

# **University of Auckland Student Centre and Library**

**University of Auckland**

## **Referral application supporting document**

March 2026

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## INTRODUCTION

This document provides the information required for the fast-track referral application for the University of Auckland Student Centre and Library (the *Project*). The section references in this document correlate to the section references in the Referral Application form.

## SECTION 2.2 | PROJECT DESCRIPTION AND LOCATION

### Section 2.2.1: A description of the project and the activities it involves

The University of Auckland is applying for the referral of the University of Auckland Student Centre and Library project; a new student centre and library located within the City Campus on the site of the existing Student Union complex adjoining Alfred Street and Princes Street (the *Site*).

Once constructed, the Project will deliver a contemporary, world-class facility that reflects the identity and values of the University and allows students to learn, socialise and participate in the distinctive University of Auckland campus experience.

The Project comprises the demolition of the existing Student Union complex and redevelopment of the Site to deliver:

- (a) A new building that would accommodate:
  - (i) a range of high-quality student study, teaching and learning, and social and event spaces that support student life, including student associations and clubs, support services, and food, beverage and retail and amenity offerings;
  - (ii) a new contemporary library with supporting infrastructure; and
  - (iii) a visitor hub containing welcoming spaces and an exhibition space, creating a recognisable 'front door' to the University.
- (b) Supporting facilities including infrastructure, pedestrian connections, landscaping and an expanded public plaza which will serve as a gathering and event space and a platform for student-led activities and facilities.

The new Student Centre and Library will deliver significant regional and national benefits including:

- (a) Enabling the enhancement and ongoing functioning of the University, being regionally and nationally significant infrastructure.<sup>1</sup> The existing library – which provides spaces and services that are essential to the functioning of the University – is no longer fit-for-purpose, with the building and its facilities now largely at the end of their useable life. The Project will enable the replacement of the library in a strategic location within the City Campus, being located at the interface to both Princes and Alfred Street and with a north-western frontage to Rangipuke Albert Park. Together with the provision of new spaces for services and activities that promote the wellbeing of students, the Project will facilitate a new civic and social heart of the City Campus and will serve as a front door to the University from the wider City Centre.
- (b) Contributing to a well-functioning urban environment within Auckland's central city. Led by award winning architects Warren & Mahoney, the design of the Project has been

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<sup>1</sup> Universities (and other educational facilities) fall within the definition of "additional infrastructure", and therefore within the definition of "infrastructure", under the National Policy Statement for Infrastructure 2025.

shaped by various influences including the narratives and values of Ngāti Whātua Ōrākei in relation to the Site and its surrounds; the opportunities to promote accessibility between the Project, the wider campus and the central city and to support the transformation of Auckland's public transport through City Rail Link (CRL) and other rapid transit initiatives; and ensuring the resilience of the Project to the effects of climate change. The Project also provides an opportunity to leverage the transformative investment and urban renewal occurring in proximity to the CRL stations<sup>2</sup> and will provide secure end-of-trip facilities, including bike storage and showers, to encourage active and sustainable commuting options.<sup>3</sup>

- (c) Delivering significant, direct economic benefits to Auckland. The Project is estimated to generate direct expenditure of approximately \$492.8m and will result in approximately \$463.3m of total value added gross domestic product (GDP) over the construction period for the Auckland region (**Attachment 1:** Economic Impact Assessment).

The University of Auckland has worked closely with its architects and wider design team to ensure that the Project will meet the University's functional needs for a modern, fit-for-purpose facility for its students, while delivering an exceptional design that reflects the prominence of the Site and the celebrated features of the wider campus.

Further detail regarding the indicative design of the Project, including the key influences, site layout plans and imagery of the Project, is included in **Attachment 2:** University of Auckland Student Centre and Library – Referral Design Report prepared by Warren & Mahoney (*Referral Design Report*). Urban design and landscape analysis of the Project prepared by Boffa Miskell is included as **Attachment 3:** Urban Design and Landscape Preliminary Assessment and Graphic Supplement.

To enable the Project, resource consents will be required under the Resource Management Act 1991 (RMA) as described further in section 3.1.1. An archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) will also be required for any Project works that are taking place in and around the Albert Barracks Wall, a recorded archaeological site located on the University's landholdings.<sup>4</sup>

### **Section 2.2.2: A description and map of the whole project area identifying its boundaries**

The Project Site is located within the existing City Campus on the site adjoining Alfred Street and Princes Street. The Site is identified on Figure 1 below.<sup>5</sup>

