

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 – 11 JULY 2025

PLAN CHANGE 78 – ADDITIONAL REPORTING FOLLOWING THE FINAL ENVIRONMENT SELECT COMMITTEE REPORT ON 11 JUNE 2025

1. The Panel issued a direction on 24 March 2025 that the Council provide it with an indicative programme (including key dates) that would enable the Council to make a decision on PC78 by 31 March 2026, and how the Council proposes to address the Light Rail Corridor and natural hazards.
2. Council's memorandum dated 1 April 2025 referred to its request for a bespoke solution (in the context of the proposed RMA reforms) to withdraw PC78 in part and enable a replacement intensification plan change which also addresses natural hazard risks.
3. The Council expected that by mid-June, when the Select Committee was to report back to Parliament on the Resource Management (Consenting and Other System Changes) Amendment Bill (**Bill**), it would have a better understanding of which, if any, PC78 hearing topics would still need to progress.
4. The Select Committee Report on the Bill was presented on 11 June 2025. It recommended the inclusion of a bespoke withdrawal process for Auckland Council (subject to certain conditions) and amendments to section 80E(2) RMA to broaden the scope of matters to be addressed in an Intensification Planning Instrument to include addressing natural hazard risk.
5. The Panel has considered the Select Committee Report and the Minister for Housing Reform's statement dated 11 June 2025, both of which indicate an intention to enable the Council to withdraw the remainder of PC 78 in its present form (the parts relating to the City Centre being operative since 6 June 2025).
6. To enable the Panel and submitters to plan ahead, Council is asked to advise by **30 July**, as part of its monthly reporting:
 - (a) Whether a decision has yet been made that it will (or will not) withdraw the remainder of PC 78 as it presently stands;
 - (b) If a decision has not yet been made, what is the process and timing for such a decision?
 - (c) If a decision has been or is expected to be made, what (if any) qualifications it is or is likely to be subject to. For example:

- (i) Will PC78 withdrawal be conditional on matters such as the final implementation of the legislation?
 - (ii) Will PC78 as it relates to the Metropolitan Centre Zone and most of its precincts, which have recently been heard, be withdrawn or does the Council anticipate that the Panel will issue its recommendations on those?"
7. 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

A handwritten signature in dark ink, appearing to read 'M. Casey'.

Matthew Casey, KC - Chairperson
11 July 2025