



Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

Project Name: FTAA-2603-1193 University of Auckland Student Centre and Library

To:	Date:
Hon Chris Bishop, Minister for Infrastructure	11 June 2026

Number of attachments: 4	Attachments: <ol style="list-style-type: none">1. Provisions of section 18 of the Fast-track Approvals Act 20242. Project location map3. List of relevant Māori groups4. Excerpt from Te Ākitai Waiohua Whakaaetanga Tiaki Taonga agreement
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Ministry for the Environment contacts:

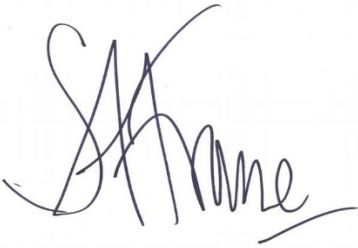
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Key points

1. The Ministry for the Environment (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2603-1193 University of Auckland Student Centre and Library referral application.
2. The applicant, the University of Auckland, proposes to develop an approximately 1.7142-hectare site on the corner of Princes Street and Albert Street, Auckland Central, into a new student centre and library. The applicant is seeking approvals under the Act that would otherwise be sought under the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act 2014.
3. Section 18(2) of the Act requires that the report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. Auckland has a complex Treaty settlement landscape with many overlapping interests. Some groups have settled while others are still in settlement negotiations with the Crown for both individual group and collective redress. Accordingly, there are a significant number of relevant Māori groups for this project area, which we have listed at **Attachment 3**.

4. The Treaty settlements and other arrangements relevant to the project area are: Ngāti Whātua Ōrākei Claims Settlement Act 2012; Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014; Te Kawerau ā Maki Claims Settlement Act 2015; Ngāi Tai ki Tāmaki Claims Settlement Act 2018; Ngāti Tamaoho Claims Settlement Act 2018; Ngāti Pāoa Claims Settlement Act 2025; Te Ākitai Waiohūa deed of settlement; and the Te Patukirikiri deed of settlement.
5. The Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 provides for a 'right of first refusal', in favour of Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, over the land within the project area. However, the application does not entail the disposal of this land that would otherwise trigger the right of first refusal.
6. None of the Māori groups invited to comment under section 17(1)(d) of the Act provided a response.
7. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Signature

A handwritten signature in blue ink, appearing to read 'S Frame', is centered on a white rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Introduction

8. Under section 18 of the Act, you must consider a report on Treaty settlements and other obligations for each referral application, prepared and provided by the responsible agency (Secretary for the Environment).
9. The information which must be provided in this report includes:
 - a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;
 - b. relevant principles and provisions in Treaty settlements and other arrangements;
 - c. a summary of comments and further information received from invited Māori groups; and
 - d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
10. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

Proposed project

11. The applicant, the University of Auckland, proposes to develop an approximately 1.7142-hectare site on the corner of Princes Street and Albert Street, Auckland Central, into a new student centre and library. The proposal also includes a visitor hub, a large public plaza and landscaping, and supporting infrastructure, and five new buildings with ground floor retail activities and offices on upper levels.
12. The applicant is seeking approvals under the Act that would otherwise be sought under the RMA (including diversion of groundwater, notable trees, land disturbance, demolition of historic heritage, demolition, construction), and an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. The applicant owns the site.
13. We have provided a location map at **Attachment 2**.

Relevant iwi authorities, Treaty settlement entities, and other Māori groups

14. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

Iwi authorities

15. Under section 4(2) of the Act, 'iwi authority' has the same meaning as in section 2(1) of the RMA:

the authority which represents an iwi and which is recognised by that iwi as having authority to do so.
16. We consider the following groups to be the relevant iwi authorities for the project area:
 - a. Ngāti Whātua Ōrākei Trust, representing Ngāti Whātua Ōrākei;
 - b. Ngāi Tai ki Tāmaki Trust, representing Ngāi Tai ki Tāmaki;
 - c. Te Kawerau Iwi Settlement Trust, representing Te Kawerau ā Maki;
 - d. Ngāti Tamaoho Trust, representing Ngāti Tamaoho;

- e. Ngāti Pāoa Iwi Trust, representing Ngāti Pāoa;
- f. Te Ākitai Waiohua Waka Taua Inc, representing Te Ākitai Waiohua;
- g. Te Patukirikiri Iwi Trust, representing Te Patukirikiri;
- h. Hako Tupuna Trust, representing Hako;
- i. Ngāti Maru Rūnanga Trust, representing Ngāti Maru;
- j. Ngāti Tamaterā Treaty Settlement Trust, representing Ngāti Tamaterā;
- k. Te Rūnanga o Ngāti Whātua, representing Ngāti Whātua; and
- l. Ngāti Te Ata Claims Support Whānau Trust, representing Ngāti Te Ata.