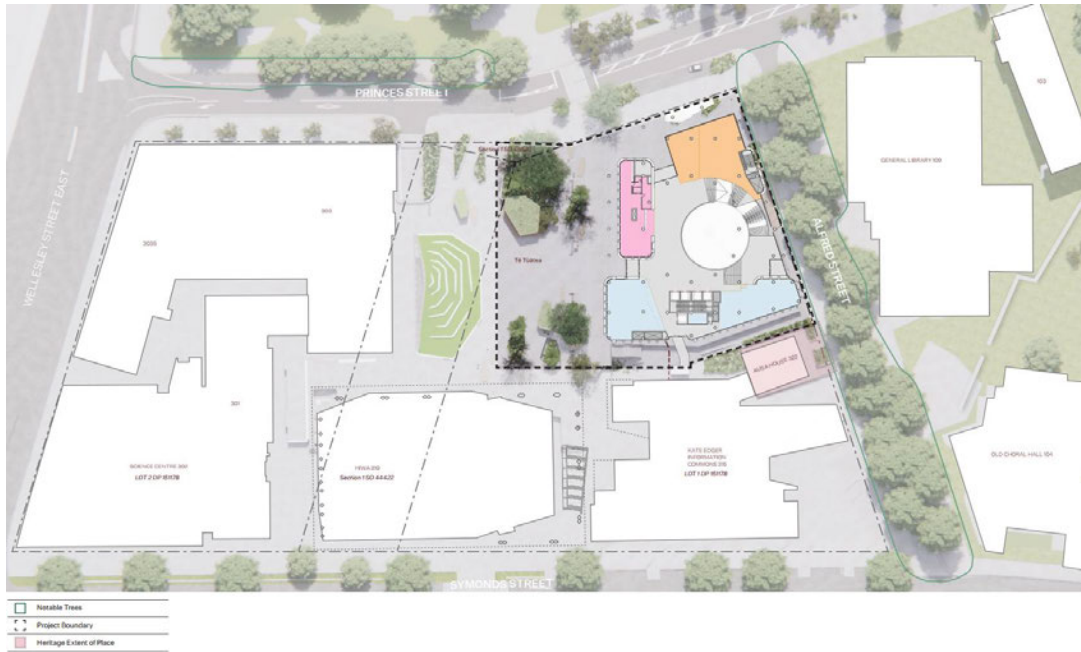
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<sup>2</sup> Attachment 2 University of Auckland Student Centre and Library - Referral Design Report, page 14.

<sup>3</sup> Attachment 2 University of Auckland Student Centre and Library - Referral Design Report, page 10.

<sup>4</sup> This being archaeological site R11/833.

<sup>5</sup> Attachment 2 University of Auckland Student Centre and Library - Referral Design Report, page 30.



**Figure 1:** Project Site (Source: **Attachment 2:** Referral Design Report).

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

The record of title and interests for the Site are appended as **Attachment 4:** Record of title and interests.

## **SECTION 2.6 | APPROPRIATENESS FOR FAST-TRACK APPROVALS PROCESS**

### **Section 2.6.1: The significant regional and national benefits of the Project as an infrastructure and development project**

The Project is an infrastructure and development project that will have significant regional and national benefits.

With respect to the considerations listed in section 22(2)(a) of the Fast-track Approvals Act 2024 (FTAA), the Project will:

- (a) Enable the continued improvement and functioning of the University of Auckland, being infrastructure that is both regionally and nationally significant, by delivering the replacement of the existing student centre and library with a modern, fit-for-purpose facility that incorporates spaces for services and activities that promote the wellbeing of students.
- (b) Contribute to a well-functioning urban environment (within the meaning of the National Policy Statement on Urban Development 2020 (NPS-UD)) by delivering an architecturally designed facility that is highly accessible (including by way of public or active transport) and that will contribute to New Zealand’s response to the effects of climate change.

- (c) Deliver significant economic benefits, including increased GDP and employment during the construction phase of the Project. As explained in the Economic Impact Assessment, the Project will generate approximately \$492.8m in total direct expenditure and \$463.3m of total value-added GDP for the Auckland region over the development period. The Project will also generate a total of 3,471 full-time equivalent (*FTE*) years of direct and indirect employment over the development period.
- (d) Support climate change mitigation and adaptation using specific design measures that will increase emissions capture (compared to the current Student Union complex) and improve the resilience of the Site and its surrounds to the effects of climate change.

The way in which the Project will deliver these benefits and the extent of their significance for Aotearoa New Zealand and the Auckland region is addressed below in sections 2.6.2.4 – 2.6.2.12.

**Section 2.6.2.1: Referring the Project to the fast-track approvals process will facilitate the Project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes**

Securing the requisite approvals through the FTAA instead of through the standard RMA and HNZPTA processes will enable the Project to be progressed in a more timely and cost-effective way.

As detailed further in section 2.6.2.4 and in the Planning Assessment (**Attachment 5**), the Project will facilitate the demolition of the existing Student Union complex, which is identified in Schedule 14.1 of the Auckland Unitary Plan (Operative in Part) (*AUP(OP)*) as a Category B historic heritage place, and the construction of a new Student Centre and Library facility. Based on the advice of the University's experts, the Project is considered appropriate in terms of both the RMA's sustainable management purpose and the purpose of the FTAA.

Given the scale of the Project, it is anticipated that an application for resource consent would be notified under the RMA, at least on a limited basis.

Notification of the application for the Project would substantially increase the potential for delays to the commencement of the Project. If the application was the subject of a contested hearing, it could take up to 12 – 18 months from lodgement before a decision on the Project is issued. That decision would be subject to appeal rights to the Environment Court, which may result in a further 12 – 24-month delay before construction could commence (assuming consent is ultimately granted). Under that scenario, it is possible that if an application for the Project is lodged in late 2026, delivery of the Project might not commence until late 2029.

By contrast, by progressing the Project through the fast-track approvals regime, a decision on a substantive application for the Project could be issued within six to seven months of lodgement. On this basis, obtaining approvals under the FTAA could result in the Project being approved up to three years earlier than it might otherwise be under the RMA.

The ability to seek resource consent and an archaeological authority concurrently offers an additional benefit in terms of avoiding the need to apply to two separate authorities for the required approvals.

The FTAA pathway therefore offers a significantly shorter and more certain consenting timeframe to deliver the Project in a timely and cost-effective way compared with the conventional RMA process.

Importantly, the FTAA pathway also enables participation from potentially affected parties, and the decision-making requirements of the FTAA will ensure that the substantive application is robust. To that end, the University's technical experts have been involved in assessing the Site and the surrounds and advising on the design and layout of the Project since late 2025. They are well-

regarded, experienced in both RMA and fast-track consenting processes, and have long-standing relationships with the University of Auckland in testing and supporting the redevelopment and enhancement of its campus, including via involvement in the City Campus Masterplan preparation through 2024 and 2025. In summary, the University along with its technical team have both the capability and the expertise to support a comprehensive substantive application for the Project through the FTAA process and to promptly deliver the Project as enabled by that application, if it is granted.

