

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



15 May 2026

By email: substantive@fasttrack.govt.nz

Tēnā koe Minister Bishop,

Invitation to comment on the University of Auckland Student Centre and Library project under the Fast-track Approvals Act 2024

Thank you for the invitation to comment on this project under section 17 of the Fast-track Approvals Act 2024.

I have considered the application and its alignment with my portfolios as Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development.

I support the application progressing and encourage the applicant and the panel to have due regard to:

- relevant Treaty settlement legislation and instruments; and
- any feedback received from relevant Māori groups, as set out in Treaty settlements and in the section 18 report prepared by the Ministry for the Environment.

Nāku noa, nā

A handwritten signature in blue ink that reads 'Tama Potaka'.

Hon Tama Potaka

Te Minita Whanaketanga Māori
Minister for Māori Development



Comments on a referral application under the Fast Track Approvals Act 2024

University of Auckland Student Centre and Library, FTAA-2603-1193

Contact Details			
Organisation Name	Heritage New Zealand Pouhere Taonga (HNZPT)		
Contact person	Fast-track Team		
Contact Number	(04) 470 8053	Alternative	
Email	fasttrack@heritage.org.nz		

General Comments

1. The University of Auckland (Applicant) has lodged an application for referral of the University of Auckland Student Centre and Library (Project) under the Fast-track Approvals Act 2024 (the FTA Act).
2. In accordance with section 17(1)(c) of the FTA Act, Heritage New Zealand Pouhere Taonga (HNZPT) has been invited to comment on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.
3. HNZPT has been provided application documents that are relevant to the archaeological authority application and the resource consent application, insofar as it affects historic heritage. These have been assessed and HNZPT comments as follows:

Consultation and Engagement

4. The applicant undertook a pre-referral meeting with HNZPT on 24 February 2026.

Archaeological Authority Application

5. The Applicant has provided an archaeological assessment that identifies one recorded archaeological site (R11/833, the former site of the Albert Barracks) within the project area. The works proposed as part of the project may modify or destroy this recorded site, and there is a small potential to encounter further archaeological material or sites. As such, an archaeological authority is required prior to works commencing.
6. The project area is of significance to Ngāti Whātua Ōrākei. In the vicinity of the project are former Māori settlement sites which have cultural and archaeological values. HNZPT notes that Ngāti Whātua Ōrākei. have been consulted with.

Effects on Archaeological Values

7. In order to mitigate the adverse effects on archaeological values, a suite of conditions will be required.



8. This has been discussed with the Applicant and will continue through the application process.

Resource Consent Application

9. The Applicant is also applying for a resource consent application which will generate adverse effects on existing historic heritage.

10. The project proposes to demolish the Student Union Building, which was constructed in 1965-73. The Student Union Building is scheduled as a Category B historic heritage place in the Auckland Unitary Plan (AUP (OP) ID 1927).

Effects on Historic Heritage Values

11. HNZPT welcomes discussions with the Applicant in order to develop alternatives or conditions that will avoid, remedy, or mitigate any adverse effects on the historic heritage values.

Conclusion

12. If the project is referred, HNZPT anticipates further engagement with the Applicant to ensure all relevant documentation is provided with a substantive application, including:

- A fulsome archaeological assessment;
- Appropriate methodologies and strategies proposed;
- Appropriate draft management plan and research strategy;
- Evidence of appropriate consultation with tangata whenua; and
- Appropriate proposed conditions.

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	University of Auckland Student Centre and Library FTA reference: FTAA-2603-1193
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Auckland Council		
*First name	Adonica		
*Last name	Giborees		
Postal address	Private Bag 92300, Victoria Street West, Auckland 1142		
*Contact phone number	s 9(2)(a)	Alternative	N/A
*Email	s 9(2)(a)		

2. Please provide your comments on this application
<p>Thank you for the opportunity to provide comments on the referral application for the University of Auckland Student Centre and Library Project. This response has been compiled following a comprehensive internal review of the lodged application by technical experts across Auckland Council and its Council-Controlled Organisations (CCOs), and has taken into account the criteria that inform the Minister’s decision-making progress on referral applications at Section 22 of the Fast-Track Approvals Act (the Act). Copies of all technical input obtained are appended to this report as follows:</p> <ul style="list-style-type: none"> • Attachment 1 – Economics Memo • Attachment 2 – Built Heritage Memo • Attachment 3 – Urban Design Memo • Attachment 4 – Landscape Memo • Attachment 5 – Parks Memo • Attachment 6 – Auckland Transport Memo • Attachment 7 – Development Engineering Memo

- Attachment 8 – Healthy Waters Memo
- Attachment 9 – Watercare Memo
- Attachment 10 – Houkura comment
- Attachment 11 – Waitematā Local Board comment

The invitation requests that Auckland Council provide input on two questions pertaining to s17(3) of the Fast-track Approvals Act 2024 (the Act). We respond below:

Section 17(3)

Question:

1. *Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

Response:

Auckland Council confirms it is not aware of any competing applications currently lodged that would be prejudiced by a substantive application for this project.

Question:

2. *Relevant to regional councils only: In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

Response:

We are not aware of any existing resource consents issued where the specific "priority of processing" or "affected party" provisions of sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) would apply in this context.

The following assessment evaluates the proposal's suitability for referral against the criteria set out in the Fast-track Approvals Act 2024 (FTAA).

Section 22

Does the project have significant regional or national benefits?

- While the applicant's Economic Impact Assessment (EIA) clearly follows EIA best practices, EIAs do not allow for economic *benefits* to be assessed. Of note, the EIA treats all economic

activity as *additional* economic activity, which ignores scarcity of labour and other resources. For instance, the contribution to jobs of this project implicitly assumes that none of those jobs would exist elsewhere in the economy if the project did not exist. In the current environment, this may be appropriate. However, generally it is not best practice to assume that all jobs from a project are new jobs. Importantly, in this EIA, only activity / impacts are quantified, and nowhere are benefits quantified.

- No formal cost benefit analysis (CBA) has been provided. A CBA (or similar approach) should be employed as these measure costs and benefits rather than economic activity. CBAs (or similar) can help to answer whether an activity is likely to have significant economic benefits, and it is an approach recommended by the New Zealand Treasury.
- As such, Auckland Council cannot say nor make a recommendation on whether the project is likely to have significant economic benefits or if it is otherwise nationally or regionally significant. There is insufficient information in the EIA to demonstrate that the project is regionally significant.
- The project can be seen as a large construction project; however, it is unclear if, for instance, enables the continued function of existing regionally or national significant infrastructure or will deliver significant economic benefits.

Would referring the project facilitate its delivery in a more timely and cost-effective way?

- It is accepted that the referral of this project would likely achieve these outcomes.

Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?

- Auckland Council has no comment in this regard.

Has the project been identified as a priority in any government or sector plan or strategy?

- The City Centre Masterplan identifies the site within the “Learning Quarter”, and seeks to better integrate the University of Auckland into the city fabric by prioritising accessibility and high-quality social infrastructure.

Will the project deliver new or support existing regionally/nationally significant infrastructure?

- No regionally or nationally significant infrastructure is proposed.

Will the project increase housing supply or contribute to a well-functioning urban environment?

- Given the nature of the project being a tertiary education activity, housing supply is not increased by the project.

- From a heritage perspective, Auckland Council considers that the project does not contribute to a well-functioning urban environment above the minimum of the National Policy Statement on Urban Development 2020 (NPS-UD). Of note, the protection of cultural heritage is identified as part of being a well-functioning urban environment in international academic and grey literature¹.
- In saying this, the project has the potential to expand social infrastructure within the existing city centre and University of Auckland campus.

Will the project deliver significant economic benefits?

- As discussed above, the referral lacks sufficient evidence of significant economic benefit and relies on potentially flawed economic analysis to support its economic claims.

Will the project support primary industries (e.g., aquaculture)?

- No primary industries are proposed as part of this application, and nor does it appear that any activities are proposed that will support such industries.

Will the project support development of natural resources (e.g., minerals, petroleum)?

- No development of natural resources is proposed.

Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?

- The project does not specifically support climate change mitigation or adaption. The existing Student Union building contains significant amounts of embodied carbon, defined as the emissions generated during the construction of the building. This embodied carbon will be lost when the building is demolished. By contrast, retaining and reusing the existing building reduces the demand for new construction materials, thereby lowering embodied carbon emissions, and capitalises on the 'stored carbon' within the existing building.
- That said, the project is located in the existing city centre, which is well served by public and active modes of transport, which indirectly contribute to climate change measures. Further,

¹ (ref. Joynt, J L R (2021). *Defining a well-functioning urban environment. A systematic literature review in response to the National Policy Statement on Urban Development*. Auckland Council discussion paper, DP2021/1)

the applicant will have an opportunity at the substantive stage (if referred) to promote climate change mitigation through the design of the building and construction.

The development is in a highly accessible location within the City Centre where public transport services are within walking distance. The site is well connected to the wider City Centre enabling passive modes of transport such as walking and cycling.

Will the project support climate change adaptation or recovery from natural hazard events?

- The proposal is not related to climate change adaptation or recovery from natural hazards.

Will the project address significant environmental issues?

- The proposal does not address existing significant environmental issues.

Is the project consistent with local or regional planning documents (e.g., spatial strategies)?