Treaty settlement entities

17. Under section 4(1) of the Act, “Treaty settlement entity” means any of the following:

(a) a post-settlement governance entity (PSGE):

(b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:

(c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:

(d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):

(e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).

18. Under the Act, a PSGE:

(a) means a body corporate or the trustees of a trust established, for the purpose of receiving redress in the Treaty settlement of a claimant group,—

(i) by that group; or

(ii) by or under an enactment or order of a court; and

(b) includes—

(i) an entity established to represent a collective or combination of claimant groups; and

(ii) an entity controlled by an entity referred to in paragraph (a); and

(iii) an entity controlled by a hapū to which redress has been transferred by an entity referred to in paragraph (a).

19. In keeping with the procedural principles outlined at section 10 of the Act, we only identify those PSGEs which are specified in the relevant Treaty settlement Act or Treaty settlement deed.¹

20. We have identified the following relevant Treaty settlement entities for this project area:

¹ Should a panel be made aware of a Treaty settlement entity established after the Treaty settlement Act is enacted (e.g. on the advice of a PSGE), then there would appear to be nothing to prevent the panel from inviting that entity to comment on the application under section 53(2)(c) of the Act.

- a. Ngāti Whātua Ōrākei Trust, PSGE for Ngāti Whātua Ōrākei Claims Settlement Act 2012;
 - b. Tūpuna Taonga o Tāmaki Makaurau Trust/Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, PSGEs for Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014;
 - c. Te Kawerau Iwi Settlement Trust, PSGE for Te Kawerau ā Maki Claims Settlement Act 2015;
 - d. Ngāi Tai ki Tāmaki Trust, PSGE for Ngāi Tai ki Tāmaki Claims Settlement Act 2018;
 - e. Ngāti Tamaoho Settlement Trust, PSGE for Ngāti Tamaoho Claims Settlement Act 2018; and
 - f. Ngāti Pāoa Iwi Trust, PSGE for Ngāti Pāoa Claims Settlement Act 2025.
21. A PSGE may be established ahead of finalising a deed of settlement and/or enactment of Treaty settlement legislation. The following PSGEs in this category are also relevant:
- a. Te Ākitai Waiohua Settlement Trust, PSGE for Te Ākitai Waiohua deed of settlement (signed November 2021);
 - b. Te Patukirikiri Iwi Trust, PSGE for Te Patukirikiri deed of settlement (signed October 2018);
 - c. Ngāti Tamaterā Treaty Settlement Trust, PSGE for Ngāti Tamaterā deed of settlement (initialled September 2017);
 - d. Ngāti Maru Rūnanga Trust, PSGE for Ngāti Maru deed of settlement (initialled September 2017);
 - e. Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership, PSGEs for Marutūāhu collective redress deed (initialled July 2018); and
 - f. Hako Tūpuna Trust, PSGE for Hako settlement (deed of on-account signed October 2014, agreement in principle signed July 2011).

Groups mandated to negotiate Treaty settlements

22. In addition to the PSGEs identified at paragraph 21, the following groups have recognised mandates to negotiate a Treaty settlement over an area which may include the project area:
- a. Ngāti Te Ata Claims Support Whānau Trust, representing Ngāti Te Ata;
 - b. Ngāti Koheriki Claims Committee, representing Ngāti Koheriki; and
 - c. Te Rūnanga o Ngāti Whātua, representing Ngāti Whātua (remaining claims).
23. These groups are in the early stages of negotiating their Treaty settlements with the Crown.

Takutai Moana groups and ngā hapū o Ngāti Porou

24. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups under MACA, and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.
25. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through regulation or bylaws

26. The project area does not include a taiāpure-local fisheries area, mātaītai reserve, or area subject to a bylaw or regulations made under Part 9 of the Fisheries Act 1996.

Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed

27. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:

- a. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
- b. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.

28. This project does not involve an activity described in section 23(1) (i.e. including both (a) and (b)) of the Act.

Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements

29. If the project area is within the boundaries of either a Mana Whakahono ā Rohe or joint management agreement, and the application includes a proposed RMA approval described in section 42(4)(a) to (d) (resource consent, certificate of compliance, or designation), we are required to identify the relevant iwi authority/group that represent hapū that are parties to these arrangements.