#### **Section 2.6.2.2: Referring the Project to the fast-track approvals process is unlikely to materially affect the efficient operation of the fast-track approvals process**

The only forms of approval being sought are a resource consent under the RMA and an archaeological authority under the HNZPTA, together with an application for approval of a person to carry out the activities under the archaeological authority. No related designation, concession, land exchange, conservation covenant, wildlife approval, marine consent, or access arrangements are required.

The substantive application for the Project will be supported by comprehensive technical assessments from a very experienced project team. Most of the team have had involvement in multiple fast-track projects.

The University of Auckland has been carrying out ongoing and continuing engagement with key stakeholders in relation to the University's broader City Campus Masterplan (extracted excerpts from the executive summary included as **Attachment 6**), and the Project specifically, including Auckland Council, mana whenua and Heritage New Zealand Pouhere Taonga. A record of that consultation is included as **Attachment 7: Consultation Summary**. The University is committed to working with these parties throughout the substantive application phase.

Accordingly, the Project is unlikely to materially affect the efficient operation of the fast-track approvals process.

#### **Section 2.6.2.4: The Project will enable the continued functioning of regionally and nationally significant infrastructure, being the University of Auckland**

The Project meets the definition of "infrastructure" under the National Policy Statement for Infrastructure 2025 (*NPS-I*).<sup>6</sup>

As identified by the Tertiary Education Strategy | 2025 – 2030, tertiary education plays a vital role in shaping New Zealand's future and is essential to ensuring an innovative, prosperous and educated country. The National Infrastructure Plan also identifies education infrastructure within its priority social infrastructure sectors, noting the need for improved asset management, renewals planning, and sustained capital investment.<sup>7</sup>

As New Zealand's largest and highest ranked university (currently 65th in the world),<sup>8</sup> the University of Auckland is both regionally and nationally significant – contributing \$2 billion directly to Auckland's regional economy, as well as advancing knowledge, supporting innovation and creating commercial opportunities that help to drive New Zealand's economic growth.

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<sup>6</sup> Under the NPS-I, clause 1.4 – "additional infrastructure".

<sup>7</sup> Te Waihanga New Zealand Infrastructure Commission *National Infrastructure Plan* (February 2026) at Appendix One.

<sup>8</sup> The University of Auckland is currently ranked 65th in the world based on the QS World University Rankings 2026. The next highest ranked university in New Zealand is the University of Otago which is ranked at 197 in the world.

Within Oceania, the University of Auckland is the 7th highest-ranked university, competing alongside Australia's best universities to attract high-value international students. The importance of international tertiary students to New Zealand's economy and growth has been identified in the Tertiary Education Strategy | 2025 – 2030 and the Government's International Education – Going For Growth Plan, which set a goal of doubling the value of international education to \$7.2 billion by 2034.<sup>9</sup> As the host to the largest number of international students in New Zealand, the University of Auckland will play the most pivotal role in realising that outcome.

In that context, the Project will enable the continued functioning and upgrading of the University as regionally and nationally significant infrastructure by facilitating the replacement of facilities which are essential to the operation of the University: the library and associated spaces and services that support student wellbeing. These facilities are not only critical to the University as places for study, teaching and learning, and research (the library in particular), but as locations where students and staff build community and share in the distinctive experience of University campus life.

The existing library within the City Campus has reached the end of its life and is no longer fit to respond to the requirements of modern tertiary study or to facilitate a modern social and cultural environment that will ensure the University remains competitive at the international level. Similarly, the existing Student Union complex no longer meets the needs of the student population. To illustrate:

- (a) The Student Union complex was originally designed by Sir Miles Warren in 1963 to serve a campus of 6-7,000 students. That building quickly struggled to meet demand – as early as 1989, the Student Union complex was identified as struggling to cater for the number of students for which it was designed. With 47,000+ students now enrolled in the University of Auckland, the building is significantly undersized.
- (b) The original concept of an open three-sided 'quad' facing Rangipuke Albert Park does not relate well to the realities of the sub-tropical Auckland climate. The retrofitting of a PVC canopy in the early 1990s created a physical barrier, removing the spatial and visual relationship between the complex, Rangipuke Albert Park and the wider central city.
- (c) The Student Union complex is also in poor condition, with building surveys highlighting structural, building fabric and seismic issues. Several components of the complex have accordingly been removed over time. The Maidment Theatre which occupied the prominent corner site was demolished in 2017 due to safety concerns. The building on the western side of the complex (known as B112b) was also demolished as a result of seismic safety issues. The remaining buildings within the complex do not meet current building standards (with the seismic strength of the buildings sitting at 50% of the National Building Standards) and perform poorly in terms of environmental efficiency.
- (d) As explained by the representatives of the student population, the Auckland University Students' Association (*AUSA*) (**Attachment 8: AUSA Letter of Support**), the Student Union complex does not meet contemporary accessibility standards. In particular, the ability for some students – particularly those with physical disabilities – to reach certain parts of the complex is significantly constrained due to the conditions of the complex and the absence of safe and reliable universal access. In addition, several rooms within the complex are unable to be used for extended periods due to ventilation, acoustic and plumbing constraints arising from the ageing infrastructure.

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<sup>9</sup> *Tertiary Education Strategy | 2025 – 2030* (2025) Te Tāhuhu o te Mātauranga | Ministry of Education, December 2025, page 23.

