

Auckland Unitary Plan

Notice of decision made on Independent Hearings Panel (IHP) recommendations on Plan Change 78: Intensification (Metropolitan Centre Zone and related provisions only)

The Resource Management (Direction for the Intensification Streamlined Planning Process to Auckland Council) Amendment Direction 2025 directed the Council to notify its decisions on the IHP recommendations on Plan Change 78 by 31 March 2026.

At its Policy, Planning and Development Committee meeting on 27 November 2025, Auckland Council decided to accept the majority of the IHP's recommendations on submissions on Plan Change 78: Intensification as they related to the Business - Metropolitan Centre Zone provisions including relevant precincts (excluding New Lynn and Westgate Precincts) and qualifying matters. The Council rejected the IHP recommendations:

- applying the Newmarket Special Character Area Business overlay to an area of land outside the Business - Metropolitan Centre Zoned area in Newmarket
- applying a site-specific restricted discretionary activity demolition rule for Business - Mixed Use zoned sites at the corner of Remuera and Middleton Rds, which is land outside the Business - Metropolitan Centre Zoned area in Newmarket.

The reason for rejecting these IHP recommendations is that they apply to land outside the Business - Metropolitan Centre Zoned area in Newmarket, and Plan Change 78: Intensification was withdrawn in part on 9 October 2025 in relation to these areas of land.

The rejected recommendations together with reasons were referred to the Minister for a final decision under clause 101(2) of Schedule 1 of the Resource Management Act 1991 in December 2025. The reasons for rejecting the recommendations are set out in full in the Council's decision.

Clause 102(2) of Schedule 1 of the Resource Management Act 1991 – Alterations with Minor Effect or to Correct Minor Errors

IHP recommendations that were accepted by the Council but have been altered in a way that has a minor effect or to correct a minor error are set out in Attachment B to the Council decision.

The Plan Change 78 - Business - Metropolitan Centre Zone and related provisions subject to the IHP recommendations that have been accepted by Council will become operative in accordance with clauses 20 and 104 of Schedule 1 of the RMA on 8 May 2026.

Where to view the decision

The Auckland Unitary Plan as updated to incorporate the operative provisions of the Business - Metropolitan Centre Zone can be viewed at the following:

- Auckland Council's website at <https://www.aucklandcouncil.govt.nz/pc78-intensification>
- any Auckland Council library
- or by emailing unitaryplan@aucklandcouncil.govt.nz

Date 30/03/2026

**Find out more: phone 09 301 0101
or visit [aucklandcouncil.govt.nz](https://www.aucklandcouncil.govt.nz)**