Auckland Unitary Plan (Operative in Part) (AUP(OP))

- The project is consistent with the assessment framework outlined in Section H8 Business – City Centre Zone and Section I207 Learning Precinct. The City Centre Zone seeks to ensure Auckland plays a leading role as a primary international centre for business and culture, while the Learning Precinct identifies the unique requirements of tertiary education providers (such as the University of Auckland). The relevant assessment framework seeks to achieve a high-quality built form that enhances the city’s skyline and public realm, while specifically enabling the growth and functional requirements of educational activities within the precinct. In this instance, the project provides for social infrastructure, facilitating student well-being and campus life. In saying this, further consideration and assessment should be made regarding the proposed building height and frontage height infringements, as detailed further below.
- In the absence of a built heritage assessment provided by the applicant, the proposal appears to be inconsistent with the assessment framework outlined in Section D17 Historic Heritage Overlay, which seeks the protection of scheduled places from inappropriate use and development. In this instance, while the applicant's site requirements are noted, the project does not demonstrate that the building is incapable of adaptive reuse or that the loss is necessitated by exceptional circumstances. As such, the total demolition of the heritage fabric results in significant adverse effects that cannot be mitigated.

National Policy Statement on Urban Development 2020 (NPS-UD)

- The National Policy Statement on Urban Development 2020 (NPS-UD) is a high-order statutory document directly relevant to this proposal. The NPS-UD directs local authorities to enable increased intensification and high-density development within city centre zones

and areas with high accessibility to tertiary education facilities. Specifically, Policy 3 requires that in city centre zones, district plans must provide for as much development capacity as possible to maximize the benefits of intensification.

The proposed Student Union Building within the City Centre Zone and Learning Precinct supports these directives by optimising land use within the city centre. While the NPS-UD acknowledges that intensification may result in changes to the existing environment and heritage fabric, it prioritises the delivery of well-functioning urban environments that meet the social and cultural needs of the community. In this instance, the proposal provides social infrastructure that supports the University's growth and the city's functional capacity. However, it is considered that the project does not contribute to a well-functioning urban environment above the minimum of the NPS-UD from a heritage perspective. Notwithstanding the heritage aspect, the proposal appears to be generally consistent with the objectives and policies of the NPS-UD, as it facilitates the efficient use of land to support Auckland's role as a primary international centre.

Auckland Plan 2050

- This high-order strategy seeks to ensure that as Auckland grows, its unique cultural and historic heritage is protected and conserved for future generations, while simultaneously providing for the social and economic well-being of its people. In this instance, while the project supports the directives associated with strengthening the Learning Precinct and provide essential social infrastructure, the total demolition of a Category B Scheduled Historic Heritage Place appears to be inconsistent with the directive to protect and manage Auckland's heritage assets.

City Centre Master Plan 2020 (CCMP)

- The CCMP provides a 20-year vision for Auckland's city centre, including strengthening the integration of tertiary institutions into the city fabric to enhance social and economic vitality. While the project successfully delivers essential social infrastructure for the University of Auckland, the total demolition of a Category B Scheduled Historic Heritage Place is inconsistent with the CCMP's objective to conserve the city centre's heritage fabric.

Are there any other relevant matters to consider?

Built Heritage

- No built heritage assessment of the project has been supplied by the applicant. In the absence of a built heritage assessment provided by the applicant, Auckland Council considers that the total demolition of the Student Union Building, a Category B Scheduled Historic Heritage Place, would have significant adverse effects on the historic heritage

values of the site, as well as significant urban and environmental effects that cannot be mitigated. No substantive evidence has been provided to justify the loss of the building by the applicant, nor that demonstrates that less harmful options such as reuse, adaptation, or deconstruction and reconstruction have been considered by the applicant.

- The Student Union Building is a notable modernist building, designed in a manner that enables its adaptation, extension and alteration to suit changes in its use. The Student Union Building has significantly increased in value as the only surviving complete student union complex, being one of three (and the only surviving) student union buildings designed by Warren and Mahoney.
- From a heritage perspective, the applicant has not demonstrated that the significant regional or national economic benefits that they have identified can be achieved without the total demolition of the scheduled historic heritage place. To meet the applicant's wishes for additional capacity, building above and around a retained/re-used Student Union building could be supported from a heritage perspective.
- The project will also need to consider the effects, including shading, of any new buildings on adjacent scheduled historic heritage places, including their settings, and their historic heritage values.

Urban Design & Landscape

- Overall, the project has the potential to deliver positive public realm, activation, and campus connectivity outcomes. The project is also considered unlikely to result in significant adverse landscape and/or visual effects, and will likely result in overall positive effects for both the university and the city centre urban landscape.
- The overall site layout also appears positive, multiple laneway-type connections and pedestrian links are created, a high level of activation is created, the proposed plaza creates a major civic-quality open space at the heart of the campus, and vehicle access and servicing are consolidated below-ground to minimise conflict with pedestrian routes and maintain active public frontages.
- However, there are a number of information gaps of technical information and assessment that should be provided for the substantive application to clearly demonstrate and understand the built form, building height and frontage height infringements, shading, and architectural outcomes (as outlined in Attachments 3 & 4 of this memo).
- The design rationale and long-term viability for the project to locate large trees on the roof terraces of the proposed building are questioned, which the applicant should consider further in a substantive application.

- Further information around cultural narratives should be provided for the substantive application.
- It is understood that no works are anticipated to the scheduled trees and/or any street trees.
- Given the scale, prominence and civic significance of the proposal, the project would benefit from review through the Auckland Urban Design Panel process as the design progresses.

Parks

- In addition to the shading comments raised above, a comprehensive comparative shading study should be provided to assess the effects of permitted versus additional shading on Albert Park. Depending on the extent of shading, it is recommended the applicant undertake a public space audit that assesses both low and high usage areas, including associated heat-mapping analysis relative to shaded areas for Albert Park.
- The applicant should consider any effects on Albert Park as a result of the project, noting high public esteem as a recreation and leisure space, including heritage values, flood risk, stability, landscape interface with the park, and consideration of the Albert Park Keepers Cottage.

Transport

- Auckland Transport considers that a comprehensive assessment of the potential effects of the project on existing public transport services should be provided, including any temporary or permanent disruptions to bus routes, stops, or operations, and the extent of impacts on service reliability, safety, and accessibility for passengers.
- Given the scale of the project, a significant number of heavy vehicle movements associated with construction is anticipated, which may result in adverse effects on the surrounding road network. As such, the Auckland Transport considers the applicant should provide an estimate of heavy vehicle movements associated with construction, proposed haulage routes, an assessment of the potential effects on the transport network, a Pavement Impact Assessment (PIA), and a Construction Traffic Management Plan (CTMP).
- No significant concerns have been raised by Auckland Transport terms at the referral stage.

Flooding

- Auckland Council's GIS indicates that the site is not affected by any flood plains, flood prone areas, or flood sensitive areas; however, there are existing natural hazards further

downstream. While the overland flow path within the site has a catchment area of less than 4,000m², further assessment around this may be required for the substantive application noting Plan Change 120 (PC120). It may be necessary to obtain Healthy Waters' latest modelling results. However, no significant concerns are raised in terms of flooding at the referral stage.

Infrastructure & Servicing

- No significant concerns are raised in terms of infrastructure and servicing at the referral stage. The comments below are more design matters and information requests that should be considered as part of a substantive application.
- In terms of stormwater, there is no adopted Stormwater Management Plan (SMP) for this area. The applicant may seek authorisation of the diversion and discharge of stormwater via the Regionwide Network Discharge Consent (RWNDC) for urban zoned land by submitting a site-specific SMP, preferably as part of the substantive application. It is the applicant's risk to proceed with their application without adoption of a SMP under the RWNDC or without seeking a private diversion and discharge consent. Sufficient information should be provided for the substantive application and/or SMP.
- The project includes works in proximity to the DN2300 wastewater transmission main located beneath the western portion of the site. This asset is considered a critical strategic wastewater pipeline and requires careful consideration throughout detailed design and construction phases. Further detailed servicing information will be required for Watercare to fully confirm network capacity and to ensure there are no adverse effects on downstream performance or strategic wastewater infrastructure.
- Insufficient detailed servicing information has been provided for Watercare to conclusively confirm that the existing potable water network can fully accommodate the proposed development without adverse effects on network performance or operational capacity. Hydrant testing may be necessary once the water demand requirements are confirmed.

Geotechnical

- Given the scale of the development, a site-specific Geotechnical Investigation Report (GIR) should be provided for the substantive application, which should address (but not limited to) slope stability, ground settlement, and recommendations. Further, no concerns have been raised in terms of landslide susceptibility.

Houkura

- Houkura is supportive of this application proceeding to the substantive stage, based on the engagement presented in the supporting documentation provided.

Conclusion

Auckland Council recognises that the proposal will deliver positive social and cultural benefits with respect to the provision of social infrastructure in the city centre.

Notwithstanding this, a significant regional or national benefit has not been demonstrated in the referral material, as no built heritage assessment or any other substantive evidence has been provided to justify the loss of the building by the applicant which Council's Built Heritage team do not support; and a cost benefit analysis has not been provided in respect of economic benefits.

In particular, it is strongly recommended that the applicant provide a built heritage assessment and CBA (in particular) prior to a decision being made on the referral application. The applicant is strongly recommended to engage in discussions with Auckland Council in this respect.

Given the above, Auckland Council currently does not have enough evidence to support the referral application.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

DATED the 15th day of May 2026



Shivaani Gounder

Reporting Planner, Auckland Council

Reviewed by:



Adonica Giborees

Principal Project Lead, Auckland Council

Attachment 1 – Economics Memo



Referral Application Feedback Form

This form is to be used by Council agencies, asset owners and specialists to provide feedback on referral applications under section 17 of the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

Project Information

Project Name	University of Auckland Student Centre and Library
Address	30-34 Princes Street, Auckland Central (Corner Princes & Alfred Street, Auckland Central)
FT application number	FTAA-2603-1193

Respondent Information

Name	Shane Martin
Role	Consulting Economist
Agency / Department	Auckland Council
Date	7 May 2026

Do you support the proposal proceeding through fast-track?