- (e) As AUSA describes, the issues with the existing Student Union complex create both social and physical barriers to students seeking to access support services, to the activation of student areas within the campus, and to participation in campus life more generally.<sup>10</sup> As a result, the existing complex “no longer lives up to its history or meets the needs of a modern student body”.<sup>11</sup>
- (f) While remediation is possible, it would be complex and extremely costly; would result in significant ongoing maintenance; would not achieve the modern layout and capacity requirements for the current and future student population; and would not extend the life of the complex indefinitely.
- (g) The geometric limitations of the existing Student Union complex, the strategic location it occupies (being at the centre of the City Campus, and on the interface of both Princes and Alfred Streets), and the confines of the Site also mean that remediation would not meet the scale and performance demands of the accommodation that the University now needs to deliver for its students and compete on the world stage.

By contrast, the Project would enable the replacement of the Student Union complex with a vibrant, modern building and associated facilities in a strategic location at the city-facing entrance and social heart of the City Campus. The building will accommodate a new library that will support new and emerging models of learning, teaching, and research, as well as flexible, modern spaces to support student life and a diverse range of needs. The student population, as represented by AUSA, strongly supports the Project, advising that it will “be transformational for the student experience at the University of Auckland”.<sup>12</sup>

In addition to enabling the continued functioning of the University in the day to day, the Project will also contribute to enhancing the University’s position as New Zealand’s leading university and will consolidate its place as a globally competitive institution. As the recent success of Hiwa Recreation Centre (which received international recognition and acclaim) demonstrates,<sup>13</sup> modern, flexible, future-ready facilities are vital to the University’s ability to remain internationally competitive and to attract high-quality students and staff. The performance of the University in that regard is important not only for the Auckland region but for the growth of New Zealand’s economy and productivity. In summary, the Project represents new nationally and regionally significant infrastructure that will enable the University’s ongoing success.

**Section 2.6.2.5: The Project will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020)**

As addressed in detail in the Planning Assessment, the Project will contribute to a well-functioning urban environment by delivering a facility that:

- (a) will be highly suitable in terms of design, size and location to meet the needs of the University community;
- (b) will promote good accessibility, including by way of public and active transport; and

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<sup>10</sup> Attachment 8: AUSA Letter of Support.

<sup>11</sup> Attachment 8: AUSA Letter of Support.

<sup>12</sup> Attachment 8: AUSA Letter of Support.

<sup>13</sup> See for example University of Auckland “Hiwa continues award-winning streak with NZ Architecture honours” (press release, 24 November 2025); and University of Auckland “Hiwa wins prestigious architecture prize” (press release, 29 October 2025).

- (c) will support reductions in greenhouse gases and will be resilient to the likely current and future effects of climate change.

#### *Design, size and location*

Flanked by Rangipuke Albert Park to the north west, Hiwa Recreation Centre to the south, and Auckland University Students' Association, Kate Edgar Information Commons and Old Choral Hall to the east, the Site has been carefully selected by the University as the location for the Project which will become the central hub of student life and the gateway between the City Campus and the City Centre.

As described in the Referral Design Report for the Project, the Project concept and design is underpinned by the City Campus Masterplan, which operates as a living, strategic guide for the long-term development of the University, and other key documents that shape decision-making at the University, including:<sup>14</sup>

- (a) Te Rautaki Aronga Toitū – Sustainability Strategy.
- (b) Te Taumata Tukuwaro-kore – Net Zero Carbon Strategy.
- (c) Hononga Mauri – University of Auckland Identity Narrative.
- (d) Disability Action Plan.

Alongside those directions, the indicative design and layout of the Project have been informed by:

- (a) The strategic requirements of the University for the new Student Centre and Library, including:
  - (i) The creation of a welcoming symbolic and physical 'front door' to the University – reinforcing its presence, accessibility and connection to campus heritage values.
  - (ii) The provision of flexible spaces that support a diverse range of needs and can accommodate new and emerging technologies to support research, study and engagement at the tertiary level.
  - (iii) The provision of an inviting, accessible environment that fosters student experience and supports wellbeing.
- (b) The physical and heritage landscape setting for the Site and its surroundings, including the interface with Rangipuke Albert Park and the values of the historic heritage buildings near the Site (including the Student Union complex which will be demolished).
- (c) The narratives and values of Ngāti Whātua Ōrākei, specifically the cultural and physical context for the Site (being located on the upper ridge of Rangipuke). Rangipuke has historically functioned as a point of orientation and transition, reinforcing the Site's and the Project's role as an entrance point to, and within, the campus and the central city.
- (d) The opportunities to activate and improve accessibility to and within the City Campus, including through leveraging the significant transformation underway in Auckland's public transport network (described further below).

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<sup>14</sup> Attachment 2 University of Auckland Student Centre and Library - Referral Design Report, page 7.

As described in the Urban Design and Landscape Preliminary Assessment:

- (a) The Project will result in a number of positive effects on the urban form, landscape character and visual amenity of the City Campus and wider City Centre.
- (b) The Project will fit comfortably within the scale and character of built form along this western edge of the City Campus while creating expanded public space that supports a reinvigorated social heart for the campus, designed to meet the future needs of the student population.
- (c) The architectural response, including a stepped and terraced building form organised around a distinctive circular atrium, generous civic-scaled entrances, and landscaped terraces, will deliver a high-quality building that enhances pedestrian amenity and strengthens connections between the campus, surrounding streets, and nearby Rangipuke Albert Park.

In conclusion, the Project has been carefully designed as a contemporary, world-class facility that will meet the needs of the University community while also contributing positively to the wider urban landscape.

