposed areas and additional stabilisation measures will be implemented. Having regard to the above, and noting that the best practicable erosion and sediment control measures will be implemented on site, it is considered that any adverse effects of sediment generation will be minimised.

10.8.2 Geotechnical and Site Stability

A GIR has been prepared by T+T and is included as **Appendix 20**. The Site is generally underlain by fill and weathered volcanic ash of the Auckland Volcanic Field over East Coast Bays Formation soils and rock, with competent rock typically encountered at between RL 30m and RL 35m. The GIR assesses the Site as Site Subsoil Class C, considers the liquefaction potential to be negligible, and notes that the Site is mapped as having very low to low landslide susceptibility.

The GIR identifies the interaction with the existing permanent ground anchors supporting the Hiwa Recreation Centre pool hall as an important consideration on the basement and foundation layout, requiring a detailed review of the anchor as-built information and, where significant clashes occur, controlled decommissioning of the anchors. In relation to the DN2300 Ōrākei Main Sewer, T+T confirm that the retaining walls and foundation piles within 10m of the sewer are not expected to extend below RL 27m, at least 24m above the crown of the sewer, such that the additional stress induced by the piles will be negligible and no adverse effects on the sewer are expected. Works Over approval will be obtained from Watercare at detailed design.

A condition is proposed requiring certification that the retaining walls and building foundations have been designed in accordance with the GIR. In reliance on the advice from T+T, and noting that the recommended mitigation measures are endorsed by the applicant, it is considered that any adverse geotechnical and land instability effects will be avoided or mitigated to an acceptable level.

10.8.3 Groundwater

A Geotechnical Groundwater and Settlement Effects Report has been prepared by T+T (**Appendix 21**) which identifies that groundwater beneath the Site comprises a shallow perched groundwater regime within the fill and volcanic soils, approximately 2.5 – 4.5m below ground level. The deeper regional groundwater level is likely to be below RL 26.5m and will not be intercepted by the basement works.

Groundwater within the excavation will be drawn down to the bulk excavation level (RL 35.1m) during construction and, in the long term, via the drained basement, with steady state inflows estimated at approximately 8-15m^3/day. Having regard to the assessment undertaken by T+T, the following is noted:

- The combined settlement from groundwater drawdown and retaining wall deflection is estimated at approximately 30-37mm immediately adjacent to the excavation, reducing to nil at 30m from the excavation;
- Estimated settlement at the adjacent University buildings is 5-10mm at AUSA House and Kate Edger Information Commons and 0-5mm at the Hiwa Recreation Centre and the General Library, with differential settlement of less than 1 in 500, which is within the negligible damage risk category, such that no consequential settlement-related damage is anticipated;
- Estimated settlement and differential settlement at the nearby public water, stormwater, and wastewater services, and at the footpaths and carriageways of Princes Street and Alfred Street, are within the adopted tolerance limits, and the effects on cabled and ducted electrical and gas services will be negligible;
- Monitoring of the adjacent Hiwa Recreation Centre construction indicates that the theoretical settlement estimates are conservative, and the drawdown is not expected to increase the drawdown that has already occurred as a result of the Hiwa development (groundwater consent WAT60341466); and
- Monitoring and contingency measures are recommended, comprising condition surveys of potentially affected services, retaining wall deflection monitoring, ground condition surveys, and ground and building deformation monitoring, each with alert and alarm trigger levels and contingency actions.

A Groundwater and Settlement Monitoring and Contingency Plan (**GSMCP**), together with pre- and post-construction condition surveys is proposed as a condition of consent. Overall, and subject to the GSMCP being implemented, it is considered that any adverse drawdown and settlement effects associated with the basement excavation will be appropriately mitigated.

10.8.4 Contamination

A PSI and CSMP have been prepared by T+T (**Appendix 23** and **Appendix 24**). The PSI identifies that HAIL activities have occurred on the Site, comprising a decommissioned underground diesel storage tank associated with the historical boiler room (HAIL A17) and historical and existing transformers (HAIL B2), together with the potential for uncontrolled fill and the loss of asbestos and lead from building materials to ground. Preliminary soil sampling from six locations found all results to be below the adopted human health criteria for commercial/industrial land use, with the exception of one exceedance of the AUP permitted activity criteria for lead in shallow fill (BH06) and trace asbestos in shallow fill near the western boundary (BH01).

A DSI has not been able to be completed due to the access restrictions presented by the existing buildings. The CSMP therefore outlines procedures to manage potential ground contamination effects on human health and the environment during ground disturbance activities, including further investigation following demolition and prior to construction. T+T note that the assessment has not identified any conditions that would prevent the ongoing operation of the Site.

On this basis, and by implementing the measures contained within the CSMP during the earthworks phase, it is considered that any adverse effects on human health and the environment will be avoided, remedied, or mitigated.

10.9 Other Construction Effects

The demolition of the building is a temporary activity, and suitable measures have been included within the draft CMP (**Appendix 17**) and the draft CTMP (**Appendix 13**) to mitigate effects on pedestrian safety, the amenity of surrounding properties, and the transport network. The buildings immediately adjoining the Site are owned by the University, such that construction effects will fall principally on the University's own students and staff. The draft CMP provides for the programming of works against the University's academic calendar, the maintenance of access to adjoining buildings and alternative pedestrian routes, and engagement with affected occupiers.

An Air Quality Assessment and draft Construction Air Quality Management Plan (**CAQMP**) have been prepared by T+T (**Appendix 35** and **Appendix 36**). With the proposed dust management measures in place, T+T conclude that offensive or objectionable dust, or adverse effects on human health, property, or ecosystems beyond the Site, are unlikely to occur, and that the discharges to air will comply with the permitted activity standards in E14.6.1.1 of the AUP.

Asbestos surveys have been completed for Buildings 311 and 312, and any asbestos-containing materials will be removed by an appropriately licensed removalist prior to hard demolition in accordance with the Health and Safety at Work (Asbestos) Regulations 2016. Demolition materials will be reused, recycled, or recovered where practicable, and a Site-Specific Waste Management Plan will be prepared by the contractor prior to demolition. Between the completion of demolition and site possession for the main construction works, the Site will be secured, with hoardings, erosion and sediment control, dust suppression and tree protection maintained throughout.

At this stage, a contractor to undertake the physical construction activities associated with the Project is yet to be appointed. However, it is expected that the appointed contractor will prepare a final CMP in accordance with the proposed conditions of consent, which will outline the final construction staging, construction laydown areas, any temporary hoarding required for health and safety purposes, and the best practicable options to be implemented on site to avoid adverse effects on the adjacent and wider environment. Overall, having regard to the above and noting that finalised management plans will be provided, it is considered that any potential adverse effects arising from demolition and construction activities will be appropriately avoided and mitigated.

10.10 Servicing and Infrastructure

The provision of infrastructure to service the development has been considered in the Civil Infrastructure Report and SMP prepared by Beca (**Appendix 18** and **Appendix 19**), as summarised in **Section 6.8** above. The Civil Infrastructure Report confirms that the development can be adequately serviced in terms of stormwater, wastewater, potable water, firefighting supply,

power, and telecommunications, subject to the confirmation of existing asset condition and network capacity during detailed design. In particular:

- The stormwater management strategy, which re-uses the existing Hiwa stormwater tank and provides a new detention and retention tank, will not increase peak discharges to the public stormwater networks in Alfred Street and Princes Street, and the overflow route across the plaza will not result in adverse flooding effects;
- The downstream wastewater capacity assessment indicates that peak flows remain below the full-flow capacity of the assessed public wastewater pipes, and Watercare's network capacity mapping indicates that the site is located within an area with available capacity;
- Hydrant flow and pressure testing has been undertaken and confirms that the surrounding network can provide the required firefighting water supply; and
- Existing power, telecommunications, and gas infrastructure will be protected, relocated, or diverted as required in consultation with the relevant asset owners.

A condition is proposed requiring an SMP to be adopted by Healthy Waters under the Region-wide Network Discharge Consent prior to the relevant engineering plan approval and building consent. Accordingly, it is considered that the existing infrastructure is, or can be made, adequate to support the Project, and that the Project will not compromise the capacity of the existing infrastructure networks.

10.11 Natural Hazards

Natural hazard risk has been considered in relation to flood hazards and landslide susceptibility, including under the natural hazard provisions of PC120, which have immediate legal effect. The Site is not located within the coastal environment and is not subject to coastal hazards.

10.11.1 Flood Hazards

The SMP prepared by Beca confirms that the Site is not located within a mapped floodplain, flood-prone area or flood-sensitive area, and that building floor levels are not affected by overland flow. A minor overland flow path with a catchment of less than 4,000m² enters the eastern corner of the Site, which is associated with a small local catchment and represents localised surface flow and ponding. Beca's assessment confirms that this overland flow path falls within the PC120 definition of a low flood hazard area, with a depth-velocity product of approximately 0.033m²/s, and it is for this reason that consent is required under Chapter E36 as amended by PC120. The Site is located at the upper extent of the local catchment, and the Project will not obstruct or adversely affect the function of this flow path, or of the overland flow path within the Princes Street road corridor, and will reduce the catchment contributing to it.

During a 1% AEP event, flows in excess of the capacity of the stormwater detention system will overflow onto the plaza and disperse as sheet flow towards Princes Street. Beca's flow depth and velocity assessment confirms that this will not create a pedestrian safety risk. The downstream flood impact assessment demonstrates that the discharge to Princes Street will not result in any significant increase in flood depths, with the peak flow depth increasing from approximately 140mm to 160mm while remaining within the low flood hazard classification, and will not adversely affect downstream properties. The temporary land disturbance within the low flood

hazard area during construction will be managed through the erosion and sediment controls and stormwater management measures outlined in the ESCMP and SMP.

10.11.2 Landslide and Geotechnical Hazards

As set out in **Section 10.8** above, the Site is mapped as having very low to low landslide susceptibility, the liquefaction potential is considered negligible, and the GIR does not identify any significant geotechnical hazards that would affect the Project or that the Project would exacerbate, subject to the implementation of the recommendations of the GIR.

Overall, it is considered that the risk from natural hazards to people, property, and the environment will be appropriately managed to an acceptable level, and that the Project will not accelerate, worsen, or result in material damage to other land or structures.

10.12 Cultural Values

The Site is located on the upper ridge of Rangipuke, which separates the Horotiu, Waipapa and Waiariki catchments, and faces Rangipuke pā within Albert Park and the scheduled Site and Place of Significance to Mana Whenua, Horotiu Pā/Te Reuroa Pā (AUP Schedule 12, ID 074). The puna wai associated with the headwaters of the Horotiu lie beneath and around the Site.

