



PROACTIVE RELEASE COVERSHEET

Minister	Hon Chris Bishop	Portfolio	RMA Reform
Name of package	RMA S360I regulations - Eden Park amendments to the Auckland Unitary Plan	Date to be published	17 February 2025

List of documents that have been proactively released

Date	Title	Author
10 December 2025	Cabinet Paper: Amending Eden Park provisions in the Auckland Unitary Plan to boost economic growth and employment	Hon Chris Bishop
10 December 2025	Cabinet Minute: Cabinet Economic Policy Committee Minute of Decision, ECO-25-MIN-0213	Cabinet Office

Information redacted **NO**

In Confidence

Office of the Minister Responsible for RMA Reform
Cabinet Economic Policy Committee

Amending Eden Park provisions in the Auckland Unitary Plan to boost economic growth and employment

Proposal

- 1 This paper seeks agreement to make regulations to amend provisions in the Auckland Unitary Plan (AUP) that are negatively impacting economic growth and employment associated with New Zealand's largest stadium, Eden Park.

Relation to government priorities

- 2 The proposals in this paper support Government priorities to secure economic benefits associated with major events and broadly align with the Government's focus on delivering growth and jobs through reform of the resource management system.

Executive Summary

- 3 A recent amendment to the Resource Management Act 1991 (RMA) introduced new powers for the Minister for the Environment (subsequently delegated to the Minister Responsible for RMA Reform) to make regulations to modify or remove provisions in a policy statement or plan that are negatively impacting economic growth, development capacity or employment.
- 4 I initiated an investigation into local planning provisions that apply to Eden Park and this report determined that provisions in the AUP are having a negative impact on economic growth and employment associated with Eden Park. I have shared the investigation report and proposed amendments to the AUP with Auckland Council and have publicly consulted on the changes.
- 5 I have considered the feedback received from Auckland Council and the public consultation process and propose a package of amendments to the AUP that will remove unnecessary planning restrictions for Eden Park. Key elements of this package are:
 - 5.1 Providing for more diverse uses of the stadium, such as displays and exhibitions, markets, fairs, trade fairs, and cultural and community events;
 - 5.2 Recognising Eden Park as one of our main concert venues by increasing the number of concerts that can be held at Eden Park per year. The changes would increase the number of concerts Eden Park can host from 12 per year, to 32 concerts – with 12 of these being large concerts of 30,000 plus attendees, and 20 being medium sized concerts of between 10,000 and 30,000 attendees;
 - 5.3 Removing unnecessary restrictions around when and how often concerts can be held, and increasing the maximum concert duration to 8 hours;

IN CONFIDENCE

- 5.4 Removing unnecessary restrictions on sports games, including how many can be held in a year and when and how often they can occur; and
 - 5.5 Changes to noise standards to support a three-staged approach for everyday activities, sports games, and concerts.
- 6 Overall, this package of amendments will remove unnecessary barriers to Eden Park's growth and ensure that it is able to attract world-class events that will benefit all New Zealanders, both through access to international acts and the economic benefits associated with major events.
- 7 I will deliver this package of amendments via regulations and will return to the Cabinet Legislation Committee early next year with drafted regulations.

Background

- 8 The Resource Management (Consenting and Other System Changes) Amendment Act 2025 introduced new powers for the Minister for the Environment (subsequently delegated to the Minister Responsible for RMA Reform) to make regulations to modify or remove provisions in a policy statement or plan that are negatively impacting economic growth, development capacity or employment.
- 9 In September 2025, I directed my officials to begin an investigation under s360I of the Resource Management Act 1991 (RMA) into planning provisions that apply to Eden Park [CAB-MIN-0307 refers].
- 10 The investigation report was completed in October 2025 and is attached at Appendix 1. The report found that local planning provisions that apply to Eden Park are having a negative impact on economic growth and employment. The report found these restrictive provisions have resulted in \$432 million of economic activity foregone, over a 10-year period. The report found that this amount of economic activity could have supported up to 751 additional jobs in the Auckland region.