#### *Accessibility*

The anticipated completion of CRL in 2026, alongside integrated changes to bus routing and operations through the City Centre, present significant opportunities to ensure the Project is highly accessible to and from wider Auckland, including via public and active transport. Of particular note:

- (a) Te Waihorotiu Station, expected to be the busiest CRL station in the network, is located within a 10-minute walk of the Site along the updated Te Ha Noa Victoria Street Linear Park.
- (b) The Grafton Gully to Princes Street shared path is a key active mode connection and is located within 150m of the Site.
- (c) An extensive network of bus stops is located within a 5-minute walk of the Site.

The indicative design and layout of the Project also seek to promote accessibility, including through the provision of dedicated pedestrian connections through the Site to Alfred and Princes Streets. End-of-trip facilities, including bike storage and showers, will also be provided to encourage active and sustainable commuting options. The new Student Centre and Library will also be universally accessible from the plaza space and Princes and Alfred Street entrances as well as from within the City Campus itself, reducing physical and social barriers to those key facilities.

As also described in the Urban Design and Landscape Preliminary Assessment, the Project will contribute to a very high pedestrian amenity environment that will result in significant positive effects on pedestrian amenity and vitality and will enhance the overall functioning of the urban environment.

#### *Greenhouse gas emissions and climate change*

The ways in which the Project will support reductions in greenhouse gas emissions and climate change mitigation are addressed at section 2.6.2.9.

### **Section 2.6.2.6: The Project will deliver significant economic benefits**

The significant economic benefits of the Project are addressed in detail in the Economic Impact Assessment.

During construction, the Project will deliver the following key short-term benefits:

- (a) \$463.3m of total value-added GDP during Project construction.
- (b) Increased direct employment of 1,641 FTE years (predominantly in the construction sector) and indirect and induced employment of 1,830 FTE years over the development period.

Once operational, the Project will deliver the following key benefits in the long-term:

- (a) The Project will provide for the efficient utilisation of existing education infrastructure by enabling the University of Auckland to effectively utilise its limited campus land through the provision of fit-for-purpose student infrastructure that aligns with its current scale of enrolment of 47,000+ students.
- (b) The Project will support additional employment during the operational phase as a result of direct employment opportunities associated with the University of Auckland's activities, including librarians, learning support staff, facilities and maintenance personnel, food and beverage operators.
- (c) Increased spend on local businesses is anticipated as an indirect result of the Project. By providing modern, flexible spaces and supporting services, the Project will encourage students and staff to spend their days on campus and in the central city (i.e. the "sticky campus" concept). An increased number of students present in the central city, and associated activity, will also support the vitality of the City Centre and other agglomeration benefits as a result of strengthened linkages between education, employment, innovation, and cultural amenities.
- (d) The Project will deliver modern, fit-for-purpose student infrastructure and resources that will make the University more attractive to prospective students and enhance the University's global competitiveness, profile and growth potential as a result, attracting increased international spend on education, accommodation and services. An increase in international students will enhance the University's global reputation and research capacity (which has positive flow on effects for the innovation and knowledge sectors).
- (e) Enhanced facilities delivered by the Project will also improve the overall learning experience for students which in turn produces a more productive, skilled workforce and human capital pipeline.

### **Section 2.6.2.9: The Project will support climate change mitigation, including the reduction or removal of greenhouse gas emissions**

The Project has also been informed by the University's Te Rautaki Aronga Toitū – Sustainability Strategy and Te Taumata Tukuwaro-kore – Net Zero Carbon Strategy and will support climate change mitigation including the reduction of greenhouse gas emissions in the following ways:

- (a) It will enhance the environmental and functional performance of the University's building portfolio. The existing buildings within the Student Union complex are old and lack modern environmental controls, resulting in inefficient energy use and poor thermal

comfort. By comparison, the new Student Centre and Library will be designed to target a 6 Star Greenstar Rating under the current New Zealand Green Building Council framework.

- (b) The “sticky campus” concept (i.e. encouraging students and staff to stay on campus all day as opposed to travelling back and forth) will reduce carbon emissions via a reduction in private vehicle trips.
- (c) The Site is located in close proximity to rail and bus connections along with key active transport corridors.
- (d) The University will imbed sustainability into the day-to-day operations of the new Student Centre and Library in accordance with its Sustainability Policy.<sup>15</sup>

**Section 2.6.2.10: The Project will support climate change adaption, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards**

The primary way in which the Project will support climate change adaptation and the reduction of natural risk is through the selection and proposed development of a site which is not subject to climate change or natural hazard related risks. In particular:

- (a) The Project is located in an elevated area, away from the foreshore and coast reducing the risks from natural hazards like erosion, ground stability and sea level rise.
- (b) The Project is not located within a floodplain / flood hazard area. (Additionally, based on the Plan Change 120 maps as notified, Auckland Council does not propose to apply the Natural Hazards Overlay to this Site.)

**Section 2.6.2.12: The Project is consistent with local or regional planning documents, including spatial strategies**

The consistency of the Project with the relevant local and regional planning documents is set out in detail in the Planning Assessment.