Ngāti Whātua Ōrākei are a project partner with the University, and the design of the Project has been guided by cultural narratives developed with design partners Haumi and Eighty. This is set out in the Taumata Rangipuke Concept Direction report (**Appendix 26**). The framework organises the Project as a continuous sequence through Te Urunga (the entrance), Te Tūātea (the plaza) and Taumata Rangipuke (the building), whose terraced form expresses progression and ascent. It also identifies the huringa wai, or water cycle, as the primary means of connecting the architecture, landscape and building systems to the environmental life of the Site. The report sets out a series of design direction questions to guide the ongoing development of the design.

The relationship of the Site with the puna wai at the headwaters of the Horotiu is recognised through the huringa wai framework. The effects of the basement excavation on groundwater are limited to the shallow perched groundwater, and the deeper regional groundwater will not be intercepted (refer **Section 10.8.3**).

As set out in **Section 7.0**, Ngāti Whātua Ōrākei have provided a letter of support for the Project (**Appendix 27**). Of the other iwi authorities consulted, Te Kawerau ā Maki and Te Ahiwaru – Waiohua deferred to Ngāti Whātua Ōrākei, Ngāti Te Ata Waiohua confirmed that they did not wish to engage, and Ngāti Tamaterā withdrew from the process. No other responses were received, and none of the Māori groups invited to comment on the referral application under section 17 of the FTAA provided comments.

An accidental discovery protocol is proposed as a condition of consent, which requires Ngāti Whātua Ōrākei to be advised and given the opportunity to undertake appropriate tikanga in the event of a discovery, and the conditions of the archaeological authority set out in **Section 17.0** include tikanga provisions in relation to kōiwi tangata and taonga.

Overall, having regard to the partnership with Ngāti Whātua Ōrākei, the integration of mana whenua values and narratives into the design of the Project, the support of Ngāti Whātua Ōrākei, and the proposed tikanga protocols, it is considered that the Project will appropriately recognise and provide for Māori cultural values, and that any adverse effects on cultural values will be avoided or appropriately mitigated.

10.13 Positive Effects

The significant regional and national benefits of the Project are set out in **Section 2.3** above and are not repeated here.

10.14 Mitigation and Monitoring Measures

Clause 6(1)(d) of Schedule 5 of the FTAA requires that an assessment of an activity's effects on the environment must include a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity.

A number of mitigation measures are proposed to ensure the Project will comply with the permitted activity standards of the AUP where applicable, and to address actual and potential effects on the environment relative to specific subject matters. These include but are not limited to:

Subject Matter	Mitigation and Condition Response
Enabling Works and Construction	Several draft management plans are provided with the application with conditions of consent proposed requiring their finalisation and submission to Council prior to commencement of works. The draft management plans relevant to construction effects include: • A draft CMP is included as **Appendix 17** to mitigate any adverse effects that relate to the physical demolition of the existing building and construction of the new building • A draft CTMP is included as **Appendix 13** to mitigate any traffic effects arising from construction traffic associated with the project • A draft CNVMP is included in **Appendix 22** to mitigate any adverse construction noise and vibration effects • A draft ESCMP is included as Appendix D of the Infrastructure Report (**Appendix 18**) to manage effects of earthworks • A draft CAQMP is included as **Appendix 36** to mitigate any adverse dust and air quality effects • A draft CSMP is included as **Appendix 24** to manage potential ground contamination effects during earthworks
Urban Design and Landscape	Conditions are proposed requiring the certification of the finalised architectural detail drawings and materials, finalised landscape plans for the plaza, a comprehensive signage plan, and certification that the final design achieves pedestrian wind conditions equivalent to those assessed by RWDI.
Historic Heritage	A comprehensive record of the Student Union Building (three-dimensional laser scan survey and photographic recording) is required by condition prior to demolition, with salvage and reuse of building fabric and artwork where appropriate contemplated within the draft Construction Management Plan, and the physical protection of AUSA House during construction required by the proposed conditions.

Trees	A Project Arborist is to supervise all works within the protected root zones of the notable trees in accordance with a certified TPMP, with replacement tree planting and kauri dieback protocols required by condition.
Operational Matters	Conditions are proposed requiring mechanical services plant to comply with the City Centre zone noise limits, the provision of bicycle parking and end-of-trip facilities, loading dock clearance signage, the implementation of a Travel Plan, and the adoption of an SMP under the Region-wide Network Discharge Consent.
Groundwater	Conditions are proposed requiring a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) to be prepared by a SQEP and certified by Council prior to the commencement of dewatering, in general accordance with the monitoring and contingency measures in the Geotechnical Groundwater and Settlement Effects Report (**Appendix 21**), together with pre- and post-construction condition surveys of adjacent buildings and services, and alert and alarm trigger levels.
Geotechnical	Conditions require certification that the retaining walls and building foundations have been designed in accordance with the GIR (**Appendix 20**), and a pre-construction condition survey of AUSA House.
Archaeology	Works will be undertaken in accordance with the AMP prepared by Clough & Associates (**Appendix 15**) and the conditions of the archaeological authority set out in **Section 17.0**, together with the accidental discovery protocol.

Clause 6(1)(g) of Schedule 5 of the FTAA also requires that if the scale and significance of the activity's effects are such that monitoring is required, an assessment of effects includes a description of how the effects will be monitored and by whom, if the activity is approved.

Monitoring of effects is proposed in relation to construction noise and vibration, dust, groundwater and settlement, trees, and archaeology as described in **Sections 10.3.4**, **10.7**, **10.8** and **10.9** above and within the relevant draft management plans. The proposed monitoring is also documented in the proposed consent conditions (**Appendix 32**) and, in relation to archaeology, the conditions of the archaeological authority set out in **Section 17.0**.

10.15 Protected Customary Rights

Clause 6(1)(h) of Schedule 5 of the FTAA requires an application to include an assessment of any effects of the activity on the exercise of a protected customary right.

There are no protected customary rights that relate to the site and as such an assessment under Clause 6(1)(h) of Schedule 5 is not required.

11.0 Assessment of Relevant Statutory Considerations

This section of the application is provided in accordance with clauses 5(1)(h), 5(2) and 5(3) of Schedule 5 of the Act. The Act requires that applications must include an assessment of the activity against the relevant provisions and requirements of those documents listed in clause 5(2) being:

(a) a national environmental standard:

(b) other regulations made under the Resource Management Act 1991:

(c) a national policy statement:

(d) a New Zealand coastal policy statement:

(e) a regional policy statement or proposed regional policy statement:

(f) a plan or proposed plan; and

(g) a planning document recognised by a relevant iwi authority and lodged with a local authority.

11.1 Objectives and Policies Approach

A comprehensive assessment of objectives and policies considered to be relevant to this Project is provided within **Appendix 37**. Given the significant number of objectives and policies to be assessed, a summary of the key objectives and policies is provided in the sections that follow.

11.1.1 National Environmental Standards

11.1.1.2 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The intent of the NES-CS is to provide a nationally consistent set of planning controls and soil contaminant values. It seeks to ensure that land affected by contaminants is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or contaminants are contained to ensure the land is safe for human use.

As set out in the assessment above, a preliminary CSMP has been prepared which outlines procedures to manage potential ground contamination effects on human health and the environment during ground disturbance activities associated with the proposed site development works and include requirements for pre-works sampling and testing prior to earthworks commencing. In doing so, the overarching purpose and objective of the NES-CS to protect human health will be achieved.

11.1.1.3 Other National Environmental Standards

The Project does not require resource consent under any other National Environmental Standards, and therefore an assessment against the intent of these is not required.

11.1.2 National Policy Statements

11.1.2.4 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (**NPS-UD**) aims to ensure New Zealand's towns and cities are well-functioning urban environments that meet the changing needs

of diverse communities. It enables the development of land and infrastructure for urban land uses while recognising the national significance of well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural well-being. For the reasons below in particular, the Project comfortably aligns with the NPS-UD:

- The Project will contribute to a well-functioning urban environment by establishing a centralised student hub within the City Campus, consolidating library and learning spaces, student services, and cultural and social facilities, that are currently dispersed across the campus, on an established city centre site that is suitable for these activities (Objective 1 and Policy 1);
- The Project responds to the diverse and changing needs of the University community, with the student population having grown from approximately 7,000 when the Student Union Building was constructed to almost 50,000 today (Objective 4);
- The Project has been developed in partnership with Ngāti Whātua Ōrākei, with the design guided by the Taumata Rangipuke cultural narrative, taking into account the principles of Te Tiriti o Waitangi (Objective 5 and Policy 9);
- The Site is highly accessible by public and active transport, being approximately 500m from the Te Waihorotiu Station and one block from the Symonds Street Frequent Transit Network. No general car parking is proposed, supporting reductions in greenhouse gas emissions (Objective 8 and Policies 1(c), 1(e), and 11); and
- While the building exceeds the height and frontage controls of the Learning Precinct, the UDLEA concludes that it avoids adverse effects on built form character. Policy 6(b) recognises that changes to built form may detract from amenity values appreciated by some people but improve amenity values for others, and are not, of themselves, an adverse effect.

At the referral stage, Auckland Council commented that, from a heritage perspective, the Project does not contribute to a well-functioning urban environment beyond the minimum outcomes in Policy 1 of the NPS-UD given the importance of protecting cultural heritage. It is acknowledged that the Project will result in the loss of a scheduled historic heritage place. That loss is assessed under the historic heritage provisions of Chapters B5 and D17 of the AUP below, and in **Section 10.5** above. The new building responds positively to the wider historic heritage setting, including AUSA House and the Princes Street Historic Heritage Area.

Overall, the Project will contribute to a well-functioning urban environment, particularly through its contribution to the provision of tertiary education and student facilities within the city centre, in a location that is highly accessible by public transport and supports the role of the city centre as a regional focal point for education, employment, and cultural and social activity.