- Support
- Oppose
- Neutral

Agency/Department Response

This is primarily a review of the Economic Impact Assessment (EIA) for the UOA Student Centre and Library Fast-Track Application prepared in accordance with the Fast-track Approvals Act 2024 (FTAA). The EIA was prepared by Property Economics for the University of Auckland and is dated March 2026.

Context

Section 21(1)(a) of the FTAA states that “the criteria for accepting a referring application are that the project is an infrastructure or development project that would have significant regional or national benefits...”

I take “regional” to have the same definition as in Section 5(1) of the Local Government Act 2002 (LGA) as it is not explicitly defined in the FTAA. That is, “the region of a regional council and includes the district of a territorial authority, if the territorial authority is a unitary authority.” This definition is consistent with that in Section 2(1) of the Resource Management Act 1991 (RMA).

¹ <https://doi.org/10.3138/cjpe.3.004>

² <https://doi.org/10.1080/14615517.2020.1767954>

³ <https://doi.org/10.1108/14777830710725867>

Section 22(2)(a)(iv) of the FTAA states that “the Minister may consider whether the project will deliver significant economic benefits.”

I take “significant” to have the same definition as in Section 5(1) of the LGA as it is not explicitly defined in the FTAA nor the RMA. That is, “the issue, proposal, decision, or other matter has a high degree of significance.” “Significance” is defined, in the same section of the LGA, as “the degree of importance of the issue, proposal, decision, or matter, as assessed by the local authority, in terms of its likely impact on, and likely consequences for, the current and future social, economic, environmental, or cultural well-being of the district or regions; any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter; the capacity of the local authority to perform its role, and the financial and other costs of doing so.”

In the context of economics, it must be determined whether the project will deliver significant economic benefits regionally or nationally, considering the above definitions of “significant” and “regional”.

Economic benefits are not the same as economic impacts. This is a point well made in economic literature^{1,2,3} and is a significant point given the wording of the legislation. It is intentional that the FTAA refers to economic *benefits* whereas the Resource Management Act 1991 (RMA) refers to economic *effects* (though even the RMA specifies that it means “benefits and costs of the economic effects”).

The FTAA specifically allows the Minister to consider whether the project will deliver significant economic *benefits* which is not the same as whether the project has significant economic *impacts*. While this may seem trivial, within the field of economics, it is important.

By way of example, the 2011 Canterbury earthquakes had a massive economic impact as many construction jobs flowed into the region and there were billions of dollars spent on rebuilding. However, it is not clear that the earthquakes had economic benefit to the region (or country) as these impacts (more jobs, more construction spending, etc.) do not consider costs.

Project Specifics

The project, as described in Section 1 of the EIA, is a new student centre and library at the University of Auckland. The site is between Rangipuke Albert Park and the Hiwa Recreation Centre on the block bounded by Alfred St, Symonds St, Wellesley St E, and Princes St. The project intends to have roughly 23,000 m² of developed space including the library, student social spaces, study spaces, food, and event space. Importantly, this is the site of an already existent, relatively small, student centre.

EIA Overview

The remainder of the EIA document (Section 2 through Section 7) provides detail on the economic analysis performed. At the headline level, given that an EIA was prepared, it is impossible to say whether the project will deliver significant economic benefits on either a regional or national scale. This is because:

⁴ <https://hbr.org/2019/10/gdp-is-not-a-measure-of-human-well-being>

- EIAs use input-output modelling and (generally) estimate economic activity in terms of Gross Domestic Product (GDP) and employment. In this EIA, the GDP impact is claimed at approximately \$463 million over 5 years. This does not, however, mean that the economy (and the people who make up the economy) will be \$463 million better off over those 5 years.
 - a. EIA's implicitly (and in some cases, explicitly) count construction costs as economic benefit. But construction costs are *costs*. And while they are undoubtably economic *activity*, it is unstated how much these expenses benefit the economy.
 - i. Using the construction costs = benefits logic, the City Rail Link costing twice what the initial estimates suggested would mean that the City Rail Link is twice as beneficial as it was initially estimated to be. This is despite the outcome being delivered not changing.
 - b. The EIA omits other costs (benefits) such as environmental or social costs (benefits).
 - c. The EIA treats all economic activity as *additional* economic activity, which ignores scarcity of labour and other resources. For instance, the contribution to jobs of this project implicitly assumes that none of those jobs would exist elsewhere in the economy if this project did not exist. In the current environment, this may be appropriate. But, in general, it is not best practice to assume that all jobs from a project are new jobs.
 - d. GDP is often used as a proxy for well-being (i.e., benefits that accrue to society) but this is controversial and generally considered to be incorrect or at least incomplete⁴.

For the most part, the EIA consistently and correctly refers to “economic activity” and “economic impacts” rather than “economic benefits”. However, in some sections (e.g., Section 4), the document claims to be quantifying economic benefits rather than economic impacts. This is more than a pedantic point as the FTAA allows the Minister to consider whether the project will deliver significant economic benefits and makes no mention of economic activity or economic impacts. Importantly, in this EIA only activity / impacts are quantified, and nowhere are benefits quantified.

More specific points

Calculation of GDP

The calculation of GDP is unclear and not thoroughly documented.

GDP impact is estimated at \$463 million over 5 years. This comes from approximately \$493 million of estimated direct expenditures, of which \$210 million is development (demolition, earthworks, etc.), \$280 million is construction, and \$3 million is increased local spend.

~~This is then run through a multiplier analysis to get to \$463 million of discounted GDP generated because of this project.~~

⁵ <https://www.treasury.govt.nz/sites/default/files/2024-10/treasury-circular-2024-15.pdf>

⁶ <https://www.treasury.govt.nz/publications/guide/guide-social-cost-benefit-analysis>

⁷ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0019/16705/TD-Ashbourne-Economics-Review-v3.pdf

The report does not specify how much of this GDP is from direct, indirect, or induced activities. Direct impacts are more defensible than indirect impacts which are more defensible than induced impacts. Further, it does not provide the undiscounted numbers so the reader does not know how much of the arithmetic to get from \$493 million of spend to \$463 million of GDP comes from discounting and how much comes from multipliers. A breakdown of these would be useful to gain a better understanding of GDP.

Discussion of jobs

It is important for the reader to remember that the total employment is counted in annual full-time equivalent (FTE) workers. The headline number of 3,471 FTE does not mean nearly 3,500 new jobs. It means, on average, 700 full-time jobs per year over the five years. These jobs are temporary and do not exist after the construction is complete. This is not a criticism of the EIA, but to provide additional context for interpretation.

Discount rate

The EIA discounts GDP through time using the 8% Social Opportunity Cost of Capital recommended by Treasury⁵ for “proposals with mainly commercial costs and benefits”. In the case of this EIA, only costs have been considered, and the resulting economic activity is treated as a benefit. It is unclear to me whether the costs incurred by the University are commercial or non-commercial. Regardless, using the higher discount rate on economic activity does conservatively estimate the present value of that economic activity.

Other non-monetised benefits

Notwithstanding that all benefits of this project are non-monetised as the bulk of what was monetised are costs, this section is thorough and mentions how this project fits strategically with government goals (e.g., export education).

In particular, the more efficient use of existing land used for education is a strong argument for this project. The land the current centre sits on is of high value and is underutilised given the current urban form of the city centre and student population.

Recommendations

The analysis provided is a standard EIA that clearly follows EIA best practices. However, EIAs do not allow for economic *benefits* to be assessed. A cost-benefit (or similar) approach should be employed as these measure costs and benefits rather than economic activity. Consequently, these methods can help to answer whether an activity is likely to have significant economic benefits. This approach is recommended by NZ Treasury⁶ as well as many other agencies both domestically and abroad.

Based on the information provided, I cannot say nor make a recommendation on whether the proposal is likely to have significant economic benefits or if it is otherwise nationally or regionally significant. There is simply not enough information in the EIA to demonstrate that the project is regionally significant. I note that this review is relatively consistent with what was provided⁷ by Tim Denne for the Ashbourne project that went through the Fast Track process.

Given the absence of anything on which to judge whether the economic benefits are “significant”, this analysis does not appear to provide any insight into the criteria named in section 22(2)(a) of the FTAA. The only consideration that it may provide context is under section 22(2)(b) which says, “the Minister may consider any other matters the Minister considers relevant.” That is not to say that the project is not a large construction project – it is – however, it is unclear if it, for instance, enables the continued functioning of existing regionally or national significant infrastructure or will deliver significant economic benefits.

On this basis, I cannot support the proposal proceeding through the fast-track process based on the economic analysis.

Prepared by:



Shane Martin

Date: 14 May 2026

Principal Economist

MRCagney on behalf of Planning & Resource
Consents

Attachment 2 – Built Heritage Memo



Referral Application Feedback Form

This form is to be used by Council agencies, asset owners and specialists to provide feedback on referral applications under section 17 of the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

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Project Name	University of Auckland Student Centre and Library
Address	30-34 Princes Street, Auckland Central (Corner Princes & Alfred Street, Auckland Central)
FT application number	FTAA-2603-1193

Respondent Information

Name	Dan Windwood BA (Hons) MA IHBC
Role	Senior Built Heritage Specialist
Agency / Department	Heritage Unit, Auckland Council
Date	7 May 2026

Do you support the proposal proceeding through fast-track?

- Support
 Oppose
 Neutral

Agency/Department Response

The project includes the total demolition of the Student Union Building, a Category B Scheduled Historic Heritage Place in Schedule 14.1 of the Auckland Unitary Plan.

Heritage Significance

As the work of noted New Zealand architecture firm, Warren and Mahoney, and in particular by the architect Sir Miles Warren, the Studio Union Building is important within the context of their body of work. It represents their early period of work, and one of their first projects outside of Christchurch. As a representative example of the New Brutalism and Constructivist styles, the complex also demonstrates a notable example of the sculptural use of pre-cast concrete, and the pre-stressed, post-tensioned beam and column typology.