Key recommendations in the investigation report

- 11 The investigation report attached at Appendix 1 made recommendations as to how the AUP could be amended to lessen negative impacts on economic growth and employment. Key recommendations in the report include:
- 11.1 providing for more diverse uses of the stadium, such as displays and exhibitions, markets, fairs, trade fairs, and cultural and community events;
 - 11.2 providing for 12 'large' concerts (over 30,000 attendees) and providing for 20 'medium' concerts (between 10,000 and 30,000 attendees), per year, with no further restrictions on the number of acts that must make up this concert allocation;
 - 11.3 simplifying provisions related to sports games, particularly those relating to when and how often sports games can take place; and
 - 11.4 changes to noise standards to support a three-staged approach for everyday activities, sports games, and concerts.

- 12 The report makes other recommendations to modify or remove provisions related to Eden Park – including provisions related to lighting, traffic management, and functions and conferences.
- 13 In November 2025, I provided the investigation report to Auckland Council for response and ran a public consultation process.

Analysis

Public consultation feedback

- 14 I received 219 submissions on the investigation report and proposed amendments. Of the total submissions received, 53% supported the proposed amendments, 38.8% opposed the amendments, 5.9% were neutral and 2.3% opted not to answer. Table 1 below provides an overview of the submission feedback received.

Table 1: Overview of submissions

		Position on proposed amendments			
		Support	Oppose	Neutral	Not answered
Submitter location	Auckland (suburbs surrounding Eden Park)	88	84	13	2
	Auckland (outside suburbs surrounding Eden Park)	22	1	0	2
	Within New Zealand	6	0	0	1
		116 (53% supported)	85 (38.8% opposed)	13 (5.9% neutral)	5 (2.3% did not answer)

Key themes from public consultation

- 15 The Eden Park Trust Board submitted in support of the proposed amendments, noting that it would “allow Eden Park to deliver more value for Auckland and New Zealand while ensuring the community continues to be engaged through established consultation and communication plans”.
- 16 Several local businesses and business associations (including the Dominion Road Business Association, the Fringe District and the Restaurant Association of New Zealand) submitted in support of the changes, noting that strong support for more events at Eden Park and the positive flow-on effects for local hospitality, retail and accommodation sectors.

- 17 Key themes in submissions included:
- 17.1 Economic benefits associated with Eden Park – 46% of submitters mentioned the economic benefits that will accrue from increased use of Eden Park and the flow on effects for jobs, businesses and tourism. Of the submitters that mentioned economic benefits, 67% submitters were from the suburbs surrounding Eden Park.
 - 17.2 Eden Park as a community asset – 29% of submissions referenced Eden Park as a community asset or noted its benefits to the local community. These submitters noted that Eden Park enhances the area and adds value to the local community.
 - 17.3 Parking and traffic management concerns – 65% of submitters mentioned parking or traffic management. Most of these submitters identified they were from the suburbs surrounding Eden Park. These submitters tended to mention difficulty finding parking outside their homes during events and difficulty accessing their homes, poor enforcement of parking restrictions, and found that road closures were disruptive.
 - 17.4 Anti-social behaviour and rubbish concerns – 57% submission mentioned anti-social behaviour (such as violence, drunk people, rowdy crowds) and rubbish. These submitters often mentioned concerns about safety, cleanliness and the impact of events on neighbourhood amenity. Of the submitters that mentioned anti-social behaviour or rubbish, 83% were from the suburbs surrounding Eden Park.
 - 17.5 Noise concerns – 43% submitters opposed the proposals, noting that the changes will worsen noise impacts. These submitters tended to consider that the noise standards are already at the limit of acceptability, noting that the currently consented concerts are too loud or finish too late. Some submitters noted the need to consider the cumulative impact of these changes, and some seemed sceptical that introducing the ability for Eden Park to host smaller concerts would support economic growth, noting that these concerts could be hosted elsewhere.
 - 17.6 Infrastructure – 42% submissions mentioned infrastructure and the effect of more intensive development planned for the suburbs surrounding Eden Park. These submitters tended to note the need for corresponding upgrades to infrastructure such as public transport and roading networks, rubbish bins and public toilets, to support changes to increase the use of Eden Park.
 - 17.7 Consultation on the investigation report and proposed amendments – 11% submitters mentioned consultation, with most noting that the consultation process has been poor, rushed or inadequate. These submitters tended to note that the consultation process could be longer, more thorough, or that residents should have been consulted in the development of the investigation report.
 - 17.8 Event management – 12% submitters mentioned event management. Of these, about half expressed support, or conditional support, for the way the Eden Park Trust Board manages events, while 44% submitted that current management of events was poor. 7% of submitters were neutral or mixed – ie, submission feedback noted management of events was sometimes good and sometimes poor, or that some aspects of event management were better than others.