11.1.2.5 National Policy Statement for Infrastructure 2025

The National Policy Statement for Infrastructure 2025 (**NPS-I**) provides national direction on enabling and managing infrastructure, and recognises the national, regional, and local benefits of infrastructure. Tertiary education facilities are classified as infrastructure under the NPS-I. The Project is consistent with the NPS-I for the following reasons:

- The Project will provide national, regional, and local benefits through its contribution to tertiary education, student wellbeing, and the wider economy, replacing ageing facilities that no longer meet the needs of the University's student population (Objective 2.1 and Policy 1);

- The Student Centre and Library has an operational need to be located within the City Campus, where it can serve students and staff and integrate with existing teaching, learning, and student facilities, including the Hiwa Recreation Centre and the Kate Edger Information Commons (Policy 2);
- The Project is defined in the University's Estate Strategy and City Campus Masterplan, which informed the selection of the Site and the consolidation of student services within a central hub (Policy 3);
- The Project will enable the efficient and timely delivery of tertiary education infrastructure, with construction programmed between May 2027 and March 2031 and managed through the proposed suite of management plans (Policies 4 and 5);
- Engagement with Ngāti Whātua Ōrākei has informed the design of the Project (Policy 6); and
- The adverse effects of the Project have been avoided, remedied, or mitigated where practicable, as set out in Section 10.0 above (Policies 7 and 9). In relation to Policy 9(2), it is acknowledged that the Project will affect historic heritage values recognised under section 6(f) of the RMA, and that the enabling direction of the NPS-I must therefore be read alongside the historic heritage provisions of the AUP, which are addressed below.

11.1.2.6 National Policy Statement for Natural Hazards 2025

The National Policy Statement for Natural Hazards 2025 (NPS-NH) requires natural hazard risk to people and property to be assessed and managed in a proportionate way that reflects the level of risk, taking into account the potential impacts of climate change. The Project is consistent with the NPS-NH for the following reasons:

- The GIR prepared by T+T identifies very low to low landslide susceptibility and a low (acceptable) landslide hazard risk, and negligible liquefaction potential, and the SMP prepared by Beca confirms that the site is not within a floodplain or flood-prone area, with a minor overland flow path of low hazard (Objective 2.1 and Policy 1);
- Site-specific foundation and excavation recommendations, stormwater attenuation, and controlled overflow routes provide a proportionate response to the identified low landslide and flood hazards (Policy 2);
- Beca's modelling indicates that the overflow of 1% AEP exceedance flows into Princes Street will increase the peak flow depth from approximately 140mm to 160mm while retaining a low flood hazard classification, and will not create a significant downstream flood hazard (Policy 4); and
- The risk assessment draws on site investigations, groundwater monitoring, Council hazard mapping and hydraulic modelling, and the stormwater and flood assessment incorporates climate change factors for the 10% and 1% AEP rainfall events (Policies 5 and 6).

11.1.2.7 Other National Policy Statements

The following comments are made in respect to other national policy statements:

- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023 (NPS-GGE) – This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. The Project does not include

industrial process that generates heat or greenhouse gas emissions, and therefore the NPS-GGE does not apply. Therefore, an assessment of this NPS is not required.

- National Policy Statement on Highly Productive Land 2022 (NPS-HPL) – this NPS sets out the objectives and policies for the protection of highly productive land for land-based primary production. The Site is zoned Business – City Centre Zone and the NPS-HPL does not apply. Therefore, an assessment of this NPS is not required.
- National Policy Statement for Freshwater Management 2020 (NPS-FM) – this NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA. The Project does not include removal or alteration of any natural freshwater wetlands. Therefore, an assessment of this NPS is not required.
- National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB) – this NPS provides direction to local authorities to protect, maintain, and restore indigenous biodiversity requiring at least no further reduction nationally. The Project does not include removal or alteration of indigenous biodiversity. Therefore, an assessment of this NPS is not required.
- National Policy Statement for Renewable Energy Generation (NPS-REG) – this NPS provides guidance for local authorities on how renewable energy generation (including the construction, operation, and maintenance of structures associated with renewable energy production) should be dealt with in RMA planning documents. The Project does not include the construction or operation of renewable energy generation structures or related activities. Therefore, an assessment of this NPS is not required.
- National Policy Statement for Electricity Networks (NPS-EN) – this NPS sets out the objectives and policies for managing electricity networks. There are no electricity transmission lines or transmission network structures within the Site, and therefore an assessment of this NPS is not required.

11.1.3 New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement (**NZCPS**), as amended in 2025, seeks to achieve the purpose of the RMA in relation to New Zealand's coastal environment. The subject Site is located within the University of Auckland City Campus in an established urban setting and is not identified as being within the coastal environment. As such, there are no relevant provisions of the NZCPS against which the Project requires assessment.

11.1.4 Auckland Unitary Plan

The AUP comprises Auckland's Regional Policy Statement (**RPS**), and regional and district plans. A detailed assessment of the Project against the relevant objectives and policies of the AUP is included at **Appendix 37**, and a summary is provided below.

11.1.4.8 Regional Policy Statement

The RPS sets out the overall strategic statutory framework to achieve integrated management of the natural and physical resources of the Auckland Region. The RPS broadly gives effect to the strategic direction set out in the Auckland Plan.

Of particular relevance to this Project are:

- B2 Urban Growth and Form; and

- B5 Historic Heritage and Special Character

B2 Urban Growth and Form

The objectives and policies of Chapter B2 seek a quality compact urban form, a quality built environment and social facilities that meet the needs of people and communities. The Project is consistent with Objective B2.2.1(1) as it consolidates library, learning and student services currently dispersed across the campus within one building in a convenient and established city centre location, implementing the City Campus Masterplan's direction for a central student precinct with a new plaza and improved pedestrian connections. The Project will reinforce the city centre's role as a regional focal point for education, employment, and cultural and social activity (Policy B2.2.2(6)).

In terms of Objectives B2.3.1(1) to (3) and Policy B2.3.2, the design responds to the Site's changing levels, the scale of surrounding buildings and the Alfred Street trees, provides step-free access from Princes Street, Alfred Street and Te Tūātea / the plaza, and incorporates sustainability measures including rooftop photovoltaic panels, façade shading, and rainwater harvesting and reuse. The Project also responds to the identified health and safety deficiencies of the Student Union Building. In terms of Objectives B2.8.1(1) and (2) and Policies B2.8.2(1) to (3), the Project will provide a central, accessible location for student support and wellbeing services, clubs, and cultural and social activities, replacing an existing social facility with a purpose-built facility that consolidates several student-facing activities. Accordingly, the Project accords with the objectives and policies of Chapter B2.

B5 Historic Heritage and Special Character

The objectives of Chapter B5 seek that significant historic heritage places are identified and protected from inappropriate subdivision, use, and development (Objective B5.2.1(1)), and are used appropriately and their protection, management, and conservation is encouraged, including retention, maintenance, and adaptation (Objective B5.2.1(2)). Policy B5.2.2(7) seeks to avoid, where practicable, significant adverse effects on significant historic heritage places, and where significant adverse effects cannot be avoided, that they are remedied or mitigated so that they no longer constitute a significant adverse effect. Policy B5.2.2(6), which seeks to avoid the total demolition of the primary features of places of outstanding significance, applies to Category A places and is not applicable to the Student Union Building.

It is acknowledged that the demolition of the Student Union Building, a Category B place of considerable significance, will result in significant adverse effects on its heritage values, and that the Project will not achieve the retention, maintenance, or adaptation of the place sought by Objective B5.2.1(2). As set out in Section 10.5 above, retention and adaptive reuse options have been extensively investigated by the University and were considered to not be feasible, with the Site being the identified location for the Project in that it meets all the operational needs of the University. It is therefore considered that avoidance of these effects is not practicable. The mitigation proposed, comprising comprehensive recording (which can also be used as an interpretive tool), together with the salvage and reuse of building fabric and artwork contemplated within the draft CMP, will not reduce the effects to the extent that they no longer constitute a significant adverse effect, and the Project is therefore not consistent with Policy B5.2.2(7).

Notwithstanding, it is considered that the demolition of the building, which is required to facilitate an appropriate development, is not "inappropriate" in terms of Objective B5.2.1(1) and section

6(f) of the RMA, for the reasons set out in Section 10.5 above and within the Heritage Impact Assessment prepared by archifact. In relation to Policy B5.2.2(8), the Project has regard to the protection and conservation of the heritage values of the surrounding historic heritage places, including enhancing the setting of adjacent AUSA House.

11.1.4.9 Auckland Unitary Plan – District and Regional Policy Framework

D13 Notable Trees Overlay

The objectives and policies of Chapter D13 seek that notable trees and notable groups of trees are retained and protected from inappropriate subdivision, use, and development. The Project retains all eight notable London Plane trees adjoining the Site on Alfred Street, and the AIA prepared by PBM concludes that the trees will remain viable with the specified root pruning, canopy trimming, and construction protection measures. PBM has advised on the design and on the methods proposed to protect the trees during demolition and construction, and a Project Arborist will supervise all works within the protected root zone. Accordingly, the Project accords with the objectives and policies of Chapter D13.

D17 Historic Heritage Overlay

The objectives of Chapter D17 seek that the protection, maintenance, restoration, and conservation of scheduled historic heritage places is supported and enabled (Objective D17.2(1)), that scheduled historic heritage places are protected from inappropriate subdivision, use, and development, including inappropriate demolition (Objective D17.2(2)), and that appropriate subdivision, use, and development, including adaptation, is enabled (Objective D17.2(3)).

The Project will not achieve the physical protection or conservation of the Student Union Building sought by Objective D17.2(1) and does not maintain or enhance the heritage values of the place (Policy D17.3(8)). Policy D17.3(13) seeks to avoid the total demolition of features within scheduled historic heritage places where it will result in adverse effects on the overall significance of the place to the extent that it would no longer meet the significance thresholds for the category for which it has been scheduled. archifact accepts that this will be the outcome of the demolition, and the Project is therefore inconsistent with Policy D17.3(13).

Policy D17.3(14) seeks to avoid the total demolition of the primary features of Category B places unless the demolition is required to allow for significant public benefit that could not otherwise be achieved, and the significant public benefit outweighs the retention of the place. As set out in Sections 2.3, 10.2, and 10.5 above, the Project will deliver significant public benefits, including contemporary library and teaching facilities, consolidated student support, wellbeing and cultural facilities, and enlarged public plaza and improved campus connections, and significant economic benefits, that could not otherwise be achieved on the Site given the condition and configuration of the existing building. In terms of Objective D17.2(3) and Policy D17.3(9), the HIA concludes that the new building responds positively to the wider historic heritage setting, and that the Project is an appropriate development in that context.

Overall, while the Project is inconsistent with Objective D17.2(1) and Policies D17.3(8) and D17.3(13), the Project falls within the circumstances anticipated by Policy D17.3(14), and the demolition, being linked to an appropriate development delivering significant public benefit, is not inappropriate in terms of Objective D17.2(2).

