

**PROPOSED PLAN CHANGE 120 –
HOUSING INTENSIFICATION AND RESILIENCE**

**HEARING DIRECTION 5 FROM THE INDEPENDENT HEARINGS PANEL
(REMOVAL OF OPPORTUNITY FOR FURTHER SUBMISSIONS)**

11 MAY 2026

- 1.1 On 8 May 2026, the Panel received a memorandum from the Auckland Council (**the Council**) in relation to PC120. The memorandum provided the Panel a copy of the letter the Council received from the Minister Responsible for RMA Reform, Hon Chris Bishop and the Minister of Conservation, Hon Tama Potaka (**Ministers**) on 30 April 2026, together with a copy of the Ministers’ amended direction to the Council to use the Streamlined Planning Process for PC120 (**Ministers’ amended direction**).
- 1.2 The Panel understands that the Council intends to give public notice on 14 May 2026 of the summary of decisions requested (**SDR**) in submissions on PC120. Ordinarily, notification of the SDR would commence a period for the making of further submissions under clause 8 of Schedule 1 to the RMA. The Panel is conscious that submitters are likely to be preparing to promptly review the SDR in the expectation of lodging further submissions.
- 1.3 The Panel notes that, in steps 4 and 9 of the Ministers’ amended direction, the Council “*must not provide an opportunity for further submissions*”.
- 1.4 The Panel **directs** the Council to confirm how the Council proposes to communicate to submitters and the public that there will not be an opportunity for further submissions on PC120 (whether in the form of a public media release and/or correspondence directly to submitters).

1.5 Any enquiries regarding this direction, or related matters, should be addressed to the Secretariat of the Independent Hearings Panel at pc120hearings@aucklandcouncil.govt.nz.



Sarah Shaw

**Chair
Independent Hearings Panel – PC120**

Date: 11 May 2026