IN CONFIDENCE

No further amendments proposed to address feedback from public consultation

- 18 Most submissions from residents in the suburbs surrounding Eden Park raised operational matters related to parking and traffic management, anti-social behaviour and rubbish concerns, and event management concerns for either the Eden Park Trust Board, Auckland Council or Auckland Transport to consider. I do not consider that further amendments to the AUP are required to manage these concerns.
- 19 Some submitters opposed the changes on the basis that the level of noise they are subjected to under the status quo is already intolerable or at the upper limit of tolerable. These submitters were likely to request lower noise limits (primarily for concerts), oppose the additional 20 medium-sized concerts suggested in the report, or suggest restrictions on the number of concert events that could take place each week or ensure that concert events cannot occur back-to-back.
- 20 I do not consider it appropriate to amend the proposals in response to this feedback. In my view, reintroducing controls that would impact when and how often Eden Park can host concerts would reintroduce uncertainty for Eden Park when attracting concert events.

Response from Auckland Council

- 21 Auckland Council (the Council) provided a formal response to the investigation report and proposed amendments on 28 November 2025. Their response recognises Eden Park as a critical asset to Auckland, and to New Zealand. The Council's response acknowledges the role that Eden Park plays in bringing significant economic, social and cultural benefits to Auckland and notes that, in principle, the Council supports more events at Eden Park.
- 22 The Council made recommendations on matters that are largely of a minor and technical nature, including that:
- 22.1 the operating management plan (currently provided for in the recommendations of the investigation report as an information requirement) is made a permitted activity standard;
 - 22.2 the amendments to the AUP specify a process by which Eden Park Trust Board must notify the Council and Auckland Transport about concerts and special events; and
 - 22.3 the amendments to the AUP specify that Eden Park Trust Board must monitor event noise from concerts and special events, and report this to the Council after each event.
- 23 Appended to the Council's response was feedback from the Albert-Eden Local Board. The local board requested more substantive changes to the proposed amendments, many of which would largely retain the status quo for how the planning framework applies to Eden Park.

Changes proposed to address the Council's response

- 24 The Council's response emphasises the role of Eden Park in bringing economic, social and cultural benefits to Auckland, and is in favour of making better use of Eden Park by enabling the stadium to host more events. However, the Council has also suggested some technical amendments to the recommendations in the investigation report.

- 25 I have considered the changes sought by the Council and agree that some changes could be made to improve workability of the amendments and ensure the provisions reinforce good information sharing between the Eden Park Trust Board and the Council. I propose minor changes to the recommendations in the investigation report to:
- 25.1 require Eden Park Trust Board to provide an operating management plan as a permitted activity standard;
 - 25.2 specify the Eden Park Trust Board must notify the Council and Auckland Transport, as early as practicable, of any upcoming event and any other relevant event details, including the start and finish time of the event; and
 - 25.3 require, as part of the operating management plan, that Eden Park Trust Board provides the Council with a noise management plan that specifies how compliance with noise standards, particularly for concerts, is monitored and how this monitoring data is subsequently shared with the Council. I note that, under its current consent for concerts, the Eden Park Trust Board is required to monitor compliance with the noise-related conditions in its consent – so this change would not substantively shift current practice and ensures that the Council does not have to cover the cost of monitoring noise associated with concerts.
- 26 The Council's formal response notes their willingness to work collaboratively with me and my officials on the proposed amendments. I intend that my officials will work with the Council to ensure that the proposed amendments to the AUP, including the further changes I have proposed, are workable. For this reason, I am also seeking authorisation to make further policy decisions on the proposed package of amendments, if required to improve workability.

Cost-of-living Implications

- 27 Proposals in this paper do not have direct impacts on the cost of living.

Financial Implications

- 28 Proposals in this paper do not have direct financial implications.

Legislative Implications

- 29 Regulations are required to implement the proposals in this paper.