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

The objectives and policies relevant to the take and diversion of groundwater are contained in Chapter E2 Water Quantity, Allocation and Use, which seek that groundwater is managed within limits, that the effects of diversion on groundwater, surface water, neighbouring structures and services are managed, and that Mana Whenua values, including the mauri of water, are recognised. The basement excavation will intercept a shallow perched groundwater regime only, and the deeper regional groundwater level will not be intercepted.

T+T conclude that the resulting settlement at the adjoining buildings, services, and roads will be within the adopted tolerances, and monitoring and contingency measures will be secured through the GSMCP. The Taumata Rangipuke report recognises the relationship of the site with the Horotiu headwaters and the wider water cycle, and the Project has been developed in partnership with Ngāti Whātua Ōrākei. Accordingly, the Project accords with the relevant objectives and policies of Chapters E2 and E7.

E12 Land Disturbance – District

The objectives and policies of Chapter E12 seek that land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies, or mitigates adverse effects on the environment, including on historic heritage, notable trees, and Mana Whenua cultural heritage. The land disturbance is necessary to remove the existing foundations and construct the basement, foundations, and servicing for the Project, and will be managed through the proposed CMP, ESCMP, CSMP, CAQMP, GSMCP, TPMP, and AMP, together with an accidental discovery protocol. The GIR and the Geotechnical Groundwater and Settlement Effects Report confirm that the stability of surrounding land, adjoining buildings and infrastructure will be maintained, with a negligible risk of damage to the adjoining buildings. Accordingly, the Project accords with the objectives and policies of Chapter E12.

E17 Trees in Road

The objectives and policies of Chapter E17 seek that trees in roads that contribute to cultural, amenity, landscape and ecological values are protected, that the quality and extent of tree cover in roads is increased, and that the safe and efficient development and upgrade of roads is balanced with the retention of trees. The removal of the two Lombardy poplars, olive and smaller vegetation on Princes Street will enable the streetscape upgrade of the site frontage. Replacement planting will be secured by condition and is anticipated to increase local canopy cover over time, and the works to the Alfred Street trees will be undertaken in accordance with best Arboricultural practice. Accordingly, the Project accords with the objectives and policies of Chapter E17.

E23 Signs

The objectives and policies of Chapter E23 seek that comprehensive development signage is appropriate in its location, integrated with the design of the building and managed so that it does not adversely affect traffic and pedestrian safety or the amenity of the surrounding area. The signage zones are identified on the architectural elevations and are integrated with the design of the building, and a condition is proposed requiring a comprehensive signage plan to be certified

by Council prior to the installation of any exterior signage. Accordingly, the Project accords with the objectives and policies of Chapter E23.

E25 Noise and Vibration

The objectives and policies of Chapter E25 seek that people are protected from unreasonable levels of noise and vibration, and that construction activities that cannot meet the noise and vibration standards are managed so that adverse effects are minimised. MDA concludes that the effects of the predicted construction noise exceedances at the adjoining University buildings will be reasonable with the implementation of the CNVMP, which includes the scheduling of hard demolition during the University's summer break, lower-noise demolition methods, barriers, monitoring, and communication protocols. The construction vibration standards are predicted to be met, and the operational noise from mechanical plant will comply with the permitted noise limits. Accordingly, the Project accords with the objectives and policies of Chapter E25.

E27 Transport

The objectives and policies of Chapter E27 seek that land use and transport are integrated, that parking and loading is managed to support urban growth and the safe and efficient operation of the transport network, that on-site parking in the City Centre is limited, and that walking and cycling are supported. No general car parking is proposed, consistent with Policy E27.3(4), and the site is highly accessible by public transport, walking, and cycling. Flow concludes that the existing Princes Street vehicle access and the proposed loading arrangements will operate safely and efficiently, that the Project does not result in an overall increase in trips, and that the infringements of the loading, vertical clearance, and bicycle parking standards will not adversely affect the safe and efficient operation of the transport network. Accordingly, the Project accords with the objectives and policies of Chapter E27.

E30 Contaminated Land

The objectives and policies of Chapter E30 seek that the discharge of contaminants from contaminated land is managed to protect human health and the environment, and that the use and development of land containing elevated levels of contaminants is managed. The PSI and CSMP prepared by T+T identify the HAIL activities on the site and the localised elevated levels of lead and trace asbestos in shallow fill, and provide for further investigation following demolition, earthworks controls, the appropriate disposal of contaminated soils and unexpected contamination protocols. Accordingly, the Project accords with the objectives and policies of Chapter E30.

E40 Temporary Activities

The objectives and policies of Chapter E40 seek that temporary activities contribute to a vibrant city and are located and managed to mitigate adverse effects on amenity values, communities and the environment. The temporary construction activities, which will have a duration of more than 24 months, will enable the delivery of the Project and its associated educational, social and cultural benefits, and will be managed through the proposed management plans and conditions of consent, including controls on noise, vibration, dust, sediment, construction traffic and the

protection of adjoining heritage places and notable trees. Accordingly, the Project accords with the objectives and policies of Chapter E40.

H8 Business – City Centre Zone

The objectives and policies of Chapter H8 seek that the city centre is an internationally significant centre for business and an attractive place to live, learn, work, and visit, that development is of a form, scale, and design quality that reinforces the city centre and contributes positively to its planned future form, and that the city centre's historic heritage is retained and conserved through scheduling. The Project is considered to be consistent with Objectives H8.2(1) to (3), (6) to (9) and (13), and Policies H8.3(3) to (6), (12), (15), (23), (24), (29) and (38), as it represents significant further investment in the City Campus, will establish a central destination for students, staff, and visitors with a high-quality, stepped, and articulated built form and active lower levels, recognises the functional requirements of tertiary education activities, and will result in negligible shading effects on Albert Park.

In relation to Policy H8.3(27), which encourages the retention and conservation of the city centre's historic heritage through scheduling, it is acknowledged that the Project will not retain the scheduled Student Union Building, as addressed in relation to Chapters B5 and D17 above. Demolition will be staged and managed through the CMP and CTMP to maintain pedestrian access and safety and limit disruption to the surrounding road network (Policy H8.3(35)).

Overall, and with the exception of Policy H8.3(27), the Project accords with the objectives and policies of Chapter H8.

I207 Learning Precinct

The objectives and policies of the Learning Precinct seek that tertiary education activities are enabled to allow for growth and change, that campus buildings respect and enhance the built character of the precinct and incorporate high-quality urban design, that heritage values are recognised, protected, and enhanced, and that open spaces and pedestrian connections from the precinct to the wider city centre are provided for and enhanced. The Project provides additional teaching capacity, replacement library facilities and consolidated student services to accommodate growth and changing educational requirements (Objectives I207.2(1) and (3) and Policies I207.3(1) and (3)). The building design responds to the campus setting, with the UDLEA concluding that the height and frontage infringements avoid adverse effects on built form character (Objective I207.2(2) and Policies I207.3(4) to (6)). The Project extends Te Tūātea / the plaza and strengthens the connections between Symonds Street, Alfred Street, and Albert Park (Objective I207.2(5) and Policies I207.3(9) and (10)), and the relationship with AUSA House and the wider heritage setting has been carefully considered (Policy I207.3(7)).

In relation to Objective I207.2(4), the heritage values of the Student Union Building informed the investigation of retention and adaptive reuse options. While the demolition will result in significant heritage loss, the redevelopment is considered appropriate having regard to the condition and functional constraints of the building, increased student demand, and the City Campus Masterplan, as addressed above. Overall, it is considered that the Project is generally in accordance with the objectives and policies of the Learning Precinct.

11.1.4.10 Auckland Unitary Plan – Plan Change 120

E36 Natural Hazards

The objectives and policies of Chapter E36, as amended by PC120, seek that the risk from natural hazards to people, property, infrastructure and the environment is assessed and managed, that new development avoids significant risk, and that the function of overland flow paths is maintained. The Site is located within a low (acceptable) landslide hazard risk area and the Project does not exacerbate landslide hazard risk beyond the site (Policy E36.3(33B)). The Project maintains the function of the minor overland flow path at the eastern corner of the site, and the controlled overflow of exceedance flows via Te Tūātea / the plaza will not increase flood risk to people or neighbouring properties (Policy E36.3(29)). Accordingly, the Project accords with the relevant objectives and policies of Chapter E36 as amended by PC120.

11.1.5 Summary

An evaluation of the policy framework does not require consideration of whether the Project complies entirely with each and every relevant objective and policy, but rather whether, reading the relevant objectives and policies together, paying careful attention to the words used in each, it can be said that the Project is not contrary to them. In addition, the absence of support for an activity in the objectives and policies of a plan does not equate with "contrary to", which requires repugnancy or opposition. Therefore, the assessment of the relevant objectives and policies should be taken as a whole, rather than considering whether the activity is not contrary to each and every relevant objective and policy.

Based on the above assessment, and the detailed assessment of objectives and policies included as **Appendix 37**, it is acknowledged that the Project is inconsistent with some of the historic heritage provisions of the AUP, in particular Policy B5.2.2(7), Objective D17.2(1), Policies D17.3(8) and D17.3(13), and Policy H8.3(27), as a result of the demolition of the Student Union Building. However, the AUP anticipates the demolition of the primary features of Category B places where this is required for significant public benefit that outweighs retention (Policy D17.3(14)), and the Project is consistent with the wide range of AUP objectives and policies that enable tertiary education facilities, a quality compact urban form, and high-quality development in the city centre. Reading the relevant objectives and policies together, therefore, the Project can be reconciled with the objectives and policies of the AUP overall. It is also noted that, under section 85(4) of the FTAA, the Panel may not decline an approval solely on the basis that an adverse impact is inconsistent with or contrary to a provision of a planning document.

