

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

AND

IN THE MATTER Plan Change 78 (PC78) - to the Auckland Unitary Plan -
Operative in Part (AUP) – Metropolitan Centre Outstanding
Matters Hearing

DIRECTION FROM THE HEARING PANEL – 21 August 2025

**METROPOLITAN CENTRE OUTSTANDING MATTERS – CLARIFICATION ON THE INFRASTRUCTURE
– COMBINED WASTEWATER NETWORK QUALIFYING MATTER**

1. At the PC78 - Metropolitan Centre Outstanding Matters hearing on 3 June 2025, the Panel heard planning evidence for Auckland Council on the matter of the application of the Infrastructure – Combined Wastewater Network Qualifying Matter (**Combined WW QM**) in the context of the Business – Metropolitan Centre Zone (**MCZ**).
2. Relevantly, para [6.3] of Ms. Bell’s evidence states that the purpose of the Combined WW QM is to manage the effects arising from the application of the Medium Density Residential Standards and therefore applied only to sites in the residential zones. Her para [7.1] states that *‘Given the above stated purpose of the Combined WW QM, it was considered the Combined WW QM was not needed to be applied to sites within the MCZ’*.
3. In the course of preparing its recommendations, the Panel notes that the PC78 Map Viewer identified the Combined WW QM as applying to 9-11 Teed Street, Newmarket which is zoned MCZ. In view of Ms. Bell’s evidence, the Panel wishes to clarify if the application of the qualifying matter to 9-11 Teed Street is a mapping error.
4. The Panel therefore **DIRECTS** the Council to file a supplementary statement clarifying whether the inclusion of 9-11 Teed Street Newmarket in the Combined WW QM is a mapping error, by 1pm Monday 25 August 2025.

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
21 August 2025