30. We have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there no parties to these arrangements to identify. We understand that in 2018, Ngāi Tai ki Tāmaki initiated negotiations with Auckland Council to develop a Mana Whakahono ā Rohe, but an agreement has yet to be reached.

Any other Māori groups with relevant interests

31. The applicant advises they have consulted with most of the groups identified above, as well as Te Whakakitenga o Waikato, Ngaati Whanaunga, Ngāti Whātua o Kaipara and Te Ahiwaru Waiohua. We note that the project area is outside the area of interest of the first three of these groups, but we have included Te Ahiwaru Waiohua as another Māori group with relevant interests under section 18(2)(k) of the Act.

Relevant principles and provisions in Treaty settlements and other arrangements

Treaty settlements

32. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.

33. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:

Treaty settlement Acts

- a. Ngāti Whātua Ōrākei Claims Settlement Act 2012;
- b. Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014;
- c. Te Kawerau ā Maki Claims Settlement Act 2015;
- d. Ngāti Tamaoho Claims Settlement Act 2018;
- e. Ngāi Tai ki Tāmaki Claims Settlement Act 2018;
- f. Ngāti Pāoa Claims Settlement Act 2025;

Treaty settlement deeds

- g. Te Ākitai Waiohua deed of settlement (signed November 2021); and
- h. Te Patukirikiri deed of settlement (signed October 2018).

Relevant principles and provisions

34. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for each of these settlements are set out below.

Crown acknowledgements and apologies

35. The Crown offers acknowledgements and an apology to relevant groups as part of Treaty settlement redress to atone for historical wrongs that breached te Tiriti o Waitangi/the Treaty of Waitangi, to restore honour, and begin the process of healing.
36. As part of its apologies to Ngāti Whātua Ōrākei, Te Kawerau ā Maki, Ngāti Tamaoho, Ngāi Tai ki Tāmaki, Ngāti Pāoa, Te Ākitai Waiohua, and Te Patukirikiri, the Crown stated that it looked forward to building a new relationship with these groups based on co-operation, mutual trust, and respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles. The redress mechanisms provided for in Treaty settlements should be viewed in the context of these intentions.

Right of first refusal

37. The Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 provides for a right of first refusal (RFR) in favour of Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership should certain Crown land be disposed of. The land within the project area is subject to this RFR.
38. The application does not entail the disposal of this land by the University of Auckland (or other proposals, such as a long-term lease) that would otherwise trigger the RFR. However, the provision of this redress underlines the connection of tangata whenua to this area.

Other redress

Whakaaetanga Tiaki Taonga

39. The Te Ākitai Waiohua deed of settlement provides for a Whakaaetanga Tiaki Taonga to be entered into with the Cultural and Heritage Parties,² including Heritage New Zealand Pouhere Taonga (HNZPT). Appendix B of the Whakaaetanga Tiaki Taonga briefly summarises the process for seeking an archaeological authority from HNZPT under the Heritage New Zealand Pouhere Taonga Act 2014, including the requirement in that legislation that applicants must consult tangata whenua. For your information, we have provided this excerpt at **Attachment 4**.
40. While the reference to this consultation requirement in the Whakaaetanga Tiaki Taonga forms part of the Treaty settlement deed for Te Ākitai Waiohua, we note that schedule 8 clause 2(1)(i) of the Act already requires applications for an archaeological authority to include a statement regarding consultation with tangata whenua. Further, the Whakaaetanga Tiaki Taonga has yet to be executed since the Te Ākitai Waiohua settlement legislation has not been enacted.
41. Finally, we note that iwi and hapū are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

Customary Marine Title/Protected Customary Rights

42. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

Taiāpure-local fisheries/mātaitai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

43. As noted above, the project area does not include a taiāpure-local fishery, mātaitai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

Mana Whakahono ā Rohe/Joint management agreement

44. As noted above, we have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area.

Summary of comments received and advice

Comments from invited Māori groups

45. Pursuant to section 17(1)(d) of the Act, on 23 April 2026 you invited written comments from the Māori groups identified above in paragraphs 14-31, from a list we previously provided you. These groups were provided with access to the application material and had 15 working days from receipt of the copy of the application to respond.
46. You did not receive comments from any of these groups.

² Manatū Taonga Ministry for Culture and Heritage, Department of Internal Affairs, Archives New Zealand, National Library of New Zealand, Museum of New Zealand Te Papa Tongarewa, HNZPT, Ngā Taonga Sound & Vision.