11.2 Relevant Rules and Assessment Criteria of the AUP

The AUP specifies standards, matters of discretion and assessment criteria to be considered in assessing applications for specific consent matters. As non-complying activity consent is required for the Project overall, the assessment of this application is not limited to the matters over which Auckland Council has reserved its control or restricted its discretion. However, these provisions largely cover the same matters that have been discussed and assessed in **Sections 10.0** and **11.1** above, and regard has been given to the relevant matters of discretion and assessment criteria as follows:

- **New buildings in the City Centre Zone and Learning Precinct (H8.8.2(1) and I207.8.2(1)):** The design and external appearance of the building, its relationship with adjoining historic

heritage places, the design of parking, access and servicing and the functional requirements of tertiary education activities have been assessed in the UDLEA and HIA, and are addressed in Sections 10.3 to 10.6 above;

- Demolition of buildings (H8.7.2 and I207.7.2): The effects of demolition on public safety, the amenity of surrounding properties and the transport network will be managed through the CMP, CTMP, CNVMP and CAQMP, as addressed in Sections 10.6, 10.7 and 10.9 above;
- Admission of sunlight to Albert Park (H8.8.2): The additional shading of Albert Park is small in extent and fleeting, and is assessed as negligible, as addressed in Section 10.3.2 above;
- Building height, frontage height and setback, and building setback from boundaries (I207.8.2 and H8.8.2): The UDLEA concludes that the stepped form, setbacks and differentiated façade of the building avoid adverse effects on built form character, dominance and the amenity of the streetscape, as addressed in Sections 10.3 and 10.4 above;
- Historic heritage (D17.8.2): The assessment criteria have been addressed in the HIA, as summarised in Section 10.5 above;
- Notable trees and trees in roads (D13.8.2 and E17.8.2): The AIA confirms that the notable trees will remain viable and that replacement planting will mitigate the removal of the street trees, as addressed in Section 10.3.4 above;
- Groundwater diversion and land disturbance (E7.8.2 and E12.8.2): The effects of groundwater drawdown, settlement, sedimentation and land stability have been assessed by T+T and Beca, as addressed in Section 10.8 above;
- Construction noise (E25.8.2): MDA concludes that construction noise effects will be reasonable with the implementation of the CNVMP, as addressed in Section 10.7 above;
- Transport (E27.8.2): Flow concludes that the transport infringements will not adversely affect the safe and efficient operation of the transport network, as addressed in Section 10.6 above;
- Signs (E23.8.2): The comprehensive development signage is integrated with the design of the building, and a signage plan is proposed as a condition of consent as addressed in Section 10.3.1 and 11.1 above;
- Contaminated land (E30.8.2) and temporary activities (E40.8.2): The effects of the disturbance of contaminated soils and the extended construction period will be managed through the CSMP and the proposed management plans, as addressed in Sections 10.8.4 and 10.9 above; and
- Natural hazards (E36.8.2): The natural hazard risk is low and will be appropriately managed, as addressed in Section 10.11 above.

Overall, having regard to the relevant matters of discretion and assessment criteria, it is considered that the adverse effects on the environment, with the exception of the effects of the demolition of the Student Union Building on historic heritage values, will be avoided, remedied or mitigated to an acceptable level.

11.3 Iwi Management Plans

Clauses 5(1)(h) and 5(2)(g) of Schedule 5 of the FTAA require an application to provide an assessment against any planning document recognised by a relevant iwi authority and lodged with

a local authority. Of the iwi authorities engaged in relation to the Project, Te Pou o Kāhu Pōkere: Iwi Management Plan for Ngāti Whātua Ōrākei (2018) has been identified as relevant. Ngāti Whātua Ōrākei are a project partner with the University, the design of the Project has been guided by the Taumata Rangipuke cultural narrative developed with Ngāti Whātua Ōrākei, and Ngāti Whātua Ōrākei have provided a letter of support for the Project. Accordingly, it is considered that the Project is consistent with the outcomes sought by Te Pou o Kāhu Pōkere, and with any other relevant iwi planning documents.

Te Pou o Kāhu Pōkere sets out Ngāti Whātua Ōrākei's expectations for the management of natural and physical resources within their rohe, including the protection of the mauri of wai, the protection of wāhi tapu and taonga, and the expression of Ngāti Whātua Ōrākei identity and values within the built environment. The Project responds to these matters as follows:

- The Taumata Rangipuke concept identifies the huringa wai as the primary framework connecting the architecture, landscape and building systems of the Project with the puna wai at the headwaters of the Horotiu, and the effects of the basement excavation on groundwater are limited to the shallow perched groundwater;
- Accidental discovery and tikanga protocols relating to kōiwi tangata and taonga are proposed under the resource consent and archaeological authority conditions; and
- The name Taumata Rangipuke and the cultural narrative for the Project have been developed with Ngāti Whātua Ōrākei, and are expressed through the organisation and design of the building and Te Tūātea / the plaza rather than as applied elements.

11.4 Other Plans

11.4.1.11 Auckland Future Development Strategy 2023-2053

The Auckland Future Development Strategy 2023–2053 (FDS) sets out the spatial outcomes and principles for growth within the Auckland region, underpinned by principles to reduce greenhouse gas emissions, adapt to the impacts of climate change, make efficient and equitable infrastructure investments, protect and restore the natural environment, and enable sufficient capacity for growth in the right place at the right time. The FDS identifies the city centre as the focus of business, tourism, educational, cultural and civic activities. The Project is consistent with these principles, as it provides for the growth of tertiary education within the city centre on an existing campus site that is highly accessible by public transport, making efficient use of existing infrastructure.

11.4.1.12 Auckland Plan 2050

The Auckland Plan 2050 is the key strategic document which sets Council's social, economic, environmental and cultural objectives, and takes a quality compact approach to growth and development. The Project supports a quality compact urban form, representing a significant investment in tertiary education facilities on an existing city centre site that is easily accessible by public transport, walking and cycling, together with a substantially enlarged public plaza. The Project also supports the Auckland Plan's Opportunity and Prosperity outcome through its contribution to education, skills and the knowledge economy. Overall, the Project is consistent with the strategic direction of the Auckland Plan, which is reflected in the AUP objectives and policies assessed above.

11.4.1.13 Auckland City Centre Masterplan 2020

Auckland's City Centre Masterplan 2020 (CCMP) sets out at a high level the strategic direction for the city centre, including the role of the Learning Quarter as a hub for tertiary education that is well connected to the wider city centre, and the Access for Everyone concept, which seeks to prioritise walking, cycling and public transport and make better use of finite city centre space. The Project is consistent with the CCMP, as it strengthens the University's presence and identity at the city-facing entrance to the campus, enhances pedestrian connections between the campus, Albert Park and the wider city centre, provides no general car parking, and has been designed to integrate with the potential future pedestrianisation of Alfred Street.

11.4.1.14 University of Auckland City Campus Masterplan

While it is not a planning document listed in clause 5(2) of Schedule 5 of the FTAA, the University's City Campus Masterplan 2025–2045 is considered relevant as another matter under section 104(1)(c) of the RMA, and in relation to Policy 3 of the NPS-I, which directs decisionmakers to have regard to the spatial planning undertaken by infrastructure providers. The Masterplan establishes the long-term vision for the development of the City Campus and identifies a new Student Centre and Library as one of the principal projects through which its transformational initiative to upgrade the student experience will be realised, together with the enlargement of the campus plaza and the strengthening of connections between the campus, Albert Park and the city centre. The Project directly implements these outcomes.

11.5 Statutory Considerations Summary

Overall, the application is considered to be consistent with, and not contrary to, the applicable provisions of the NES-CS, NPS-UD, NPS-I, NPS-NH and AUP, relevant iwi authority documents, and relevant regional and local plans, with the exception of the AUP historic heritage provisions identified above in relation to the demolition of the Student Union Building, which are weighed against the benefits of the Project in Section 13.0 below.

12.0 The FTAA Decision Making Framework

In considering whether to grant the approvals sought in this application the Panel must meet the requirements of Section 81, which includes applying the specific decision-making clauses in Schedule 5 for the RMA approvals sought and Schedule 8 for the HNZPT approvals sought.

12.1 Approvals Relating to Resource Consents Ordinarily Sought Under the RMA

Clause 17 of Schedule 5 of the FTAA outlines that when considering a consent application and setting conditions, the Panel must take into account the following:

- The purpose of the FTAA;
- The provisions of Parts 2, 3, 6 and 8 to 10 of the RMA that direct decision making on an application for a resource consent (which for the purposes of assessing approvals under the FTAA do not include Section 104D of the RMA); and
- The relevant provisions of any other legislation that directs decision making under the RMA.

The Panel must give the greatest weight to the purpose of the FTAA.

The reference to Part 2 excludes Section 8 of the RMA and the reference to Part 6 of the RMA excludes Section 104D. Any provision in Parts 2, 3, 6 and 8 to 10 that would require a decision maker to decline an application for resource consent under the RMA may be considered (unless expressly excluded) "but must not treat the provision as requiring the Panel to decline the application".

Consideration of Section 104(1)(c) of the RMA must include consideration of any mana whakahono a rohe or joint management agreements. This application has been prepared on the basis that Treaty settlements (as defined by the FTAA) and iwi planning documents lodged with the Council, would also be matters considered under Section 104(1)(c) of the RMA.

Clause 18 of Schedule 5 outlines that Parts 6, 9 and 10 of the RMA relevant to setting conditions on a resource consent apply to the Panel. When setting conditions the Panel is also subject to the express requirement for conditions to be no more onerous than necessary to address the reasons for which the condition is set in accordance with the provision of the FTAA that confers the discretion (Section 83). The Panel can also set conditions to recognise or protect a relevant Treaty settlement (Section 84). Conditions may also be set to ensure that the infrastructure in the project area or other infrastructure the project will rely on is or can be made adequate to support the project to which an application relates (Section 84A).

12.2 Declining an Approval under Section 85 of the FTAA

The Panel must decline an approval if one or more of the situations in Section 85(1) applies to a project. The situations relevant to all types of approvals that can be sought under the FTAA are:

- The approval is for an ineligible activity.
- The Panel considers that granting the approval would breach obligations relating to Treaty settlements and recognised customary rights.

In the case of an approval for a resource consent, the approval must also be declined if clause 17(5) of Schedule 5 applies.

The Panel may also decline an approval if the Panel forms the view that:

- The activity or activities for which the approval is sought would have one or more adverse impacts; and
- Those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits that the Panel has considered, even after taking into account any conditions that the Panel may set in relation to those adverse impacts, and any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset, or compensate for those adverse impacts.

In subsections (3) and (4), adverse impact means any matter considered by the Panel in complying with Section 81(2) that weighs against granting the approval.

Under Section 85(4) of the FTAA, a panel may not form the view that an adverse impact meets the threshold in section 85(3)(b) solely on the basis that the adverse impact is inconsistent with or contrary to a provision of a specified Act or any other document that a panel must take into account or otherwise consider in complying with section 81(2).