One of the three student union buildings designed by Warren and Mahoney, for the University of Canterbury (Christchurch), the University of Auckland (Auckland), and Massey University (Palmerston North), the University of Auckland's Student Union Building has significantly increased in value as the only surviving complete student union complex. The

Massey complex as designed was only partially built, and following damage sustained in the 2011 Christchurch earthquake the Canterbury Student Union Building was vacated and disused, and in 2016 it was demolished.

Analysis – Adverse Effects & Policy Alignment

The total demolition of a Category B Scheduled Historic Heritage Place will have **significant adverse effects** that cannot be mitigated.

Not aligned with AUP, Auckland Plan 2050, or City Centre Masterplan 2020: The project is not consistent with s6(f) of the RMA, or local and regional planning documents. The total demolition of a Category B Scheduled Historic Heritage Place is contrary to objectives and policies B5.2.1.(1) and (2), B5.2.2.(6) and (7), D17.2.(1) and (2), D17.3.(13) and (14)(a), and H8.3.(27) in the Auckland Unitary Plan. It therefore appears that the proposal would be highly unlikely to be granted resource consent under the RMA.

The total demolition of a Category B Scheduled Historic Heritage Place is also contrary to the Auckland Plan 2050, Outcome: Environment and cultural heritage, Direction 1: “Ensure Auckland’s natural environment and cultural heritage is valued and cared for.” The total demolition of a Category B Scheduled Historic Heritage Place is also contrary to City Centre Masterplan 2020 Outcome 8: “Heritage defined city centre.”

No consideration of alternatives: No built heritage assessment of the project has been supplied by the applicant. The applicant has not demonstrated that the significant regional or national economic benefits that they have identified can be achieved without the total demolition of the Scheduled Historic Heritage Place.

No evidence has been provided that demonstrates that less harmful options such as reuse, adaptation, or deconstruction and reconstruction have been considered by the applicant. It is therefore not possible to substantiate the applicant’s vague claims that the aims of the project cannot be achieved in a less harmful way. The Student Union Building is a notable modernist building, designed in a manner that enables its adaptation, extension and alteration to suit changes in its use. It should therefore be reasonably simple to retain the building in some form as part of a wider development of this part of campus.

The level differences in the Student Union Building highlighted as a concern by the applicant continue to exist in the replacement building, and the pedestrian routes through the replacement building sought by the applicant are already found in the existing Student Union Building. To meet the applicant’s wishes for additional capacity, building above and around the Student Union building would be supported in the first instance. Breaching height limits in the AUP could be supported on built heritage grounds if it resulted in historic heritage values being retained – it is strange that slavish adherence to the AUP’s height controls is a focus of the applicant while planning fundamentals such as s6(f) of the RMA are ignored.

Effects on adjacent heritage places: The project is adjacent to the former residence at 4 Alfred Street, a Category B Scheduled Historic Heritage Place. It is also adjacent to the Princes Street Historic Heritage Area and is located across Princes Street from Albert Park, a Category A Scheduled Historic Heritage Place. The project will also need to consider the

effects, including shading, of any new buildings on these scheduled historic heritage places, including their settings, and their historic heritage values. Without a heritage assessment, it is difficult to judge whether these effects have been reviewed by the applicant at this point.

Urban environment & climate change: From a heritage perspective, the project does not contribute to a well-functioning urban environment above the minimum of the NPS-UD. The protection of cultural heritage is widely identified as being part of a well-functioning urban environment in international academic and grey literature (ref. Joynt, J L R (2021). *Defining a well-functioning urban environment. A systematic literature review in response to the National Policy Statement on Urban Development*. Auckland Council discussion paper, DP2021/1). The project does not support primary industries or the development of natural resources.

The project does not support climate change mitigation or adaptation. The existing student union building contains significant amounts of embodied carbon, defined as the emissions generated during the construction of the building. This embodied carbon will be lost when the building is demolished. By contrast, retaining and reusing the existing building reduces the demand for new construction materials, thereby lowering embodied carbon emissions, and capitalises on the 'stored carbon' within the existing building.

Conclusion

In summary, total demolition of the Student Union Building, a Category B Scheduled Historic Heritage Place, would have highly significant adverse effects on the historic heritage values of the site, as well as significant urban and environmental effects. No substantive evidence has been provided to justify the loss of the building by the applicant.

If the applicant retained and incorporated parts of the Student Union Building, it may not be necessary to go through the fast-track process and a standard resource consent may be feasible from a built heritage perspective.

Prepared by:

Dan Windwood BA (Hons) MA IHBC

Date: 7 May 2026

Senior Built Heritage Specialist

Planning & Resource Consents

Referral Application Feedback Form

This form is to be used by Council agencies, asset owners and specialists to provide feedback on referral applications under section 17 of the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

Project Information

Project Name	University of Auckland Student Centre and Library
Address	30-34 Princes Street, Auckland Central (Corner Princes & Alfred Street, Auckland Central)
FT application number	FTAA-2603-1193

Respondent Information

Name	Mustafa Demiralp
Role	Principal Urban Designer
Agency / Department	Auckland Council/ Planning and Resource Consents
Date	7 May 2026

Do you support the proposal proceeding through fast-track?

- Support
 Oppose
 Neutral

Agency/Department Response

1. The proposal involves the demolition of an existing Category B heritage building. Detailed commentary on heritage effects is deferred to the Council's heritage specialist. The following comments are provided at a high level based on the information currently available and may be refined as the design progresses.
2. The existing building on the site appears to present limited activation and poor interface conditions, with constrained pedestrian flow and limited contribution to the surrounding campus environment. In this respect, the redevelopment presents an opportunity to significantly improve the quality of the built interface and public realm.
3. The applicant's Urban Design and Landscape Assessment identifies a maximum building height of approximately 42m at the eastern end of the site, representing an approximately 12m infringement above the 30m height control, with street frontage heights to Princes Street ranging from approximately 22m to 27m relative to the 15m

frontage height control. While the proposed built form appears to generally follow the intent of a stepped profile, the extent and effects of these infringements are not clearly demonstrated in the referral drawings.

4. If the project is referred it is recommended that the substantive application provide clear graphic information to demonstrate the full extent and effects of the height and frontage height infringements, including accurate comparative diagrams, sections and elevations showing the permitted envelope and the relationship of the proposed form to the relevant height and frontage height controls.
5. The Urban Design and Landscape Assessment states that shading effects on Rangipuke Albert Park and the proposed public plaza / open space (Tē Tūātea) will be “Very Low”, noting factors such as the site orientation, intervening road reserve and stepped building form. However, this conclusion is not supported by clear shading diagrams in the referral material. The substantive application should include comparative shading diagrams showing the compliant envelope and proposed building form, including the timing, duration, extent and location of any additional shading on Rangipuke Albert Park and the proposed public plaza / open space.
6. From an urban design perspective, the overall site layout appears positive, with the building sitting comfortably within the site and responding logically to the corner condition.
7. The proposal appears to create multiple laneway-type connections and pedestrian links between Alfred Street, Princes Street and the proposed building and plaza, which is a positive outcome in terms of campus permeability and movement.
8. The plaza space formed between the proposed building, the HIWA building, the existing mound and the Faculty of Science building appears to be a particularly positive urban design outcome, with the potential to create a vibrant and well-used campus space. The Urban Design and Landscape Assessment states that the proposal will almost double the size of the current plaza space (c. 2,000m² to c. 4,000m²), creating a major civic-quality open space at the heart of the campus, which would provide a high level of amenity to the campus.
9. The proposal appears to provide a high level of activation, with engaging ground-floor interfaces that integrate positively with the proposed plaza and contribute to a vibrant indoor-outdoor public environment.
10. Vehicle access and servicing are consolidated below ground, which assists in minimising conflict with pedestrian routes and maintaining active public frontages.
11. The proposal also indicates that existing trees within the surrounding landscape and road reserve will be retained, which is supported.
12. The applicant has provided a Cultural Concept Direction prepared by Haumi and Eighty, establishing a cultural narrative and design framework for the proposal. This is positive; however, the way these cultural narratives will ultimately be translated

into the detailed built form, landscape and public realm outcomes is not yet fully demonstrated at this stage.

13. A number of information gaps remain at this stage, including:

- Clearer demonstration of the proposed maximum height and frontage height infringements, including their relationship to the permitted envelope.
- Technical elevations, including the primary street frontages to Princes Street and Alfred Street.
- Further technical cross-sections demonstrating level relationships, frontage conditions and pedestrian interfaces.
- Clear comparative shading diagrams demonstrating the timing, duration, extent and location of any additional shading on Rangipuke Albert Park and the proposed public plaza / open space.
- Further detail regarding the proposed façade systems, materiality and architectural expression would assist in understanding the final built form quality of this prominent civic building.

14. Overall, the proposal appears to be progressing in a positive direction from an urban design perspective, with the potential to deliver positive public realm, activation and campus connectivity outcomes. However, further technical information and assessment will be required at the substantive application stage to clearly demonstrate the built form, frontage height, shading and architectural outcomes identified above.

15. Given the scale, prominence and civic significance of the proposal, the project could benefit from review through the Auckland Urban Design Panel process as the design progresses.