In summary:

- (a) The Project is consistent with the Urban Growth and Form provisions of the Auckland Regional Policy Statement (*RPS*). It contributes to a well-functioning urban environment, is well-located in proximity to active and public transport modes, and will deliver positive urban form, landscape, visual amenity, and pedestrian connectivity outcomes through a high-quality architectural response to the Site’s constraints.
- (b) Given the proposed demolition of the existing Student Union building (a Category B historic heritage place), the Project is partially consistent with the Historic Heritage and Special Character provisions of the RPS which seeks to avoid significant adverse effects on historic heritage where practicable. For the reasons set out in section 2.6.2.4, it is not considered practicable to avoid demolition of the existing Student Union complex.
- (c) The Project is considered to be broadly consistent with the objectives and policies of relevant chapters of the AUP(OP), including Chapter H8 Business – City Centre Zone and Chapter I207 Learning Precinct. The Project is considered to be partially consistent

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<sup>15</sup> University of Auckland, Sustainability Policy <<https://www.auckland.ac.nz/en/about-us/about-the-university/policy-hub/strategic-engagement/sustainability-policy.html>>.

with the provisions of Chapter D17 Historic Heritage Overlay. Demolition of the existing Student Union complex is required in order to realise the significant public benefits resulting from the Project and those benefits are considered to outweigh the value in retaining the existing Student Union complex.

- (d) The Auckland Plan 2050 and the Auckland City Centre Masterplan 2020 address the spatial strategy for Auckland and collectively aim to provide for a compact urban form and a city centre that is connected, liveable, sustainable, and economically prosperous. The Project assists in delivering the overall vision of these strategies.

## **SECTION 3.1 | APPROVALS REQUIRED**

### **Section 3.1.1: The approvals sought under the Resource Management 1991 for the Project**

At this preliminary stage, the Project is likely to require the following approvals under the RMA:

- (a) Consents under the AUP(OP) may be required under the following Chapters:
  - (i) D13 Notable Trees Overlay.
  - (ii) D17 Historic Heritage Overlay.
  - (iii) E7 Taking, Using and Diversion of Water and Drilling.
  - (iv) E12 Land Disturbance – District.
  - (v) E17 Trees in Roads.
  - (vi) E23 Signs.
  - (vii) E25 Noise and Vibration.
  - (viii) E40 Temporary Activities.
  - (ix) H8 Business – City Centre Zone.
  - (x) I207 Learning Precinct.
- (b) Consent under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (*NES-CS*), pursuant to Regulation 9.

Please refer to the Planning Assessment for further information.

### **Section 3.1.6: The approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014 for the Project**

An archaeological authority under section 44 of the HNZPTA, together with an application for approval of a person to carry out the activities under the archaeological authority under section 45 of the HNZPTA, is required for the Project as the Project works are expected to take place in and around the Albert Barracks Wall, a recorded archaeological site.

## SECTION 3.4 | ADVERSE EFFECTS

### Section 3.4.1: The anticipated and known adverse effects of the Project on the environment and the significance of those effects

A summary of the potential and known adverse effects of the Project on the environment and the significance of those effects is set out below, based on a series of technical assessments undertaken by experts appointed on behalf of the University of Auckland.

The potential adverse effects of the Project include:

- (a) Construction effects: Any adverse effects associated with the construction of the Project can be managed such that they will be less than minor. Erosion and sediment control measures will be utilised to minimise any adverse environmental effects. Any adverse construction effects, including dust, noise and vibration, and traffic effects can be appropriately managed through the implementation of management plans and standard conditions of consent. These details will be included in the substantive application.
- (b) Landscape and visual amenity effects: The Urban Design and Landscape Preliminary Assessment provides an analysis of the urban design and landscape effects of the design outcomes and environmental effects of the Project on the surrounding city centre context and within the statutory planning context of key urban design and landscape and visual amenity provisions. As described further in section 2.6.2.5, the assessment concludes that the Project avoids significant adverse effects and will result in a number of positive effects on the urban form, landscape character and visual amenity of the Learning Precinct and wider Auckland City Centre.
- (c) Historic Heritage effects: The proposed demolition of the Student Union complex will have a significant adverse effect on its heritage values. The University has engaged a heritage advisor in relation to the heritage aspects of the Project, and a heritage impact assessment will be provided as part of the substantive application, should the Project be referred. As part of the substantive application, the University will also propose measures to recognise the values of the Student Union complex, including documentation.
- (d) Infrastructure and Natural Hazards: The memorandum prepared by Beca (**Attachment 9: Civil Engineering Services and Natural Hazards Risk Memorandum**) provides a high-level overview of infrastructure serviceability and natural hazard risks. Beca advises that the existing stormwater, wastewater, water, power, communications, and gas infrastructure is already in place, with no evidence of any constraints that would limit the Project. The available services appear adequate to support the Project without requiring significant upgrades. The Site is also not subject to any elevated natural hazard risk. Consequently, the effects of the Project on infrastructure capacity and natural hazard risk will be less than minor.
- (e) Archaeological effects: The Archaeological Assessment (**Attachment 10**), prepared by Clough & Associates, provides an analysis of the archaeological effects of the Project. The Archaeological Assessment identifies that at this stage the effects of the Project on archaeological values are expected to be minor and that archaeological investigation and recording undertaken as part of the archaeological authority process would provide an appropriate mitigation measure.

In summary, the Project has been designed to ensure that any adverse effects arising can be appropriately managed.