13.0 Assessment of the Project Against the FTAA Decision Making Framework

13.1 Information Considered

This Substantive Project Assessment, and Sections 10.0 and 11.0 in particular, has been prepared considering the information referred to in Section 81(2)(a) of the FTAA to the extent it is currently available. Specifically:

- All of the technical reports supporting the application;
- The Notice of Decision on the referral application, and the comments received on the referral application, including from Auckland Council and HNZPT;
- The feedback received from HNZPT on the draft Archaeological Assessment, AMP and proposed authority conditions;
- The Taumata Rangipuke Concept Direction report and the analysis of Treaty settlements and iwi planning documents prepared for the application; and
- The feedback received from engagement with Auckland Council, Auckland Transport, Watercare, mana whenua and AUSA, as summarised in Section 7.0 above.

13.2 Situations Where the Panel Must Decline an Approval

None of the situations where the Panel must decline an approval apply to the application:

- The application does not seek approval for an ineligible activity as defined in Section 5 of the FTAA.
- No Treaty settlement redress applies to the site, as identified in Section 9.7 above. As such, granting the approvals sought would not breach Section 7 of the FTAA.
- Clause 17(5) Schedule 5 does not apply to the resource consent approvals sought because they do not include an application for a coastal permit for aquaculture activities.

Consequently, whether the approval is granted is a discretionary assessment to be made in accordance with the provisions of the FTAA addressed below.

13.3 The Purpose of The Fast-track Approvals Act

Assessment of the Project against the purpose of the FTAA is undertaken first because it is relevant to all of the approvals sought in this application and is to be given the most weight by the Panel in its decision on all approvals.

The purpose of the FTAA is (Section 3 of the FTAA):

> *"The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits"*

What constitutes a significant regional or national benefit is not defined in the FTAA. However, the considerations in Section 22(2)(a) have been used as a reference point for the purposes of this analysis.

The Project, and the specific approvals sought to enable its development, is considered to meet the purpose of the Act for the following reasons:

- Section 22(2)(a)(ii) – regionally or nationally significant infrastructure: The Project will enable the continued functioning and improvement of the City Campus of New Zealand's largest and highest-ranked university, which educates almost 50,000 students (approximately 17% of whom are international students), holds a 26.7% market share of the New Zealand tertiary sector, and is New Zealand's largest research organisation, by replacing ageing facilities that are no longer fit for purpose with a modern Student Centre and Library that responds to current demand and future growth;
- Section 22(2)(a)(iii) – a well-functioning urban environment: The Project will contribute to a well-functioning urban environment within the meaning of Policy 1 of the NPS-UD, by consolidating student-facing services in a highly accessible city centre location, delivering positive public realm, street activation and campus connectivity outcomes through Te Tūātea / the plaza, and strengthening connections between the campus, Albert Park, and the wider city centre;
- Section 22(2)(a)(iv) – significant economic benefits: The Project will generate approximately $499.5 million in direct expenditure (excluding land) with a net present value of approximately $469.6 million, and approximately 3,518 FTE years of employment, and will help sustain and potentially expand the University's contribution to the Auckland regional economy (approximately $2 billion in direct spending) and to New Zealand's international education sector;
- Section 22(2)(a)(vii) – climate change mitigation: The Project is located in a highly accessible location with no general car parking, and incorporates rooftop photovoltaic panels, façade shading and rainwater harvesting and reuse, supporting reductions in greenhouse gas emissions; and
- Section 22(2)(a)(x) – consistency with local and regional planning documents: The Project is consistent with the Auckland Plan 2050, the FDS and the CCMP, and with the AUP provisions that enable tertiary education activities within the Learning Precinct, as set out in Section 11.0 above.

In referring the Project, the Minister recognised the regional and national impact of the University and the key role that the Project will play in enhancing the student experience, fostering academic success and supporting research and collaboration; the significant economic benefits of the Project; and the contribution that the Project will make to a well-functioning urban environment. The assessments supporting this application confirm those findings, and it is clear that the Project meets the purpose of the FTAA.

13.4 Resource Consents Sought

Clause 17(1)(b) requires the same assessment usually undertaken under Section 104 RMA subject to any amendments made by the FTAA including removing Sections 8 and 104D from the assessment and adjusting provisions that would ordinarily require an application be declined to being provisions to be taken into account. The assessment below considers all of Parts 2, 3, 6 and 8 applicable to a resource consent assessment, although given the above, the critical components

are that relating to Part 6 which contains Section 104 and to Part 2 which contains Section 5 the purpose and principles.

13.4.1 Part 2 of the RMA

This section of the application is provided in accordance with clauses 5(1)(g) and 17 of Schedule 5 of the FTAA.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic wellbeing and their health and safety, while sustaining those resources for future generations, safeguarding the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. The Project will enable the University to provide for the educational, social, cultural and economic wellbeing of its students, staff and the wider community, through the efficient use of an existing city centre campus site that is highly accessible by public transport, while the adverse effects of the Project, other than on historic heritage values, will be avoided, remedied or mitigated.

Section 6 of the RMA sets out matters of national importance, including the protection of historic heritage from inappropriate subdivision, use and development (section 6(f)) and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga (section 6(e)). It is acknowledged that the demolition of the Student Union Building will not protect that historic heritage place. However, section 6(f) is not unqualified; rather it protects historic heritage from *inappropriate use and development*. For the reasons set out in Section 10.5 above, and relying on the HIA, the demolition, being linked to an appropriate development that delivers significant public benefit and that responds positively to the wider historic heritage setting, is not considered to be inappropriate. In relation to section 6(e), the Project has been developed in partnership with Ngāti Whātua Ōrākei, and accidental discovery and tikanga protocols are proposed.

Section 7 identifies a number of other matters to which particular regard must be had, including kaitiakitanga, the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values, and the maintenance and enhancement of the quality of the environment. The Project is considered to be consistent with the matters in section 7, as it represents an efficient use of the Site, and, as set out in this report, the amenity values of the campus and the quality of the environment will be maintained and enhanced, including through the creation of Te Tūātea / the plaza and the improved setting of AUSA House.

Overall, while the Project will result in adverse effects on historic heritage values, it is considered that the Project represents the sustainable management of the natural and physical resources of the Site in its city centre and campus location, and is consistent with the purpose and principles of Part 2 of the RMA.

13.4.2 Part 3 of the RMA

Part 3 of the RMA relates to the duties and restrictions under the RMA. It is considered that the Project meets Part 3 of the RMA because:

- The approvals sought comprise all of the approvals required under sections 9 (land use consents), 14 (water permits) and 15 (discharge permits) of the RMA, together with consent under the NES-CS;
- Construction noise and vibration effects have been assessed by MDA, and the draft CNVMP demonstrates that a range of specific methods are available to manage noise and vibration at the adjoining University buildings, such that section 16 of the RMA will be complied with; and
- The Project has been designed to minimise effects on the environment, and any remaining effects are proposed to be managed through a comprehensive suite of conditions (refer Appendix 32), such that section 17 of the RMA will be complied with.

13.4.3 Part 6 of the RMA

Part 6 of the RMA relates to resource consents. It sets out how decisions on applications for resource consents are considered if applied for under the RMA. The relevant sections in Part 6 are addressed below:

- The primary decision-making section applying to the application is section 104 of the RMA. An assessment of the actual and potential effects of the Project is provided in Section 10.0, and an assessment against the relevant planning instruments is provided in Section 11.0. Other matters relevant under section 104(1)(c) include the City Campus Masterplan, the University Statement and the University's partnership with Ngāti Whātua Ōrākei;
- Under section 105 of the RMA, when deciding an application for a discharge permit, the decision-maker must have regard to the nature of the discharge and the sensitivity of the receiving environment, the applicant's reasons for the proposed choice, and any possible alternative methods of discharge. The discharge of contaminants from the disturbance of contaminated land is addressed in the PSI and CSMP, which provide for further investigation following demolition, and there are no practicable alternative methods of discharge given the need to excavate the site to construct the basement;
- Under section 106A of the RMA, a consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards. The GIR and SMP confirm that the natural hazard risk is low and will be appropriately managed, and there is no reason to refuse land use consent under section 106A; and
- Section 107 of the RMA specifies circumstances in which a discharge permit cannot be granted. The Project is not anticipated to give rise to any of the matters listed, as erosion and sediment controls will be in place to ensure that sediment-laden runoff from the works does not adversely affect the receiving environment, and dust emissions will be managed in accordance with the CAQMP.

13.4.4 Part 8 of the RMA

Part 8 of the RMA relates to designations and heritage orders. No heritage orders or designations apply to the site or are proposed.

13.4.5 Part 9 of the RMA

Part 9 of the RMA relates to water conservation orders, freshwater farm plans and the use of nitrogenous fertiliser. These matters are not relevant to any of the RMA approvals sought.

13.4.6 Part 10 of the RMA

Part 10 of the RMA relates to subdivision and reclamations. Part 10 of the RMA is not relevant to the Project.

13.4.7 Other Relevant Legislation

There is no other primary legislation relevant to the RMA approvals being sought in this application. This requirement in clause 17(1)(c) also captures secondary legislation. All the secondary legislation relevant to the application has already been addressed comprehensively in this Substantive Project Assessment.

13.4.8 Conclusion

Based on the analysis above, it is considered that the application is consistent with the parts of the RMA relevant to decision-making under the FTAA, with the exception that the demolition of the Student Union Building will not protect that historic heritage place, being a matter of national importance under section 6(f) of the RMA. For the reasons set out in **Section 10.5** above, the demolition is not considered to be inappropriate in the circumstances, and this matter is weighed against the benefits of the Project below.

Overall, it is concluded that the RMA assessment required by clause 17(1)(b) supports grant of the approvals sought.

13.5 Decision Whether to Grant the Approvals Sought in the Application

13.5.1 Resource Consent Approvals

As set out in **Section 13.2** above, none of the situations that require the Panel to decline an application apply to this application.

The Project provides significant regional and national benefits, which are assessed in **Sections** 2.3, 10.2 and 13.3 above, including the continued functioning and improvement of New Zealand's largest university, a substantially improved student experience for a student population approaching 50,000, approximately $499.5 million in direct expenditure and 3,518 FTE years of employment, and the delivery of a key transformational initiative of the City Campus Masterplan.

The Project is generally consistent with the relevant national, regional and local planning documents, as set out in **Section 11.0** above, with the exception of certain historic heritage provisions of the AUP relevant to the demolition of scheduled historic heritage places.