Prepared by:



Mustafa Demiralp | Principal Urban Designer

**Tāmaki Makaurau Design Open
Planning and Resource Consents Department**

Date: 7 May 2026

Referral Application Feedback Form

Application under section 17 of the Fast-track Approvals Act 2024 (FTAA)

Project Information

Project name:	Waipapa Taumata Rau / University of Auckland Student Centre and Library Project – Taumata Rangipuke
Site address:	30-34 Princes Street, Auckland Central – corner Princes / Alfred Streets
Application reference:	FTAA-2603-1193

Respondent Information

Name:	Peter Kensington
Role:	Consultant Landscape Architect (KPLC Limited)
Agency / Department:	For: Auckland Council, Planning and Resource Consents Department, Tāmaki Makaurau Design Ope – Design Review
Date:	14 May 2026

Do you support the proposal proceeding through fast-track?

- Support
 Oppose
 Neutral

Agency / Department Response

The following response is provided within the context of the criteria set out at section 22 of the FTAA and considering the Auckland Council assessment criteria for the evaluation of fast-track referrals.¹

<ol style="list-style-type: none">1. While the application is seeking non-complying activity resource consent under the RMA, the proposal appears to be consistent with the relevant landscape and visual effects provisions of the Auckland Unitary Plan for the site and is unlikely to result in significant adverse landscape and/or visual effects. The proposal is also likely to result in overall positive effects for both the university and the city centre urban landscape.2. The applicant's engagement with, and support from, Ngāti Whātua Ōrakei is positive, as is the inclusion of cultural concepts being embedded into the design proposal.
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¹ Noting that many of these criteria have a planning focus, rather than relating directly to an assessment of environmental effects

3. The preliminary assessment of urban design and landscape effects prepared by Boffa Miskell, does not raise fundamental issues; acknowledging that further assessment detail is to be provided, including confirming: visual simulations; shading analysis (including sunlight admission to Rangipuke / Albert Park); and confirmation of external materials and proposed façade systems (with these aspects still to be confirmed).
4. The proposed design appears to be of a high quality, prepared by well-recognised and highly experienced architects and landscape architects – such that it will complement recent high quality redevelopment which has occurred recently at the university.
5. It is recognised that the proposal does not comply with the building height standard(s) for this site; however, the design rationale for the proposed infringements has been well-reasoned, as has the preliminary assessment of adverse landscape and visual effects from the location, scale, bulk and overall massing of the development – with this assessment to be further progressed, with specific reference to relevant criteria.
6. I agree with earlier pre-application comments made by the council’s urban design review specialist, Mustafa Demiralp, that this proposal would benefit from a review through the council’s Auckland Urban Design Panel process.
7. From my own preliminary design review, I question the design rationale and long-term viability for the proposal to locate large trees on the roof terraces of the building.

Peter Kensington

Consultant Specialist – Landscape Architect

Registered NZILA and MNZPI



Registered



Referral Application Feedback Form

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Project Information

Project Name	University of Auckland Student Centre and Library
Address	30-34 Princes Street, Auckland Central (Corner Princes & Alfred Street, Auckland Central)
FT application number	FTAA-2603-1193 (PRR00043942)

Respondent Information

Name	Cas Hannink
Role	Senior Parks Planner
Agency / Department	Parks Planning, Parks and Community Facilities
Date	07/05/2026

Do you support the proposal proceeding through fast-track?

- Support
- Oppose
- Neutral

Agency/Department Response

Preamble

- Thank-you for your request for specialist input from the Parks Planning Team representing the wider Parks and Community Facilities Department for this referral application under the Fast-track Approvals Act 2024 (FTAA).
- The following comments are provided at a high-level only and reflect the limited detail supplied in the referral request to flag any immediate matters of concern regarding potential effects on Albert Park and associated Parks and Community Facilities (PC) assets.
- It is anticipated that if the application is accepted for referral under the FTAA that more detail will be provided for substantive assessment so Parks

planning can assess all associated assets adjacent to the subject site as per Figure 1 below.

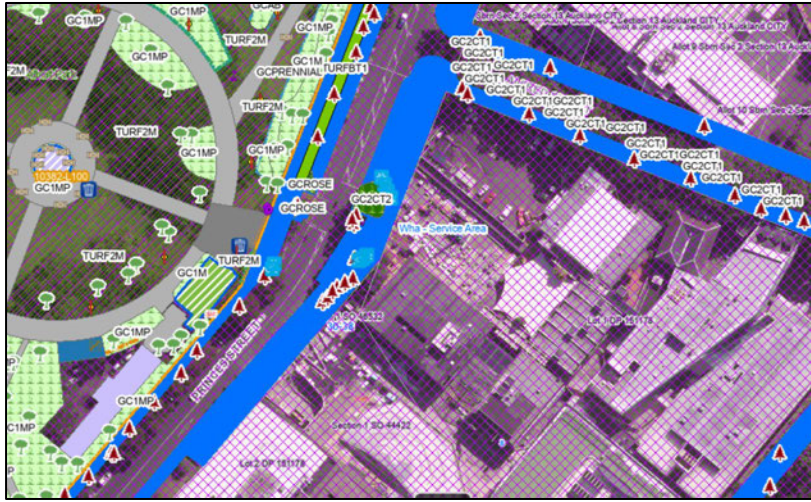


Figure 1: Associated PCF assets within subject site proximity.
 Source: PCF asset mapping viewer.

Effects on Albert Park

- A comprehensive comparative shading study must be provided to assess the effects of permitted versus additional shading on Albert Park in accordance with the Appendix 11 Business – City Centre Zone sunlight admission into public places. Any associated linear connections must also consider any shading implications.



Figure 2: Admission of sunlight into Albert Park.
 Source: Figure 6 - Appendix 11 Business – City Centre Zone sunlight admission into public places.

- Depending on the extent of shading effects, it is recommended the applicant undertake a public space audit that assesses both low and high usage areas, including associated heat-mapping analysis relative to shaded areas for Albert Park.
- While Princes Street separates the subject site from Albert Park, future design work should clearly demonstrate the landscape interface with the park through visualisations and cross-sections. The I207 Learning Precinct provisions specifies a 'C' frontage type in accordance with I207.10.4 (Learning Precinct Plan 4).
- A detailed assessment on the Heritage values associated with Albert Park noting high public esteem as a recreation and leisure space is required. The following overlays are noted:
 - *Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1999, Albert Park historic landscape, including subsurface features, possible pa site, World War II air raid tunnels and slit trenches, barracks site including associated buildings and enclosing wall, and park keeper's cottage.*
 - *Mana Whenua: Sites and Places of Significance to Mana Whenua Overlay [rcp/dp] - 074, Part of extent of Te Reuroa pā, 1.*
 - *Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 2511, Princes Street Historic Heritage Area.*
- The park setting includes collections of historic vegetation, sculptures and fountains, early buildings and landscape treatments while subject to all heritage values of scheduled historic heritage in Schedule 14.1 being; A: historical, B: social, C: mana whenua, D: knowledge, E: technology, F: physical attributes, G: aesthetic, H: context.
- Any associated effects on the Albert Park Keepers Cottage must be demonstrated and assessed accordingly.
- Confirmation is required that excavation and construction will not create flood risk or stability issues that could adversely affect the adjacent Albert Park.

Existing tree assets and Council owned assets

- Any works affecting existing vegetation within the road reserve and Albert Park must be carefully considered and may require a Tree Owner Approval (TOA). The proposal must avoid inappropriate adverse effects on scheduled street trees and must respect their visual prominence on the streetscape.

This is also deferred to Council arborists and heritage arborists for additional commentary.

- In addition, any associated occupation or works which affect existing Council owned land will require a Land-Owner Approval (LOA).

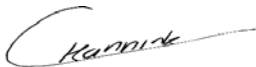
Open space provision

- Open space provision in the Business – City Centre Zone is not covered by Manaaki Tāmaki Makaurau (MTM) open space standards and is instead guided by the City Centre Masterplan 2020. While ‘Transformational Move 4: The Learning Quarter’ supports improved connections and streetscapes, it does not provide for new public open space.
- No subdivision is proposed and no additional neighbourhood or suburban parks are required, given the site’s proximity to Albert Park and the established surrounding open space network.

Subdivision

- Although there is no indication of subdivision at this stage, should the substantive application involve any form of subdivision such as unit titling, then Parks’ scope will be widened to include consideration of any relevant triggers where appropriate.

Prepared by:



Cas Hannink
Senior Parks Planner
Parks Planning Team
Parks and Community Facilities

Date: 5 May 2026

Accepted for release by:



Hester Gerber- Manager Parks Planning
Agency Lead for Parks and Community
Facilities

Date: 7 May 2026

Referral Application Feedback Form

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Project Information

Project Name	University of Auckland Student Centre and Library
Address	30-34 Princes Street, Auckland Central (Corner Princes & Alfred Street, Auckland Central)
FT application number	FTAA-2603-1193

Respondent Information

Name	Vaishali Sankar
Role	Senior Transport Planner
Agency / Department	Auckland Transport
Date	7/05/2026

Do you support the proposal proceeding through fast-track?

- Support
 Oppose
 Neutral

Agency/Department Response

1. Introduction

Thank you for the opportunity to comment on the University of Auckland Student Centre and Library (the Project) fast-track consent referral concerning the redevelopment of a site to deliver a new building at 30-34 Princes Street, Auckland CBD. The new building is proposed to accommodate the following:

- a range of student study, teaching and learning, social and event spaces, including student associations and clubs, support services, food, beverage and retail and amenity offerings;
- a new contemporary library; and
- a visitor hub containing welcoming spaces and an exhibition space, creating a recognisable 'front door' to the campus.

The site has frontage to both Alfred Street and Princes Street, where Alfred Street is a Pedestrian Mall which acts as a one-way system for the Bus services and authorized goods vehicles. Whereas Princes Street

2.1.2 Construction Traffic and Pavement Impact

The planning memorandum indicates that earthworks exceeding 2,500m³ are anticipated. However, the application does not specify the total volume of earthworks, haulage routes, or the number and frequency of heavy vehicle movements associated with both the earthworks and construction phases. Given the scale of the proposal, a significant number of heavy vehicle movements is anticipated, which may result in adverse effects on the surrounding road network.