## SECTION 3.5 | PERSONS AFFECTED

### Section 3.5.1: A list of the persons, groups and/or entities who are likely to be affected by the Project

The following persons, groups and/or entities are considered to be affected by the Project:

Section 13(4)(j) directive	Party
(i) Relevant local authorities	Auckland Council
(ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements	<p>The following iwi are listed on Auckland Council's Geomaps tool as having rohe overlapping the Site:</p> <ul style="list-style-type: none"> <li>• Ngāi Tai ki Tāmaki</li> <li>• Ngāti Maru (Hauraki)</li> <li>• Ngāti Pāoa</li> <li>• Ngāti Tamaterā</li> <li>• Ngāti Tamaoho</li> <li>• Ngāti Te Ata</li> <li>• Ngāti Whanaunga</li> <li>• Ngāti Whātua o Kaipara</li> <li>• Ngāti Whātua Ōrākei</li> <li>• Te Ahiwaru-Waiohua</li> <li>• Te Ākitai Waiohua</li> <li>• Te Kawerau ā Maki</li> <li>• Te Patukirikiri</li> <li>• Te Rūnanga o Ngāti Whatua</li> <li>• Waikato-Tainui</li> </ul>
(iii) Other relevant iwi authorities	See response to (ii) above.
(iv) Relevant Treaty settlement entities	<p>The following iwi authorities or groups identified in response to (ii) above are also Treaty settlement entities:</p> <ul style="list-style-type: none"> <li>• Ngāti Maru (Hauraki)</li> <li>• Ngāti Pāoa</li> <li>• Ngāti Tamaterā</li> <li>• Ngāti Tamaoho</li> <li>• Ngāti Whanaunga</li> <li>• Ngāti Whātua o Kaipara</li> <li>• Ngāti Whātua Ōrākei</li> <li>• Te Ākitai Waiohua</li> <li>• Te Kawerau ā Maki</li> <li>• Te Patukirikiri</li> <li>• Te Rūnanga o Ngāti Whatua</li> <li>• Waikato-Tainui</li> </ul>
(v) Relevant protected customary rights groups and customary marine title groups	N/A
(vi) Ngā hapū o Ngāti Porou, if the project	N/A

area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	
(vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011	N/A
(viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981	N/A
<b>Other</b>	<b>Party</b>
Administering agency for the Heritage New Zealand Pouhere Taonga Act 2014	Heritage New Zealand Pouhere Taonga

**Table 1:** Affected parties.

### **Section 3.5.2: Summary of consultation undertaken with the above persons and/or groups considered likely to be affected by the Project, and any other groups required to be consulted with under section 11 of the Act, and how the consultation has informed the Project**

Consultation has been undertaken with Heritage New Zealand Pouhere Taonga, the local authority (Auckland Council) and local iwi. A summary of that consultation is included in the Consultation Summary.

In relation to the preliminary feedback received by Auckland Council:

- (a) The detailed design and planning information requested by Auckland Council will be considered during the substantive application for the Project.
- (b) The susceptibility of the Site to natural hazard risk has been addressed by Beca (**Attachment 9**).
- (c) A detailed site investigation will be undertaken in support of the substantive application for the Project, addressing the extent of any contamination within the Site and the proposed approach to managing any contaminated land.
- (d) The University acknowledges that demolition of the existing Student Union complex will have a significant adverse effect on its heritage values. However, as outlined in section 2.6.2.4 and in section 4.5.2 of the Planning Assessment, it is not practicable to retain the existing complex given the significant issues with its condition and its functionality in a modern tertiary context; the cost and complexity of remediation works; and the requirement for significant ongoing maintenance. An expert assessment of the Project's impact on heritage values will be provided as part of the substantive application and will outline ways in which the University will seek to acknowledge the heritage values of the existing Student Union complex, including through documentation.

Haumi and Eighty have worked with Ngāti Whātua Ōrākei to provide a high-level cultural framework for the Project (**Attachment 11: Cultural Concept Direction**). That framework:

- (a) Has been informed by the Site and its context, being located on the upper ridge of Rangipuke (which separates the Horotiu, Waipapa and Waiariki catchments). The

Rangipuke ridge has historically functioned as a point of orientation and transition, reinforcing the Site's role as a key entry point within the campus and within the city. The Project design and layout recognises and embraces the Site's role in that regard.

- (b) Organises the structure for the Project into three connected parts – Te Urunga (entrance), Te Tūātea (the quad, being the extended plaza area), Taumata Rangipuke (the new building) – which are to be experienced as a continuous sequence.
- (c) Identifies four interconnected themes which reflect the core objectives of the Project, being:
  - (i) Whakatau – the provision of a front door to the University's City Campus setting kaupapa and orientation;
  - (ii) Tū / Taurira – providing spaces that support student sovereignty, support and security;
  - (iii) Whakaora – providing opportunities for community, congregation and kai; and
  - (iv) Whakaaro – providing spaces that support reflection, experimentation, and engagement with knowledge.
- (d) Provides for a design approach to ensure the new building is easy to navigate, functionally efficient, and adaptable over time, with the architectural form directly supporting use, movement, and operational requirements.
- (e) Provides the following *Iho*: *Te uru nui, te uru roa, te urunga hau taurira* which describes the campus as a place shaped by purposeful arrival, shared exchange and continual return.

These concepts have directly informed the indicative design of the Project.

Ngāti Whātua Ōrākei has also provided a letter in support of the Referral Application (**Attachment 12**).

In addition to those groups identified in section 11 of the FTAA, the University has also engaged with AUSA and has obtained a letter of support from AUSA in relation to the Project.

### **Section 3.5.3: List of Treaty settlements applicable to the project area and provide a summary of the relevant principles and provisions in those settlements**

The Site is not located within a Treaty Settlement Statutory Acknowledgement area or on land returned under a Treaty settlement.

The Site falls within the area of interest covered by the following Treaty settlements:

- (a) Ngā Mana Whenua o Tāmaki Makaurau (the Tāmaki Collective);
- (b) Ngāti Maru (Hauraki);
- (c) Ngāti Pāoa;
- (d) Ngāti Tamaterā;
- (e) Ngāti Tamaoho;

- (f) Ngāti Whanaunga;
- (g) Ngāti Whātua o Ōrākei;
- (h) Te Ākitai Waiohua;
- (i) Te Kawerau ā Maki;
- (j) Te Patukirikiri;
- (k) Te Rūnanga o Ngāti Whātua; and
- (l) Waikato-Tainui.