The relevant test for declining an approval in section 85(3) of the FTAA is whether the adverse impacts of the Project are sufficiently significant to be out of proportion to the Project's regional or national benefits, noting that under section 85(4) a panel cannot form the view that an adverse impact meets this threshold solely on the basis that it is inconsistent with or contrary to a relevant planning or policy document. It is acknowledged that the demolition of the Student Union Building is an adverse impact that weighs against granting the approvals, being a significant adverse effect on historic heritage values that cannot be avoided and can be mitigated only in part. However, it

is considered that this adverse impact is not sufficiently significant to be out of proportion to the Project's regional and national benefits, for the following reasons:

- The Student Union Building is a Category B historic heritage place of considerable, rather than outstanding, significance, and is not included on the New Zealand Heritage List, and the AUP anticipates the demolition of the primary features of Category B places where this is required for significant public benefit that outweighs retention (Policy D17.3(14));
- Retention and adaptive reuse options were investigated by the University and were found not to be feasible, given the condition of the building and its configuration, and no alternative site on the City Campus offered the same combination of attributes;
- The loss will be mitigated in part through a comprehensive record of the building, which can also be used as an interpretive tool, together with the salvage and reuse of building fabric and artwork contemplated within the draft CMP, and the new building, designed by the architects of the original building, reinterprets its founding design principles and continues the role of the Site as the student heart of the campus;
- The effects of the Project on adjacent historic heritage places, including AUSA House, the Princes Street Historic Heritage Area and Albert Park, are positive or negligible;
- All other adverse effects of the Project will be avoided, remedied or mitigated to an acceptable level through the design of the Project and the proposed conditions; and
- The regional and national benefits of the Project are significant and are directly linked to the redevelopment of this site.

Overall, in our opinion, the adverse impacts arising from the Project, including the adverse effects on historic heritage values, are outweighed by the significant regional and national benefits that will be generated by the Project, and the approvals sought can be granted subject to the proposed conditions.

PART C – ARCHAEOLOGICAL AUTHORITY (UNDER SECTION 42(4)(i)

14.0 Approval Framework

14.1 Overview

An archaeological authority that would otherwise be sought under the HNZPTA is sought under Section 42(4)(i) of the FTAA.

The Project seeks archaeological authority under the HNZPTA as the Project will modify the recorded archaeological site R11/833 (Albert Barracks). The Project has the potential to expose previously unrecorded pre-1900 archaeological remains associated with the former barracks and the subsequent 19th century residential occupation of the Site.

The application also seeks the approval of a person nominated to undertake the activity under the Archaeological Authority. In this case, the Project Archaeologist is proposed to be Glen Farley of Clough & Associates.

An Archaeological Assessment addressing the information required for an archaeological authority under clause 2(1) of Schedule 8 of the FTAA has been prepared by Clough & Associates (refer **Appendix 14**). This section of the application relies on the specialist advice provided within the Archaeological Assessment.

For completeness, it is confirmed that the application complies with section 46(2)(a), (b), and (d) of the FTAA.

14.2 Description of land

Clause 2(1)(a) of Schedule 8 of the FTAA requires the application to specify a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates.

The Site is legally described as Lot 1 DP 151178, Section 1 SO 46532 and Section 1 SO 44422 (Record of Title NA90A/610) and is located on the corner of Princes Street and Alfred Street at the northern end of Sector 300 of the University of Auckland's City Campus. The Site is currently occupied by the former Maidment Theatre site and the existing Student Union building. The Site is described in full in **Section 5.0** of this Substantive Project Assessment and in the Archaeological Assessment (**Appendix 14**).

14.3 Owner of relevant land and proof of consent

Clause 2(1)(b) and 2(1)(c) of Schedule 8 of the FTAA requires the application to specify the name of the owner of the relevant land, if the applicant is not the owner of the land; and proof of consent, if the owner has consented to the proposed activity.

The owner of the relevant land is the applicant and is set out in **Section 5.4** above.

14.4 Description of each archaeological site

Clause 2(1)(e) of Schedule 8 of the FTAA requires a description of each archaeological site to which the application relates and the location of each site.

The archaeological site R11/833 Albert Barracks is located within the Site.

The site R11/833 records the former Albert Barracks, a British military fort complex constructed from 1846 and in use until 1871, when it was progressively dismantled. The complex comprised timber and masonry buildings – including a magazine, ordnance stores, commissariat offices, and a hospital – enclosed by a substantial bluestone (basalt) perimeter wall. Part of the recorded extent of R11/833 overlaps the northern part of the Site. The sole surviving section of the Barracks perimeter wall is separately scheduled and is located within Albert Park and therefore will not be affected by the proposed works.

For completeness, it is noted that AUSA House (HI-3613), a rendered-brick residence constructed in 1895, is located immediately adjacent to the Site. As a pre-1900 building, it meets the definition of an archaeological site under section 6 of the HNZPTA. AUSA House will not be modified by the proposed works.

14.5 Description of the activity's effect on each archaeological site

This section is provided in accordance with clauses 2(1)(f) and 2(1)(g) of Schedule 8 of the FTAA.

The excavations at approximately 10m below the existing ground are required to demolish the existing basement and construct the two proposed basement levels. Any archaeological deposits or features that currently survive within the footprint of these earthworks would be removed as part of the excavation.

All surviving archaeological evidence will be destroyed or heavily modified, however the impact will be mitigated through comprehensive archaeological investigation, recording, and integration of the findings.

14.6 Consultation

Clause 2(1)(i)(i) of Schedule 8 of the FTAA requires proof and details of all consultation, including with hapū or iwi, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected.

As set out within Section 7.0 above and within the Consultation Summary Report (Appendix 3), consultation has been undertaken with all relevant parties including:

- HNZPT, including a meeting on 11 March 2026 and the provision of the draft Archaeological Assessment, AMP and authority conditions on 14 October 2026. On 19 October 2026, HNZPT confirmed that no meeting was required and that they were satisfied with the content of the draft reports (Appendix 3);
- Ngāti Whātua Ōrākei, who are a project partner with the University and have provided a letter of support for the Project. The proposed authority conditions require Ngāti Whātua Ōrākei to be notified of the start and completion of archaeological works, provide for tikanga in the event that kōiwi tangata or taonga are encountered, and require copies of the AMP and archaeological reports to be provided to Ngāti Whātua Ōrākei; and
- The other iwi authorities with an interest in the area, as summarised in Section 7.0. No concerns have been raised regarding the archaeological values of the Site.

15.0 Fast-track Approvals Act Decision Making Framework

In considering whether to grant the approvals sought in this application, the Panel must meet the requirements of Section 81, which includes applying the specific decision-making clauses in Schedule 8. These are each discussed in turn below.

An Archaeological Authority granted under the FTAA has the same force and effect as an Authority granted under the HNZPTA and, for the purposes of the HNZPTA, must be treated as if it were an authority under that Act (Schedule 8, Section 9(a) and (b)).

15.1 Approvals under Schedule 8

Clause 2 of Schedule 8 of the FTAA relates to information that is required for an application for an archaeological authority. This information has been provided within the Archaeological Assessment prepared by Clough & Associates included as **Appendix 14** and throughout this Substantive Project Assessment, in particular in **Section 14** above.

Clause 4 of Schedule 8 outlines that for the purposes of the Panel's decision under Section 81, the Panel must take into account:

(a) The purpose of the FTAA;

(b) The matters set out in section 59(1)(a) of the HNZPTA;

(c) The matters set out in section 47(1)(a)(ii) and (5) of the HNZPTA; and

(d) A relevant statement of general policy confirmed or adopted under the HNZPTA.

The Panel must give the greatest weight to the purpose of the FTAA.

Clause 5 of Schedule 8 provides that the Panel may set any conditions on an archaeological authority that it considers necessary to manage the effects of the activity on historical and cultural heritage, as addressed in **Section 17.0** below.

15.2 Declining an Approval under Section 85

The Panel must decline an approval if one or more of the situations in Section 85(1) of the FTAA occur. The situations relevant to all types of approvals that can be sought under the FTAA are:

- The approval is for an ineligible activity.
- The Panel considers that granting the approval would breach obligations relating to treaty settlements and recognised customary rights

A Panel may also decline an approval if the Panel forms the view that:

- The activity or activities for which the approval is sought would have one or more adverse impacts; and
- Those adverse impacts are sufficiently significant to be out of proportion to the Project's regional or national benefits that the Panel has considered, even after taking into account any conditions that the Panel may set in relation to those adverse impacts, and any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset, or compensate for those adverse impacts.

In subsections (3) and (4), adverse impact means any matter considered by the Panel under section 81(2) that weighs against granting approval.

16.0 Assessment of the Project Against the FTAA

16.1 Information Considered

This Substantive Project Assessment, and Part C in particular, has been prepared considering the information referred to in s81(2)(a) of the FTAA to the extent it is currently available. Specifically:

- All of the technical reports supporting this application;
- Feedback from HNZPT on the referral application and on the draft Archaeological Assessment, AMP and proposed authority conditions; and
- Feedback received from engagement.

16.2 Situations Where the Panel Must Decline an Approval

None of the situations where the Panel must decline an approval apply to the application, as:

- The application does not seek approval for an ineligible activity as defined in Section 5 of the FTAA; and
- No Treaty settlement redress applies to the site, as identified in Section 9.7. As such, granting the approvals sought would not breach Section 7 of the FTAA.

16.3 Assessment of Application

This section has been provided in accordance with subclauses 4(1) and 4(2) of Schedule 8 of the FTAA.

16.3.1 Purpose of the FTAA

Assessment of the Project against the purpose of the FTAA is undertaken first as it is to be given the most weight by the Panel in its decision on all approvals.

For the reasons set out in Section 13.3 above and highlighted below, the Project and associated approvals sought to enable its development is considered to meet the purpose of the Act.

16.3.2 Heritage New Zealand Pouhere Taonga Act 2014

The Project involves works in and around the Albert Barracks recorded archaeological site. In accordance with Section 42(4)(i) of the FTAA, the Project will require an archaeological authority as described in Section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA), along with approval of a suitably qualified archaeologist to undertake any archaeological investigation, that would otherwise be applied for under the HNZPTA.

16.3.3 Section 59(1)(a) of the HNZPTA

The matters set out in section 59(1)(a) of the HNZPTA are addressed as follows:

- **Section 59(1)(a)(i):** Clough & Associates identify that the former Albert Barracks are of considerable historic heritage value. However, the archaeological value of the Project Site

itself is limited, as the substantial redevelopment of the Site in the 1960s is considered to have removed any surviving remains of the barracks within the development footprint. The historical and cultural heritage value of any surviving remains will be protected through their recording in accordance with the AMP.