Accordingly, Auckland Transport (AT) requests that the applicant provide:

- An estimate of daily and total heavy vehicle movements associated with both earthworks and construction activities;
- Identification of proposed haulage routes; and
- An assessment of the potential effects on the transport network, including pavement condition, road capacity, and road user safety.

It is recommended that a Pavement Impact Assessment (PIA) is conducted to assess the potential effects of heavy vehicle loading on the existing road network and to determine any necessary mitigation measures. Where adverse effects on pavement integrity are identified, the applicant must outline appropriate mitigation, including monitoring and reinstatement provisions.

In addition, a Construction Traffic Management Plan (CTMP) shall be provided. The CTMP should detail construction traffic volumes, routes, vehicle types, and duration of activities, and demonstrate how potential impacts on the transport network and road user safety will be appropriately managed during both the earthworks and construction phases.

2.1.3 Information Requested to be included in a Substantive Application

Should the Project be accepted for the fast-track approvals process, AT requests that the full application material, including a Transport Assessment (TA), should be referred to AT for review. The TA should include, but not be limited to the following:

- Loading, servicing, and refuse removal vehicle details and vehicle tracking diagrams.
- Information on the proposed construction methodology, including an assessment of construction and earthwork heavy vehicle-related trips. This should include:
 - A Draft Construction Traffic Management Plan (CTMP) covering an assessment of effects on construction traffic (including measures to maintain safe and efficient operation for all road users), the construction period and associated earthwork volumes.
 - A pre and post development PIA, including video surveys of the local roads to be used by heavy vehicles. The assessment should include a road repair/reinstatement plan/condition for any road damage caused.
 - Any temporary or permanent disruptions to bus routes, stops, or operations.
 - The extent of impacts on service reliability, safety, and accessibility for passengers.

3. Conclusion

AT would question if it is appropriate for the Project to go through the fast-track consenting pathway as it appears to offer limited to no national or regional transport benefits. Should the Project be accepted for the Fast Track approvals process, AT requests that the full application material, including an TA, should be referred to AT for review.

Prepared by:



Vaishali Sankar
Senior Transport Planner
Development Planning

Date: 7 May 2026

Attachment 7 - Development Engineering memo



Referral Application Feedback Form

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Project Information

Project Name	University of Auckland Student Centre and Library
Address	30-34 Princes Street, Auckland Central (Corner Princes & Alfred Street, Auckland Central)
FT application number	FTAA-2603-1193

Respondent Information

Name	Quentin Zou
Role	Development Engineer
Agency / Department	Regulatory Engineering
Date	06/05/2026

Do you support the proposal proceeding through fast-track?

- Support
 Oppose
 Neutral

Agency/Department Response

In response to the specialist brief for the development engineering review of the proposal, I have reviewed the provided documents, in particular the Site Plan by Waren and Mahoney and the Civil Service Engineering and Natural Hazard Risks Memorandum by Beca. It is noted that the submitted plans are at a preliminary stage. The relevant civil services have been assessed on a desk-top basis by using the GeoMaps and B4U Dig information.

My feedback on the key development engineering matters is summarized below. As advised, TE is not required.

Stormwater

GeoMaps shows that existing piped stormwater networks are available within the adjoining road reserves. On this basis, it is generally considered that the development is serviceable. However, this will be subject to the final proposal; in particular, where the development creates more than 5000 m² of redeveloped impervious surface, it

would meet the definition of a brownfield large development under the regionwide stormwater network discharge consent (NDC), even the site is already fully impervious. Note that the current application plans do not specify the relevant planning area information.

Please also note whether the development works are considered as “redeveloped impervious area” depends on the extent of physical works and associated changes to runoff characteristics (e.g. regrading, changes to impervious surface type, or additional stormwater discharge points. etc.), as assessed by the NDC consent holder, Healthy Waters (HW). If it is a brownfield large development, a Stormwater Management Plan (SMP) will be required, and it needs to be reviewed and approved by HW (i.e. a third - party approval under LGA and won't delay the RC process). Relevant stormwater provisions are required to be addressed in accordance with the finally adopted SMP, which covers catchment, water quality, stream hydrology, and flooding.

Wastewater

As per GeoMaps information, existing public wastewater networks are shown within the adjoining road reserves downstream of the site; there is an existing public wastewater manhole located within the site. From a technical perspective, the site is considered serviceable.

Regarding the bottleneck of the downstream network as identified by Beca, a CCTV survey is necessary to verify the actual downstream pipe size and condition. In addition, I understand that Watercare (WSL) has been engaged in this pre-app review. As a note, any requests raised by WSL should be addressed as early as practicable; alternatively, agreement should be reached at the preliminary stage on how the raised matters will be addressed.

Water Supply and Fire Fighting

Based on the existing principal main in operation within Alfred St as shown on GeoMaps, there are no concerns about water supply from a servicing perspective.

In addition, I consider it reasonable to undertake hydrant testing once water demand requirements are confirmed as recommended by Beca in the memo. However, this will be subject to WSL review and acceptance.

Overland Flow Path

At the time of reviewing the pre-app documents, it is noted that Council's GeoMaps indicates a minor Overland Flow Path (OLFP) within the site. It should be noted that the previous AUP OLFP threshold of “>4000 m² catchment area” is no longer the operative standard. PC120 replaces it with a risk-based flooding framework. Under PC120, any mapped OLFP, including those with a catchment smaller than 4000 m², may still require assessment depending on sensitivity of the proposed activity to natural hazards and the classification of the flood hazards identified at the site.

If required, it may be necessary to obtain HW's latest modelling results.

Furthermore, if required, detailed channel assessment including cross sections at critical locations (e.g. basement carpark ramp) may be necessary to demonstrate that floodwater during 1% AEP storm event won't enter the site.

Utilities

Given the site location, I have no concerns about utility services. It is noted that Beca has reviewed the relevant b4u dig information for the relevant utilities as part of the feasibility assessment. In addition, the relevant connections will largely be subject to the final detailed design of the development and consultation with the respective network operators will be necessary.

Geotechnical and earthworks

An Earthwork Plan showing the required earthworks for the final development along with the proposed sediment and erosion control measures shall be submitted.

Given the scale of the development, a site-specific Geotechnical Investigation Report (GIR) for the final proposal is also necessary. The GIR needs to address but not limited to, slope stability (existing condition vs proposed condition), and ground settlement together with recommendations to guide the development design. The relevant assessments need to demonstrate that the effect is acceptable as per E12.6.2 (2) and (3). Note that GeoMaps indicates that most of the surrounding neighborhood has been mapped with a soil warning layer.

(Advice note) Groundwater monitoring following the field investigation is required. If the findings of the groundwater measurement indicate that groundwater drawdown may occur for the required excavation. It is expected that a draft Groundwater Settlement Monitoring & Contingency Plan (GSMCP) based on the settlement predictions shall be provided together along with the final GIR report.

Due to the site location and the extent of work, a draft Construction Traffic Management Plan (CTMP) would be preferable to address issues during the construction phase.

PC120 Landslide Assessment

I have reviewed Beca's landslide assessment presented in the memo against Council's GeoMaps information for the site and surrounding area and consider it acceptable. However, further review of relevant published landslide inventories (e.g. Natural Hazard Commission claims portal, and GNS NZ Landslide Database) is necessary as per Appendix 24. This shall be incorporated in the final submission report.

Having considered the assessment criteria on the following page, please explain your position and provide any other relevant details.

Assessment Criteria (Section 22 FTAA)

Please consider the below assessment criteria in preparing your response:

- Does the project have significant regional or national benefits?
- Would referring the project facilitate its delivery in a more timely and cost-effective way?
- Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?
- Has the project been identified as a priority in any government or sector plan or strategy?
- Will the project deliver new or support existing regionally/nationally significant infrastructure?
- Will the project increase housing supply or contribute to a well-functioning urban environment?
- Will the project deliver significant economic benefits?
- Will the project support primary industries (e.g., aquaculture)?
- Will the project support development of natural resources (e.g., minerals, petroleum)?
- Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?
- Will the project support climate change adaptation or recovery from natural hazard events?
- Will the project address significant environmental issues?
- Is the project consistent with local or regional planning documents (e.g., spatial strategies)?
- Are there any other relevant matters to consider?

Auckland Council assessment criteria for fast-track referrals

Please consider the below assessment criteria in preparing your response:

- Is the application clearly inconsistent with the Auckland Unitary Plan and/or not aligned with the outcomes in the Auckland Plan 2050?
- Is the application out of sequence with the Auckland Plan Development Strategy and Future Urban Land Supply Strategy?
- Is there insufficient infrastructure to support the application, or would the project result in significant impacts on Auckland Council, CCO, or third-party infrastructure, including the need for substantial investment or upgrades?
- Is there the potential for significant adverse environmental effects to occur?

Prepared by:

Signed



Name: Quentin Zou

Date: 6 May 2026

Title: Senior Development Engineer

Planning & Resource Consents

Referral Application Feedback Form

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Project Information

Project Name	University of Auckland Student Centre and Library
Address	30-34 Princes Street, Auckland Central (Corner Princes & Alfred Street, Auckland Central)
FT application number	FTAA-2603-1193

Respondent Information

Name	Hillary Johnston
Role	Fast-Track Lead
Agency / Department	Healthy Waters & Flood Resilience
Date	07.05.2026

Do you support the proposal proceeding through fast-track?

- Support
 Oppose
 Neutral

Agency/Department Response

Healthy Waters & Flood Resilience (HWFR) has reviewed the Referral Application for the proposed University of Auckland Student Centre and Library project. The Application outlines a new student centre and library located within the City Campus on the site of the existing Student Union complex, within the *Business – City Centre Zone*.