Consultation with departments

47. In preparing this report, we are required to consult relevant departments. We sought advice from Te Puni Kōkiri and the Office of Treaty Settlements and Takutai Moana – Te Tari Whakatau regarding the relevant Māori groups and have incorporated their views into this report.

Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s

48. Under section 18(2)(m), this report must include our advice on whether, due to any of the matters identified in section 18, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.

49. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, consider a report that is prepared and provided by the responsible agency in accordance with this section.	8-10
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	15-21
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	32-33
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	34-41
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	22-23
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	24, 42
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	24, 42
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	25, 42
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaimai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	26, 43
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	27-28
18(2)(j)	If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation), <ul style="list-style-type: none"> (i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements. 	29-30, 44

	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
18(2)(k)	Any other Māori groups with relevant interests.	31
18(2)(l)	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e); (ii) any further information received by the Minister from those groups	45-46
18(2)(m)	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	48-49
18(3)	In preparing the report required by this section, the responsible agency must consult relevant departments.	47
18(4)	The responsible agency must provide the report to the Minister not later than 20 working days after the date for providing comments under section 17(6).	N/A
18(5)	However, if the Minister requests further information about a referral application under section 20, the time period specified in subsection (4) ceases to run for the period of time specified in the request.	N/A

Attachment 2: Project location map



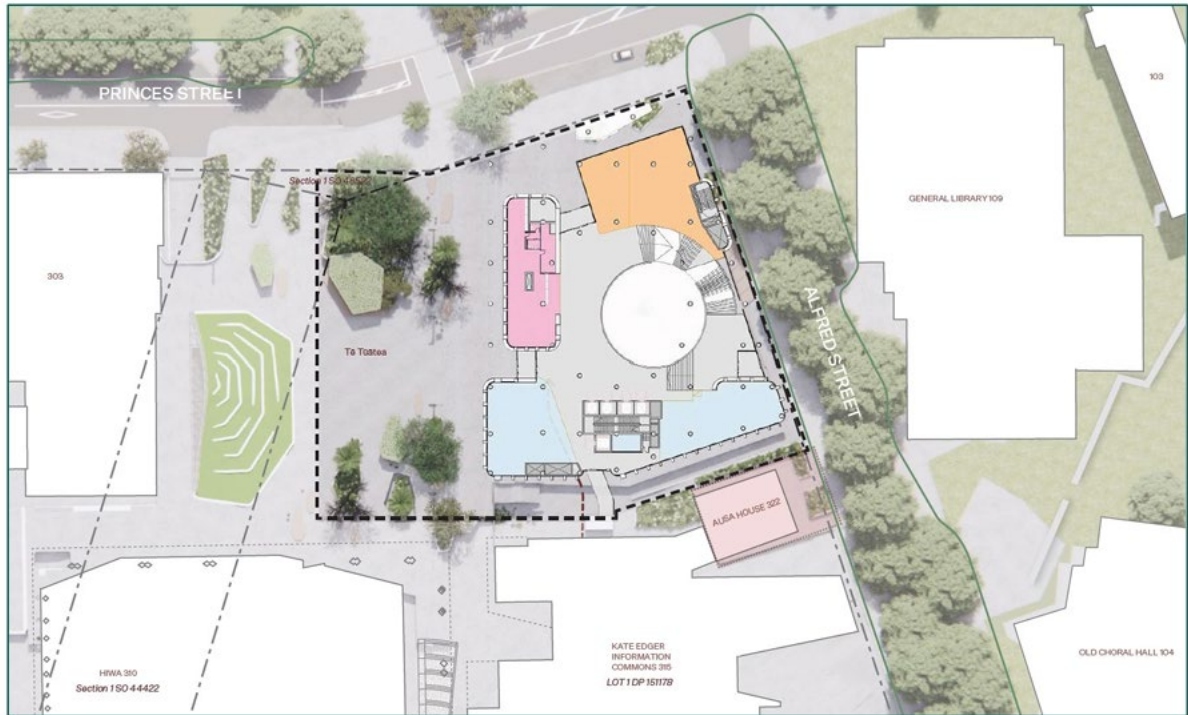
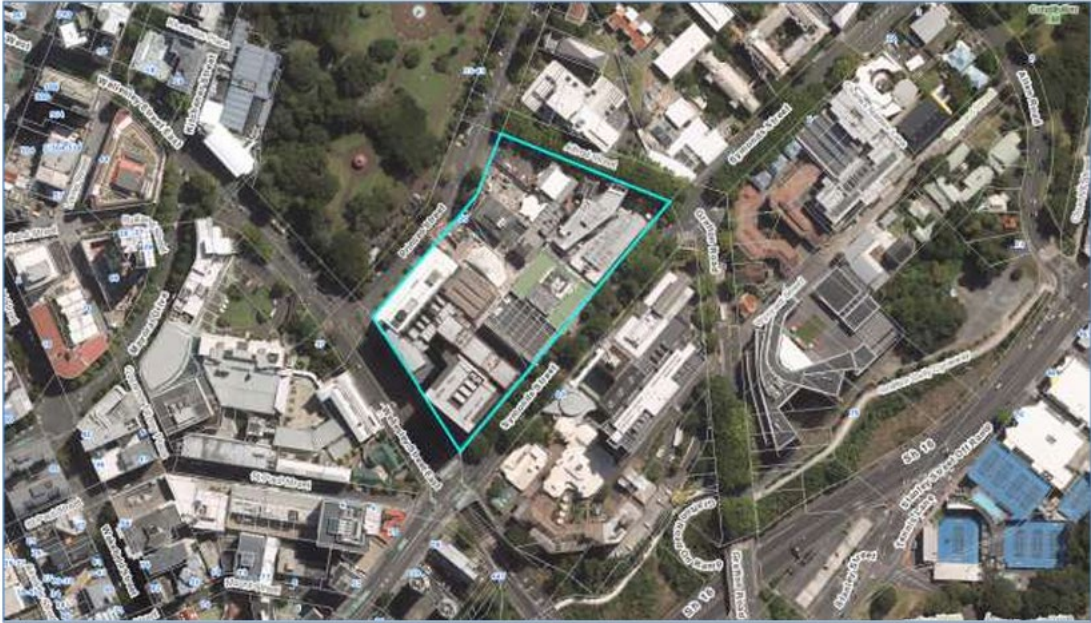