The Site is not included in the redress provided by any of the settlement agreements.

The relevant principles and provisions of the settlement agreements are summarised as follows:

- (a) The Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 and its associated deed provide for the collective redress for the shared interests of the 13 iwi and hapū of the Tāmaki Collective. It does not settle any historical Treaty of Waitangi claims which are addressed through specific settlements with each iwi/hapū.
- (b) The Ngāti Maru (Hauraki) Deed of Settlement 2017 acknowledges that the cumulative effect of the Crown's actions and omissions left Ngāti Maru virtually landless and undermined their economic, social and cultural development. The deed of settlement provides for an agreed historical account, Crown acknowledgments and apology, cultural redress (including overlay classifications, statutory acknowledgements and statements of association) financial and commercial redress in the form of a monetary payment and land.
- (c) The Ngāti Pāoa Claims Settlement Act 2025 acknowledges the impaired economic, social and cultural development of Ngāti Pāoa as a result of acts and omissions of the Crown. The settlement provides for an agreed historical account, Crown acknowledgments, which form the basis for a Crown apology to Ngāti Paoa, cultural redress (including the vesting of sites, overlay classifications, statutory acknowledgements and statements of association) and financial and commercial redress in the form of a monetary payment and land.
- (d) The Ngāti Tamaterā Deed of Settlement 2017 acknowledges that the cumulative effect of the Crown's actions and omissions left Ngāti Tamaterā virtually landless and undermined their economic, social and cultural development. The deed of settlement provides for an agreed historical account, Crown acknowledgments and apology, cultural redress (including overlay classifications, statutory acknowledgements and statements of association) financial and commercial redress in the form of a monetary payment and land.
- (e) The Ngāti Tamaoho Claims Settlement Act 2018 acknowledges the suffering of Ngāti Tamaoho and provides for commercial and financial redress as well as the vesting of properties.
- (f) The Ngāti Whanaunga Deed of Settlement 2017 acknowledges that the Crown's actions and omissions left Ngāti Whanaunga virtually landless and undermined their economic, social and cultural development. The deed of settlement provides for an agreed

historical account, Crown acknowledgments and apology, cultural redress (including overlay classifications, statutory acknowledgements and statements of association) financial and commercial redress in the form of a monetary payment and land.

- (g) The Ngāti Whātua Ōrākei Claims Settlement Act 2012 formalises the settlement of historical Treaty of Waitangi claims between the Crown and Ngāti Whātua Ōrākei. The settlement recognises past injustices, restoring mana whenua, and providing economic and cultural redress to Ngāti Whātua Ōrākei.
- (h) The Te Ākitai Waiohua Deed of Settlement 2021 contains acknowledgements that historical Crown actions or omissions caused prejudice to Te Ākitai Waiohua. The settlement provides for an agreed historical account, and Crown acknowledgments, which form the basis for a Crown apology to Te Ākitai Waiohua, cultural redress (including the vesting of sites, overlay classifications, statutory acknowledgements and statements of association) and financial and commercial redress in the form of a monetary payment and land.
- (i) The Te Kawerau ā Maki Deed of Settlement contains a series of acknowledgements by the Crown where its actions arising from the interaction with Te Kawerau ā Maki have breached the Treaty of Waitangi and its principles and recognised the grievances are long-held and acutely felt. The deed of settlement provides for an agreed historical account, Crown acknowledgments and apology, cultural redress (including overlay classifications, statutory acknowledgements and statements of association) financial and commercial redress in the form of a monetary payment and land.
- (j) The Te Patukirikiri Deed of Settlement 2018 contains an acknowledgment that historical Crown actions or omissions left Te Patukirikiri virtually landless, undermined their economic, social, and cultural development, and led to the alienation of sites of cultural and spiritual significance. The settlement provides for an agreed historical account and Crown acknowledgments, which form the basis for a Crown apology to Te Patukirikiri, cultural redress (including the vesting of sites, overlay classifications, statutory acknowledgements and statements of association) and financial and commercial redress in the form of a monetary payment and land.
- (k) The Te Rūnanga o Ngāti Whātua Agreement in Principle 2017 settles historical Treaty grievances of Te Rūnanga o Ngāti Whātua and provides for commercial and financial redress.
- (l) The Waikato Raupatu Claims Settlement Act 1995 contains an acknowledgement of, and apology for, the Crown's acts and omissions towards Waikato Tainui, including the Waikato invasion and subsequent land confiscations. In addition to an agreed historical account and apology, the settlement provides for cultural redress (including the vesting of sites, overlay classifications, statutory acknowledgements and statements of association) and financial and commercial redress in the form of monetary payment and land.

## **SECTION 3.8 | SPECIFIC PROPOSED APPROVALS**

### **Section 3.8.1.1: An assessment of the Project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement**

An assessment of the Project against the relevant national policy statements and standards is provided in the Planning Assessment. In summary:

- (a) The Project is consistent with the NPS-UD as it supports a well-functioning urban environment, is well-located in proximity to existing and planned public transport infrastructure and is designed to achieve a significant improvement in environmental performance.
- (b) The Project is also consistent with the NPS-I and represents an efficient and effective use of the Site which responds to the University's operational and functional needs.
- (c) Consent will be sought under the NES-CS and will be subject to conditions (if appropriate) that ensure the effective management of contaminated soils to protect human health. While no consents are required under the National Environmental Standards for Air Quality 2004, dust and odour management will be appropriately addressed through Management Plans at the substantive stage.

No other National Policy Statements or National Environmental Standards are considered relevant, including the New Zealand Coastal Policy Statement.