Reasons for Consent

The Planning Assessment has not outlined the diversion and discharge of stormwater runoff as a reason for consent under Chapter E8 of the AUP.

HWFR holds a Regionwide Network Discharge consent (RWNDC) which authorises the diversion into and discharge from public stormwater networks within the Auckland Region. The RWNDC is applicable to existing urban zoned land or land rezoned urban through a Plan Change process.

There is no adopted Stormwater Management Plan (SMP) for this area. The Applicant may seek authorisation of the diversion and discharge of stormwater via the RWNDC for urban zoned land by submitting a site-specific SMP for assessment, preferably as part of the substantive fast-track application. The SMP will need to demonstrate compliance with Schedule 4 of the RWNDC or justify a suitable alternative as the BPO.

The proposed redeveloped impervious area extent is not specified within the Application, however, is estimated to be more than 5,000m². Where redevelopment includes more than 5,000m² of impervious area it is considered Brownfields Large.

It should be clarified that it is the Applicant's risk to proceed with their application without adoption a Stormwater Management Plan under the RWNDC or without seeking a private diversion and discharge consent.

Flood Hazards

The existing site is almost completely impervious and is proposed to remain so post-development. The Applicant's Engineer has outlined there will therefore be no increase in stormwater runoff post-development as a result of an increase in impervious area. Post-development runoff is expected to be similar to existing conditions. The Applicant's Engineer has clarified that any increase in peak discharge post-development would be attributable only to future climate change allowances.

Auckland Council's GeoMaps viewer indicates that the site is not affected by any flood plain, flood-prone area, or flood-sensitive area, there are however existing natural hazards further downstream within the catchment which impact existing development.

The Applicant's Engineer has outlined that attenuation measures are not anticipated to be necessary. As part of the Substantive Application and/or preparation of a SMP for authorisation under the RWNDC, HWFR expects that sufficient information will be provided to demonstrate the proposed works will not have any impacts on downstream flood hazards within the catchment.

Consent Conditions

Consent conditions have not yet been provided. HWFR recommend the following condition of consent and associated advice note are included where an application proceeds without a private diversion and discharge consent or adoption under the RWNDC.

Stormwater Management Plan (SMP)

Prior to the lodgement of any Engineering Plan Approval (EPA) relating to the public stormwater network, the Consent Holder must ensure that a Stormwater Management Plan (SMP) has been prepared and formally adopted under Auckland Council Regionwide Network Discharge Consent (RWNDC).

The adopted SMP must demonstrate compliance with the relevant requirements of Schedule 4 of the RWNDC and must apply to all stormwater discharges to the public stormwater network associated with the development.

Advice Note:

The consent holder is advised that as they have not sought a private diversion and discharge consent as part of their FTAA application, and as their FTAA application stipulates that they will rely on the RWNDC, it is at the Applicant's risk to proceed at this point without adoption an SMP or a private consent.

HWFR welcomes further engagement with the Applicant's Agents in respect of any of the matters outlined above.

Having considered the assessment criteria on the following page, please explain your position and provide any other relevant details.

Overall Position / Summary

HWFR is not opposed to the proposal proceeding to referral under the Fast-track Approvals Act. While a Stormwater Management Plan has not yet been adopted at this stage, HWFR considers that stormwater and flood risk effects can be appropriately addressed through subsequent SMP approval under the Regionwide Network Discharge Consent and associated conditions, and welcomes further engagement with the Applicant's Agent as the proposal progresses.

Assessment Criteria (Section 22 FTAA)

Please consider the below assessment criteria in preparing your response:

- Does the project have significant regional or national benefits?
- Would referring the project facilitate its delivery in a more timely and cost-effective way?
- Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?
- Has the project been identified as a priority in any government or sector plan or strategy?
- Will the project deliver new or support existing regionally/nationally significant infrastructure?
- Will the project increase housing supply or contribute to a well-functioning urban environment?
- Will the project deliver significant economic benefits?
- Will the project support primary industries (e.g., aquaculture)?
- Will the project support development of natural resources (e.g., minerals, petroleum)?
- Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?
- Will the project support climate change adaptation or recovery from natural hazard events?
- Will the project address significant environmental issues?
- Is the project consistent with local or regional planning documents (e.g., spatial strategies)?
- Are there any other relevant matters to consider?

Auckland Council assessment criteria for fast-track referrals

Please consider the below assessment criteria in preparing your response:

- Is the application clearly inconsistent with the Auckland Unitary Plan and/or not aligned with the outcomes in the Auckland Plan 2050?
- Is the application out of sequence with the Auckland Plan Development Strategy and Future Urban Land Supply Strategy?
- Is there insufficient infrastructure to support the application, or would the project result in significant impacts on Auckland Council, CCO, or third-party infrastructure, including the need for substantial investment or upgrades?
- Is there the potential for significant adverse environmental effects to occur?

Prepared by:



Hillary Johnston

Date: 7 May 2026

Fast-Track Lead

Growth & Development – Healthy Waters &
Flood Resilience

13th May 2026.

Adonica Giborees
Principal Project Lead, Auckland Council
s 9(2)(a)

Dear Adonica,

Re: University of Auckland Student Centre and Library, 30-34 Princes Street, Auckland Central (Corner Princes & Alfred Street, Auckland Central). FT application number : FTAA-2603-1193

Introduction

1. Watercare Services Limited (Watercare) welcomes the opportunity to provide comments on the Fast-track referral application (FTAA-2603-1193), made under section 13 of the Fast-track Approvals Act 2024 (Act).
2. The University of Auckland proposes to redevelop the existing campus site through the demolition of the current Student Union complex and construction of a new integrated Student Centre and Library facility.
3. The proposed development will deliver a multi-functional building designed to accommodate high-quality student study, teaching, and learning spaces, alongside social and event areas, facilities for student associations, clubs, and support services, food, beverage, retail, and associated amenity offerings. A new contemporary library and a visitor hub incorporating welcoming spaces and an exhibition area will also be established. Landscaping works and the creation of a large-scale public plaza to serve as a central gathering and event space is also proposed, together with Supporting infrastructure and associated works required for demolition and construction, including earthworks and utility servicing.
4. The proposal forms part of the wider University of Auckland City Campus Masterplan and is intended to support projected student growth, improve campus functionality, modernise existing facilities, and enhance the surrounding city centre environment.
5. Site is located within the Business – City Centre zone under AUP-OP and is within Sub-Precinct A of the Learning Quarter Precinct. The following additional restrictions apply to the Site under the AUP-OP:
 - Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] – 1927, Student Union Building.
6. Watercare's comments in this letter are based on the Application as at today's date, in particular the following lodged Application documents:

- Civil Services Engineering and Natural Hazard Risks Memorandum prepared by Beca dated 4 March 2026;
- Planning Memorandum prepared by Barker & Associates dated 26 March 2026;

7. Any amendment to the Application will require further review from Watercare.

Watercare's purpose and statutory obligations

8. Watercare is New Zealand's largest provider of water and wastewater services, operating as a substantive council-controlled organisation owned by Auckland Council with the purpose embodied in the Māori whakatauki "Ki te ora te wai, ka ora te whenua, ka ora te tangata" (When the water is healthy, the land and the people are healthy), reflecting the connection between its services and the wellbeing of the community and local environment.
9. Watercare is required to manage its operations efficiently with a view to keeping overall costs at minimum levels while maintaining long-term asset integrity, subject to economic regulation under the Watercare Charter with oversight by the Commerce Commission as the appointed Crown Monitor, and must give effect to relevant aspects of Council's Long-Term Plan and act consistently with other Council plans and strategies including the Auckland Plan 2050 and Future Development Strategy (FDS).
10. Through its annual Statement of Intent responding to Council's Letter of Expectation, Watercare commits to contributing to Auckland Plan 2050 outcomes by collaborating with the wider Council group to support areas of growth identified by Council, acting consistently with Council's FDS for major infrastructure development for future urban areas, ensuring alignment of infrastructure projects with other utilities, fully recovering growth costs so that growth pays for growth, and abiding by the Statement of Expectations of Substantive CCOs which requires working with Council and other CCOs to achieve the outcomes and objectives set out in the Auckland Plan 2050.

Watercare's Comment

Bulk and local Wastewater

11. The documentation reviewed identifies the presence of existing public wastewater infrastructure within Alfred Street and Princes Street adjacent to the site.
12. The civil engineering memorandum identifies the following relevant wastewater infrastructure:
- Existing public wastewater infrastructure servicing the city centre area; and
 - A DN2300 wastewater transmission main traversing beneath the western portion of the site.
13. The DN2300 wastewater transmission main is recognised as a significant strategic Watercare asset requiring protection throughout all stages of design and construction.
14. Based on the information reviewed, existing public wastewater infrastructure appears generally available to service the proposed redevelopment.

15. The submitted documentation indicates that the site is located within an area identified as having wastewater servicing capacity and no major network upgrades have been identified at this stage. However, the proposal includes works in proximity to the DN2300 wastewater transmission main located beneath the western portion of the site. This asset is considered a critical strategic wastewater pipeline and requires careful consideration throughout detailed design and construction phases.
16. The information currently provided supports a preliminary high-level feasibility assessment and indicates that the proposal has the potential to be accommodated within the existing wastewater network. However, further detailed servicing information will be required for Watercare to fully confirm network capacity and to ensure there are no adverse effects on downstream performance or strategic wastewater infrastructure.
17. The site is understood to potentially include existing combined connections. The applicant shall provide a detailed site survey plan at the detailed design stage to confirm existing servicing arrangements. All proposed and modified stormwater and wastewater systems will be required to provide separate connections.