Impact Analysis

Regulatory Impact Statement

- 30 The Ministry for Regulation has determined that this proposal is exempt from the requirement to provide a Regulatory Impact Statement on the grounds that the economic, social or environmental impacts are limited and easy to assess.

Climate Implications of Policy Assessment

- 31 The Climate Implications of Policy Assessment (CIPA) team has been consulted and confirms that the CIPA requirements do not apply to this policy proposal, as the threshold for significance is not met.

Population Implications

- 32 The proposals do not have specific population implications.

Human Rights

- 33 The proposals in this paper are not inconsistent with the New Zealand Bill of Rights Act 1990 or the Human Rights Act 1993.

Use of external Resources

- 34 The proposals in this paper were informed by an investigation report that was produced by a consultancy with relevant expertise in planning and resource management matters, and this report was supported by economic analysis produced by a separate consultancy with relevant expertise in economic analysis. Use of these consultancies was appropriate to ensure the investigation report, and associated economic analysis, was independent and delivered on time.

- 35 No contractors or consultants have been used to develop this Cabinet paper and no further work from consultants will be required to deliver the proposals in this paper.

Consultation

Consultation with Auckland Council and parties likely to be affected by regulations created under s360I of the RMA

- 36 Under the RMA, the Minister Responsible for RMA Reform is required to consult with both the council and parties that are likely to be affected by the removal or modification of provisions using regulations made under s360I of the RMA. As required by the RMA, I have considered the feedback received from consultation, and this is reflected in the proposals in this paper.

Consultation with central government agencies

- 37 The Department of Internal Affairs, Ministry of Arts, Culture and Heritage, Ministry of Business, Innovation and Employment, the Parliamentary Counsel Office, and Sport New Zealand have been consulted on the proposals in this paper.

Communications

- 38 I intend to release a press release announcing the final package of changes and next steps in December 2025.

Proactive Release

- 39 I intend to release this Cabinet paper proactively, in whole, within 30 business days.

Recommendations

The Minister Responsible for RMA Reform recommends that the Committee:

- 1 **note** that in September 2025, the Minister Responsible for RMA initiated an investigation into the impacts of local planning provisions on the economic growth and employment associated with Eden Park [CAB-MIN-0307];
- 2 **note** that the investigation report found that local planning provisions that apply to Eden Park are having a significant impact on economic growth and employment;
- 3 **note** that the recommendations in the investigation report, and the proposed amendments to the Auckland Unitary Plan appended to the investigation report, form the basis of the package of amendments that the Minister Responsible for RMA Reform will progress;
- 4 **agree** to progress a package of amendments to the Auckland Unitary Plan to lessen the negative impacts on economic growth and employment by:
 - 4.1 providing for more diverse uses of the Eden Park stadium, such as displays and exhibitions, markets, fairs, trade fairs, and cultural and community events;
 - 4.2 increasing the number of concerts that can be held at Eden Park to 32 concerts per year, with 12 of these being large concerts of 30,000 plus attendees, and 20 being medium sized concerts of between 10,000 and 30,000 attendees – and no further restrictions on the number of acts that must make up this concert allocation;
 - 4.3 removing unnecessary restrictions around when and how often concerts can be held at Eden Park, and increasing the maximum concert duration to 8 hours;
 - 4.4 removing unnecessary restrictions on sports games held at Eden Park, including how many can be held in a year and when and how often they can occur;
 - 4.5 changing Eden Park noise standards to support a three-staged approach for everyday activities, sports games, and concerts;
 - 4.6 making other changes to the Eden Park precinct provisions related to lighting, traffic management, functions, gatherings, conferences and meetings, professional fireworks displays, helicopter flights, and operating management plans;
- 5 **agree** to progress minor changes to the proposed amendments to the Auckland Unitary Plan appended to the investigation report, to:
 - 5.1 require Eden Park Trust Board to provide an operating management plan as a permitted activity standard;
 - 5.2 specify that the Eden Park Trust Board must notify Auckland Council and Auckland Transport, as early as practicable, of any upcoming event and other relevant event details, including the start and finish time of the event;

IN CONFIDENCE

- 5.3 require, as part of the operating management plan, that the Eden Park Trust Board provides Auckland Council with a noise management plan that specifies how compliance with noise standards, particularly for concerts, is monitored and how this monitoring data is subsequently shared with the Council.
- 6 **authorise** the Minister Responsible for RMA Reform to make further policy decisions to improve workability of the proposed amendments and issue drafting instructions to PCO to implement the recommendations in this paper;
- 7 **note** that the Minister Responsible for RMA Reform will return to the Cabinet Legislation Committee in early 2026 to seek approval to submit drafted regulations to the Executive Council.

