

**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 – 12 AUGUST 2025**

**METROPOLITAN CENTRE ADDITIONAL OUTSTANDING MATTERS – SCHEDULING THE HEARING**

1. The Hearing Panel issued a Minute and Direction dated 21 July 2025 that responded to the Council having identified three additional submission points that the Panel needs to hear to complete a recommendation on the Metropolitan Centre Zone and related precincts.
2. The Minute and Direction included directing evidence exchange on the three submission points. The Council provided its evidence on the submission points on 1 August 2025.
3. The Panel asked submitters and further points to advise the Panel by 1pm on Friday 8 August 2025 if they were going to produce evidence and wanted to present to the Panel at a reconvened hearing. Submitter evidence is due Friday 15 August 2025.
4. North Eastern Investments Limited (NEIL) is the only submitter (or further submitter) that advised that they will be producing evidence and has requested 15 minutes to speak to its evidence at a reconvened hearing.
5. Therefore, the Panel will reconvene the hearing online on Wednesday 20 August 2025 at 10.00am using Microsoft Teams.
6. The format for the hearing will be
  - Council speaks to evidence
  - NEIL speaks to evidence
  - Council Reply
7. The Panel requests that if Council or NEIL are producing Legal submissions for the hearing, that these are pre-circulated by 1pm on Tuesday 19 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](mailto:npsudhearings@aucklandcouncil.govt.nz)

A handwritten signature in black ink, appearing to be 'JL' or similar, with a long horizontal stroke extending to the right.

Sarah Shaw  
Deputy Chair  
12 August 2025