Wastewater Infrastructure Information Required to Support Watercare's Assessment

18. Detailed wastewater discharge calculations including average dry weather flows, peak discharge volumes, and projected loading assumptions.
19. Confirmation of proposed wastewater connection points
20. Verification of downstream wastewater network capacity and operational performance.
21. Hydraulic assessment confirming available downstream capacity, surcharge risk, wet weather performance, and impacts on the wider network.
22. Detailed plans showing the relationship between excavation works, foundations, piling, basement structures, and the DN2300 wastewater transmission main.
23. Geotechnical and structural assessments demonstrating protection of the DN2300 strategic wastewater asset.
24. Confirmation of any required easements, encumbrances, or asset protection measures relating to Watercare infrastructure.
25. Protection measures for existing wastewater infrastructure during demolition and construction works.

DN2300 Wastewater Transmission Main

26. Watercare places significant importance on protection of the DN2300 wastewater transmission main traversing beneath the western corner of the site.
27. Although the submitted memorandum indicates the asset is located at significant depth and impacts are expected to be negligible, insufficient detailed engineering information has been provided to verify this conclusion.

28. Any proposed works within proximity to the DN2300 main may require formal Works Over approval from Watercare, detailed geotechnical assessment, structural assessment, construction monitoring plans, and confirmation that long-term operational integrity of the asset will not be adversely affected.
29. Watercare expects ongoing engagement throughout detailed design development regarding all works located within the influence zone of this asset.

Watercare Position – Wastewater

30. At this stage, Watercare does not identify any wastewater servicing matters that would preclude the proposal from proceeding through the Fast-track process in principle.
31. However, Watercare is unable to conclusively confirm available wastewater servicing capacity or infrastructure impacts until detailed design and supporting servicing assessments have been provided and reviewed.
32. Any proposed wastewater connections and any works within proximity to strategic Watercare infrastructure will require formal approval in accordance with Watercare Engineering Standards and applicable approval processes.

Bulk and local Water Supply

33. Based on the information reviewed, existing public potable water infrastructure appears generally available to service the proposed redevelopment.
34. The proposal is located within an established urban environment already serviced by existing infrastructure networks, and no significant off-site potable water upgrades have been identified within the submitted documentation at this stage.
35. However, the information currently provided supports only a preliminary high-level feasibility assessment. Insufficient detailed servicing information has been provided for Watercare to conclusively confirm that the existing potable water network can fully accommodate the proposed development without adverse effects on network performance or operational capacity.

Water Infrastructure Information Required to Support Watercare's Assessment

36. Detailed potable water demand calculations, including average daily demand, peak daily demand, and peak hourly demand.
37. Confirmation of firefighting water requirements, including fire flow requirements, sprinkler system demand, residual pressure requirements, and hydrant coverage.
38. Hydrant flow testing results for surrounding public watermains.
39. Confirmation of proposed water connection locations, pipe sizes, and servicing arrangements.

40. Confirmation whether any existing infrastructure connections are proposed to be reused and assessment of their suitability.
41. Protection measures for existing Watercare assets during demolition and construction works.

Watercare Position – Potable Water

42. At this stage, Watercare does not identify any potable water servicing matters that would, in principle, preclude the proposal from progressing through the Fast-track process. Confirmation of available servicing capacity will require detailed design and supporting assessment, to be provided at the substantive application and subsequent detailed design stages.
43. Watercare notes that existing residual pressures within the surrounding network are currently in the order of 23–27 metres, which is at the lower end of the applicable Level of Service requirements.
44. This highlights the importance of confirming proposed water demand assumptions and undertaking detailed hydraulic modelling and network assessment to demonstrate that service performance requirements can be achieved without adverse effects on the existing network.
45. Any proposed connections to Watercare infrastructure will be subject to formal approval in accordance with Watercare Engineering Standards and applicable approval processes.

Conclusion

46. Based on the information currently available, Watercare acknowledges that the site is located within an established urban area already serviced by existing public infrastructure networks, and redevelopment within the city centre supports the efficient utilisation of existing water and wastewater infrastructure.
47. However, the current level of information supports only a preliminary feasibility assessment.
48. Watercare's comments are subject to the provision and subsequent review of further detailed information at the substantive application stage, including but not limited to the following:
 - potable water demand and fire flow requirements;
 - wastewater discharge volumes and downstream capacity;
 - proposed servicing arrangements and connection details;
 - excavation and basement construction methodologies; and
 - protection measures for the DN2300 wastewater transmission main
49. Subject to the matters outlined above, Watercare does not identify any issues that would preclude the proposal from proceeding through the Fast-track process at this stage.
50. Watercare welcomes the opportunity to engage with the applicant and to review any proposed conditions at the substantive stage.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'A' followed by a long horizontal stroke.

Anna Jennings
Manager Major Developments
Watercare Services Limited

Address for correspondence:
Shabneez Hussain
Development Programme Lead
Phone: s 9(2)(a)
Email: fasttrack@water.co.nz

Attachment 10 - Houkura comment

From: [Caleb Hamilton](#)
To: [Adonica Giborees](#)
Cc: [Dean Williams](#)
Subject: RE: FAST-TRACK: Referral application - University of Auckland Student Centre and Library, Ref: FTAA-2603-1193 (Council reference: PRR00043942)
Date: Monday, 4 May 2026 11:45:06 am

Kia ora Adonica,

Thank you for sending through this to Taff below.

Houkura is supportive of this application proceeding to the next stage, based on the engagement presented in the supporting documentation provided.

Could you please ensure that Member Henare is removed from emails for FTAA from the Premium Resource Consents team, and include Members Blair and Member Karen Wilson, as well as Taff and myself?

Ngā mihi,
Caleb



From: Adonica Giborees s 9(2)(a)
Sent: Wednesday, 29 April 2026 3:26 pm
To: Councillor Richard Hills s 9(2)(a) Councillor Josephine Bartley s 9(2)(a) Councillor Mike Lee s 9(2)(a); RES Local Board Waitemata <WaitemataLocalBoard@aucklandcouncil.govt.nz>; Taff Wikaira s 9(2)(a); Tau Henare s 9(2)(a)
Cc: Shivaani Gounder s 9(2)(a)
Subject: FAST-TRACK: Referral application - University of Auckland Student Centre and Library, Ref: FTAA-2603-1193 (Council reference: PRR00043942)

Kia ora,

This email is to provide visibility on University of Auckland Student Centre and Library project, which is currently under consideration under the Fast-track Approvals Act 2024 as a Referral application. This communication forms part of an updated internal process to ensure key elected members are informed of any significant issues arising through the fast-track pathway.

The application documents can be accessed here: [PRR00043942 - 30-34 Princes Street, Auckland Central - UoA FT Referral application](#)

It is important to note that this is a 'Referral' application, where the applicant is applying to use the Fast-Track process set out in the Act. If accepted, it will be subject to full consideration under the Fast-Track Approvals Act 2024 at a later date as a 'Substantive' application. As a result, only limited information is provided at this stage. If the application is accepted and "referred" to the Fast-track, a 'Substantive' application would need to be made and would provide more extensive application documents and details. You will be briefed

again at that point, and again have the opportunity to provide feedback.

The key purpose of this referral application invitation to comment is to assist the Minister with his consideration of whether the project meets the eligibility criteria of the Act found [here](#).

Application Summary

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 Local Board is invited to provide comment – Please provide comment by **5pm Wednesday 6th May 2026**, please see response template attached.

For the Councillors and Houkura, please note that the purpose of this update is to provide visibility only and no formal feedback is sought, although comments are welcome should you wish to share them.

Kind Regards,

Adonica Giborees | Principal Project Lead

Premium Resource Consents

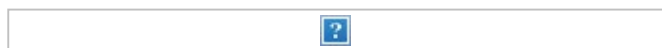
Auckland Council

Mob s 9(2)(a)

Auckland Council, Auckland House, Level 6, 135 Albert Street

Visit our website: www.aucklandcouncil.govt.nz

I work from the Albert Street office Monday and Thursday, and from home Tuesday, Wednesday and Friday. I am contactable by phone, email or MS Teams. Thanks!



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Your written comments on a project under the Fast Track Approvals Act 2024

Project name	The University of Auckland Student Centre and Library Project
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Waitemata Local Board		
*First name	Alex		
*Last name	Bonham		
Postal address			
*Contact phone number	027 262 5560	Alternative	021 643 575
*Email	s 9(2)(a) [REDACTED]		

2. Please provide your comments on this application
<p>The local board is ambivalent about this project going through the Fast Track process. On the one hand we note that this is supported by mana whenua and the students association. On the other, it seems the aim here is to avoid the hearing process and I understand the desire to avoid that. However, a university building within the university is a highly foreseeable land use and within the capacity of the Auckland Council to process. And because their reputation is good and they understand the context well, we would recommend that the Auckland Urban Design Panel is involved in developing the application.</p> <p>As a local board, we have some concerns around whether the facility, combining as it does, the general library, learning spaces, spaces for clubs and associations, student support services, food and beverage offerings and event spaces will be sufficient for a university population of 47,000 students, plus staff. Presumably in time, the existing General Library (itself a building of about nine storeys?) would be replaced by something else. While it is clear that the existing student quad needs to be improved, it is not clear that demolition is the best way forward (and there will be mixed views in the community on this) or that ultimately there will be enough student spaces in the university to meet their needs which may then put pressure on Auckland Council facilities (though I hasten to add students are very welcome, this is simply about ensuring good planning ahead). In this regard taking a bit more time over the process might be helpful to retain some of the cultural values (of the architectural value, but also the historic sense of place so many</p>

hundreds of thousands former students will have) while also best meeting the needs of the university within the context of a city with limited third spaces.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Date: 06 May 2026