Authorised for lodgement

Hon Chris Bishop

Minister Responsible for RMA Reform

IN CONFIDENCE



Cabinet Economic Policy Committee

Minute of Decision

This document contains information for the New Zealand Cabinet. It must be treated in confidence and handled in accordance with any security classification, or other endorsement. The information can only be released, including under the Official Information Act 1982, by persons with the appropriate authority.

Amending Eden Park Provisions in the Auckland Unitary Plan to Boost Economic Growth and Employment

Portfolio RMA Reform

On 10 December 2025, the Cabinet Economic Policy Committee:

- 1 **noted** that in September 2025, Cabinet noted that the Minister Responsible for RMA Reform (the Minister) would initiate an investigation into the impacts of local planning provisions on the economic growth and employment associated with Eden Park [CAB-25-MIN-0307];
- 2 **noted** that the investigation report found that local planning provisions that apply to Eden Park are having a significant impact on economic growth and employment;
- 3 **noted** that the recommendations in the investigation report, and the proposed amendments to the Auckland Unitary Plan appended to the investigation report, form the basis of the package of amendments that the Minister intends to progress;
- 4 **agreed** to progress a package of amendments to the Auckland Unitary Plan to lessen the negative impacts on economic growth and employment by:
 - 4.1 providing for more diverse uses of the Eden Park stadium, such as displays and exhibitions, markets, fairs, trade fairs, and cultural and community events;
 - 4.2 increasing the number of concerts that can be held at Eden Park to 32 concerts per annum, with 12 of these being large concerts of 30,000 plus attendees, and 20 being medium sized concerts of between 10,000 and 30,000 attendees – and no further restrictions on the number of acts that must make up this concert allocation;
 - 4.3 removing unnecessary restrictions around when and how often concerts can be held at Eden Park, and increasing the maximum concert duration to 8 hours;
 - 4.4 removing unnecessary restrictions on sports games held at Eden Park, including how many can be held in a year and when and how often they can occur;
 - 4.5 changing Eden Park noise standards to support a three-staged approach for everyday activities, sports games, and concerts;
 - 4.6 making other changes to the Eden Park precinct provisions related to lighting, traffic management, functions, gatherings, conferences and meetings, professional fireworks displays, helicopter flights, and operating management plans;

- 5 **agreed** to progress minor changes to the proposed amendments to the Auckland Unitary Plan appended to the investigation report, to:
- 5.1 require Eden Park Trust Board to provide an operating management plan as a permitted activity standard;
 - 5.2 specify that the Eden Park Trust Board must notify Auckland Council and Auckland Transport, as early as practicable, of any upcoming event and other relevant event details, including the start and finish time of the event;
 - 5.3 require, as part of the operating management plan, that the Eden Park Trust Board provides Auckland Council with a noise management plan that specifies how compliance with noise standards, particularly for concerts, is monitored and how this monitoring data is subsequently shared with the Council;
- 6 **authorised** the Minister to:
- 6.1 make further policy decisions to improve the workability of the proposed amendments;
 - 6.2 issue drafting instructions to the Parliamentary Counsel Office to implement the above decisions and those made under delegated authority;
- 7 **noted** that the Minister will report back to the Cabinet Legislation Committee in early 2026 to seek approval to submit regulations to the Executive Council.

Rachel Clarke
Committee Secretary

Present:

Hon Nicola Willis (Chair)
Hon Chris Bishop
Hon Brooke van Velden
Hon Shane Jones
Hon Paul Goldsmith
Hon Louise Upston
Hon Dr Shane Reti
Hon Tama Potaka
Hon Simon Watts
Hon Chris Penk
Hon Penny Simmonds
Hon Andrew Hoggard
Hon Nicola Grigg
Hon Mark Patterson
Hon James Meager
Hon Scott Simpson

Officials present from:

Office of the Prime Minister
Office of Hon Chris Bishop
Office of Hon Simon Watts
Officials Committee for ECO