Figure 1: Student Centre and Library Site Plan. Source: Warren and Mahoney

Attachment 3: List of relevant Māori groups

Name of group	Type of group (section of Act)
Ngāti Whātua o Ōrākei Trust Board	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāi Tai ki Tāmaki Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Te Kawerau Iwi Settlement Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāti Tamaoho Settlement Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a));
Ngāti Pāoa Iwi Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Ngāti Maru Rūnanga Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); mandated entity (s18(2)(d))
Te Patukirikiri Iwi Trust	iwi authority s18(2)(a); Treaty settlement entity (s18(2)(a)); mandated entity (s18(2)(d))
Ngāti Tamaterā Treaty Settlement Trust	iwi authority s18(2)(a); Treaty settlement entity (s18(2)(a)); mandated entity (s18(2)(d))
Te Ākitai Waiohua Waka Taua Inc	iwi authority (s18(2)(a));
Te Rūnanga o Ngāti Whātua	iwi authority (s18(2)(a)); mandated entity (s18(2)(d))
Ngāti Te Ata Claims Support Whānau Trust	iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Hako Tūpuna Trust	iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a)); mandated entity (s18(2)(d))
Te Ākitai Waiohua Settlement Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership	Treaty settlement entity (s18(2)(a))
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership	Treaty settlement entity (s18(2)(a))
Ngāti Koheriki Claims Committee	Mandated entity (s18(2)(d))
Te Ahiwaru Waiohua	other Māori group with relevant interests (s18(2)(k))

Attachment 4: Excerpt from Te Ākitai Waiohua Whakaaetanga Tiaki Taonga agreement

DOCUMENTS

5: WHAKAAETANGA TIAKI TAONGA

MAHI HURA WHENUA - MĀORI HERITAGE AND ARCHAEOLOGY

15. The Heritage New Zealand Pouhere Taonga Act 2014 (“the Act”) defines an archaeological site as a place associated with pre-1900 human activity where there may be evidence relating to the history of Aotearoa/New Zealand. When any development is planned that may affect an archaeological site or suspected archaeological site, the developer must apply for an archaeological authority. The archaeological authority provisions are contained in the Act. The developers must consult tāngata whenua. Pouhere Taonga staff:

- a) assess the impact of proposed land development on Māori cultural values, and check that consultation between developers and hapū or iwi has been conducted; and
- b) help liaise with communities – tāngata whenua, landowners, developers, archaeologists.

The complete Whakaaetanga Tiaki Taonga can be found in the documents schedule to the Te Ākitai Waiohua deed of settlement at this link: [Te Ākitai Waiohua — Deed of Settlement — Documents](#)