

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER **Intensification Planning Instrument Plan Change (IPI) Plan Change 78 - to the Auckland Unitary Plan - Operative in Part (AUP)**

DIRECTION FROM THE HEARING PANEL – 30 JANUARY 2025

PLAN CHANGE 78 – (1) SCHEDULING THE METROPOLITAN CENTRE OUTSTANDING MATTERS HEARING AND (2) DELAYING THE SCHEDULING OF THE REMAINING PC78 HEARING TOPICS

1. The Panel issued a [Minute Dated 16 December 2024](#) indicating that it will schedule a hearing for the Metropolitan Centre Outstanding Matters and providing a list of topics the Panel is proposing to hear. The Panel also requested that Council update it on progress with other matters and the possibility of an extension to the current 31 March 2026 deadline for a decision on PC78.
2. Council responded to the Panel’s Minute in its memoranda dated [20 December 2024](#) and [16 January 2025](#).

Scheduling the Metropolitan Centre Outstanding Matters Hearing Notification

3. As indicated in its previous Minute, the Panel will convene a hearing on the topics identified in Attachment 1 to this Direction, with a view to completing its recommendation as it relates to the Metropolitan Centre Zones to Auckland Council.
4. Attachment 1 identifies the topics which apply to the Metropolitan Centre Zones, that will be heard for their appropriateness (that is whether it should be considered a Qualifying Matter (**QM**)); and those topics will be heard as they apply in the Metropolitan Centre Zones i.e. where the QM is proposed to affect a property that is *zoned* Business – Metropolitan Centre.
5. The Panel will not be hearing application of QMs to areas outside of the Metropolitan Centre Zones at this hearing. They will be the subject of a future hearing or hearings.
6. Submitters wanting to speak to the appropriateness of a QM listed in Attachment 1 should do so at this hearing. The Panel intends to make a recommendation on these topics and therefore there will be no opportunity to provide evidence on the appropriateness of the QMs at future hearings.
7. If a submitter has proposed a new QM in topic 013 and that QM would apply in a Metropolitan Centre Zone if implemented, the submitter would need to speak to the appropriateness of the proposed QM at this hearing as well as to its implementation within a Metropolitan Centre Zone

8. The Panel recognises that it may need to consider matters at the forthcoming hearing that are not covered in the topics listed in Attachment 1. If a submitter believes this is the case and wants to speak to a matter that is relevant to the Metropolitan Centre Zones but not covered by these topics then they should contact the Senior Hearings Advisor outlining their intention to participate in the hearing and the reason as to the matter's relevance by midday Friday 28 February 2025.
9. The hearing of the Metropolitan Centre Outstanding Matters will take place on 28, 29, 30 April and 1, 2, 5, 6, 7 and 8 May 2025 (including overflow days). To allow for public holidays the evidence exchange dates for this hearing are below:
 - Council Evidence due midday Monday 17 March 2025
 - Submitter Evidence due midday Monday 31 March 2025
 - Rebuttal Evidence due midday Monday 14 April 2025
 - Legal Submissions due midday Thursday 17 April 2025

Remaining PC78 topics remain on hold

10. Due to the ongoing uncertainty regarding the status of PC78, particularly in relation to topics other than the City Centre and Metropolitan Centre Zones, the Panel has decided to keep the remaining PC78 topics, not covered above, on hold. The Panel will review this situation in early March 2025, and should the uncertainty remain, the Panel will likely need to schedule hearings for the remaining PC 78 topics commencing mid-2025 in order to meet the Council's March 2026 statutory deadline.
11. Any enquiries regarding this Direction, or related matters, should be directed to the Senior Hearings Advisor, Mr Sam Otter by email at npsudhearings@aucklandcouncil.govt.nz



Matthew Casey, KC - Chairperson
30 January 2025

Attachment 1 – Metro Centre Outstanding Matters Hearing topics

Qualifying Matters (QM)/Topics to be heard on appropriateness and as they relate to Metropolitan Centres:

- 009J Qualifying Matters A-I - Significant Natural Hazards
- 009R Qualifying Matters A-I - Aircraft Noise
- 013 Qualifying Matters - (Additional)
- 014A Height - Business height - Policy Principles
- 011A Qualifying Matters - (Special Character) – Appropriateness of Qualifying Matter (as it relates to Special Character Business only)
- 011C Qualifying Matters - (Special Character) – Special Character Business - general or non-specific
- 011D Qualifying Matters - (Special Character) – Special Character Business - provisions

QMs to be heard as they apply in Metropolitan Centre Zones

- 009C Qualifying Matters A-I - Significant Ecological Areas*
- 009K Qualifying Matters A-I- National Grid*
- 009Q Qualifying Matters A-I – Designations*
- 010D Qualifying Matters - (Other) Notable Trees*
- 012C Qualifying Matters - (Infrastructure) - Combined wastewater network*
- 011B Qualifying Matters - (Special Character) – Special Character Business - add new property/area to SCAB
- 011E Qualifying Matters - (Special Character) – Special Character Business - remove property/area from SCAB
- 011F Qualifying Matters - (Special Character) – Special Character Business - support property/area in SCAB as notified

*QMs have already been heard for appropriateness as a QM at the City Centre Outstanding Matters hearing