- **Section 59(1)(a)(ii):** The proposed authority conditions provide for archaeological monitoring, investigation and recording, and for appropriate procedures, including tikanga protocols, in the event that archaeological remains, kōiwi tangata or taonga are encountered during the works. As such, it is considered that the Project is consistent with the purpose and principles of the HNZPTA.
- **Section 59(1)(a)(iii):** The excavation to approximately 10m below existing ground level to construct the basement will remove any archaeological deposits that have survived within the footprint, and the preservation of any such remains in situ is not practicable.
- **Section 59(1)(a)(iv):** The University is the owner of the land, and no other persons are directly affected by the decision. AUSA House, a pre-1900 building that is immediately adjacent to the Site, will not be modified by the works, and will be protected during construction as set out in **Section 10.5** above.
- **Section 59(1)(a)(v):** There are no statutory acknowledgement areas that apply to the Site.
- **Section 59(1)(a)(vi):** The University has engaged with the relevant iwi authorities who have historic and territorial interests in Tāmaki Makaurau. Ngāti Whātua Ōrākei are a project partner and have provided a letter of support for the Project, and no concerns have been raised regarding the archaeological values of the Site. Tikanga and accidental discovery protocols are provided for in the AMP and the proposed authority conditions.

16.3.4 Assessment of Effects

This assessment of effects is provided in accordance with section 47(1)(a)(ii) and (5) of the HNZPTA.

Archaeological Values

In relation to the archaeological site R11/833, Clough and Associates concludes that the Albert Barracks are of considerable historical, knowledge, and contextual heritage value as an important component of the early development and defence of Auckland. However, within the project area the archaeological value is considered to be limited. The substantial redevelopment of the area during the 1960s and early 1970s is considered to have removed any intact remains of the barracks within the development footprint, no visible archaeological features or deposits were identified during the site inspections, and the potential for surviving intact archaeological deposits within the earthworks footprint is low.

It is acknowledged that the proposed excavation, to approximately 10m, would remove any archaeological deposits that have survived within the footprint. Notwithstanding, given the low likelihood of intact remains and the impracticality of in-situ preservation, the effects on archaeological values are proposed to be mitigated through a preservation-by-record approach. The Project Archaeologist will undertake archaeological monitoring, investigation and recording of any surviving remains, and of any unrecorded pre-1900 remains exposed during the works, in accordance with the AMP (**Appendix 15**). Adherence to the AMP during the works is proposed as a condition of the archaeological authority, as set out in **Section 17.0** below.

Overall, and relying on the conclusions of the Archaeological Assessment, the potential adverse effects on archaeological values will be less than minor given the low likelihood of surviving intact remains and the archaeological monitoring and recording proposed.

Mana Whenua Values

It is acknowledged that the wider area has a strong association with mana whenua, evident from the recorded sites, traditional histories, and known Māori place names. The scheduled Site and Place of Significance to Mana Whenua Horotiu Pā/Te Reuroa Pā (AUP Schedule 12, ID 074) lies within Albert Park in proximity to, but outside of, the Project Area.

Consultation has been undertaken with Ngāti Whātua Ōrākei, who are project partners and have provided a letter of support for the Project (**Appendix 27**). The Taumata Rangipuke cultural framework prepared by Haumi and Eighty has also informed the design of the Project (**Appendix 26**). No concerns have been raised in respect of the archaeological values of the Site. The University is committed to continuing to work constructively with mana whenua, and accidental discovery protocols relating to kōiwi tangata (human remains) and taonga are provided for in the AMP and in the proposed conditions below.

16.3.5 Relevant Statements of General Policy Confirmed or Adopted

The statement identified as relevant to the Project is 'The Administration of the Archaeological Provisions'. It is considered that the Archaeological Assessment provided by Clough and Associates has provided information and assessment which accords with the general policy, and that appropriate consultation with relevant iwi authorities and HNZPT has been undertaken. Given this, it is considered that the Project is in accordance with this statement of general policy.

16.4 Decision Whether to Grant the Approvals Sought

As set out in **Section 16.2** above, none of the situations that require the Panel to decline an application apply. Assessment of the application against sections 81 and 85 of the FTAA supports a decision to grant the approvals sought in this application.

The Project provides several benefits of national and regional significance, as assessed in **Sections 2.3** and **13.3** above. In addition, the potential adverse effects on archaeological and mana whenua values will be appropriately mitigated through the AMP and the proposed authority conditions, as outlined in **Section 16.3** above. Overall, the Project is considered to be generally in accordance with the relevant planning documents.

The relevant test for declining an approval in section 85 of the FTAA is whether the adverse impacts of the project are sufficiently significant to be out of proportion to the project's regional or national benefits, noting that a panel cannot form the view that an adverse impact meets this threshold solely on the basis that the adverse impact is contrary to a relevant planning or policy document.

In our view, the adverse effects on archaeological values arising from the Project are less than minor and are outweighed by the significant regional and national benefits that will be generated by the Project.

17.0 Proposed Conditions

This section of the application is provided in accordance with clause 5 of Schedule 8 of the FTAA. These clauses provide that a panel may set any conditions on archaeological authorities that the panel considers necessary to manage the effects of the activity on historical and cultural heritage. The proposed conditions of consent relating to the archaeological authority sought are as follows:

No.	Condition
Before Works	
1	**Start Work Notification** The Authority Holder must advise Heritage New Zealand Pouhere Taonga (HNZPT) and Ngāti Whātua Ōrākei of the date when archaeological works will begin at least two working days before archaeological works start.
2	**Archaeological Management Plan** All works must be undertaken in accordance with the Archaeological Management Plan prepared by Clough and Associates titled "Archaeological Management Plan: University of Auckland Student Centre and Library" dated November 2026 (AMP). A copy of the AMP (and any amendments or updates) shall be provided to Ngāti Whātua Ōrākei. The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.
3	**Site Briefing** The Authority Holder must ensure that all contractors working on the project are briefed on site by the section 45 approved person (who may appoint a person to carry out the briefing on their behalf) prior to any archaeological works commencing. The briefing must include: a. the possibility of encountering archaeological evidence, b. how to identify possible archaeological sites, c. the archaeological work required by the conditions of this authority, and d. contractors' responsibilities with regard to discovering archaeological evidence to ensure that the authority conditions are complied with.
During Works	
4	**Tikanga** In addition to any tikanga agreed to between the authority holder and Ngāti Whātua Ōrākei provided with the authority application; the following shall apply: a. If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. HNZPT, New Zealand Police, and Ngāti Whātua Ōrākei must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties. b. Access for Ngāti Whātua Ōrākei shall be enabled in order to undertake tikanga consistent with any requirements of site safety. c. Ngāti Whātua Ōrākei shall be informed if any possible taonga or Māori/Moriori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met.

	d. Ngāti Whātua Ōrākei shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.
5	**Monitoring** Any earthworks that may affect an archaeological site must be monitored by the section 45 approved person, who may appoint a person to carry out the monitoring on their behalf in accordance with accepted archaeological practice and the AMP.
6	**Investigation** Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with accepted archaeological practice.
7	**Work Completion Notification** The Authority Holder shall advise HNZPT and Ngāti Whātua Ōrākei of the completion of archaeological works within five working days of completion
After Works	
8	**Completion of Archaeological Siteworks** Within 20 working days of the completion of on-site archaeological work associated with this authority, the Authority Holder shall ensure that: a. An interim report, to the satisfaction of HNZPT, following the Archaeological Report Guideline (AGS12 2023) is submitted to HNZPT for inclusion in the HNZPT Archaeological Reports Digital Library. b. Site records are updated or submitted to the NZAA Site Recording Scheme.
9	**Archaeological Records** Within 12 months of the completion of the on-site archaeological work, the Authority Holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is emailed to HNZPT for inclusion in HNZPT's Archaeological Reports Digital Library, and to Ngāti Whātua Ōrākei. A copy must also be provided to the NZAA Central Filekeeper.

The conditions are considered to be no more onerous than necessary to address the reasons for which they are set, in accordance with Section 83 of the FTAA. It is considered that they meet the requirements of the Act and that the Panel may grant the approval subject to the conditions in accordance with Section 81(1)(a) of the FTAA. As set out in the Consultation Summary Report, HNZPT have reviewed the proposed conditions above.

PART D – Conclusions

18.0 Conclusions

This Substantive Project Assessment has been prepared in support of the University of Auckland's substantive application under the FTAA for the Student Centre and Library on the corner of Princes Street and Alfred Street, City Campus. The application seeks the resource consents required under the AUP and NES-CS, and an archaeological authority under the HNZPTA together with approval of the nominated person.

The Project will deliver significant regional and national benefits, including the replacement of ageing and no longer fit-for-purpose facilities with a modern Student Centre and Library for a student population of almost 50,000, approximately $499.5 million in direct expenditure and 3,518 FTE years of employment, and a substantially enlarged public plaza with improved connections between the campus, Albert Park and the city centre.

It is acknowledged that the demolition of the Student Union Building, a Category B historic heritage place, will result in significant adverse effects on historic heritage values that cannot be avoided and will be mitigated only in part, and that the Project is inconsistent with some of the historic heritage provisions of the AUP. Notwithstanding these inconsistencies, the demolition is not considered to be inappropriate in terms of section 6(f) of the RMA and Objectives B5.2.1(1) and D17.2(2) of the AUP. The demolition is required to enable an appropriate development that responds to the needs of a student population some seven times larger than when the Student Union Building was constructed, on a City Campus of finite land, and that will deliver significant public benefits that could not otherwise be achieved on the Site, as anticipated by Policy D17.3(14). Retention and adaptive reuse of the building were investigated and found not to be feasible. The context values of the Site as the student-focused heart of the campus will be retained and strengthened, the new building, designed by WAM as the architects of the original building, reinterprets its founding design principles, and the effects of the new building on adjacent historic heritage places are positive or negligible.

All other actual and potential adverse effects on the environment will be avoided, remedied or mitigated to an acceptable level through the design of the Project and the proposed conditions, and the potential adverse effects on archaeological values will be less than minor.

None of the situations in section 85(1) of the FTAA that require the Panel to decline an approval apply. Having regard to section 85(3), it is considered that the adverse impacts of the Project, including the significant adverse effects on historic heritage values, are not sufficiently significant to be out of proportion to the Project's regional and national benefits.

Overall, it is considered that the Project meets the purpose of the FTAA, and that the resource consents and archaeological authority sought can be granted subject to the proposed conditions.