

**PROPOSED PLAN CHANGE 120 –  
HOUSING INTENSIFICATION AND RESILIENCE**  
**MINUTE 15 FROM THE INDEPENDENT HEARINGS PANEL**  
**(RESPONSE TO EXTERNAL CORRESPONDENCE)**

**9 JUNE 2026**

- 1.1 On 19 May 2026, the PC120 Independent Hearing Panel (**Panel**) received correspondence from Character Coalition Inc.
- 1.2 On 25 May 2026, the Panel received correspondence from St Mary’s Bay Association Inc.
- 1.3 Both submitters stated that they had been unsuccessful in securing consultation with Auckland Council (**Council**) regarding PC120, and requested the Panel direct the Council to engage with them before any amendments to PC120 are made or before the commencement of hearings.
- 1.4 On 26 May 2026, the Panel invited the Council (through **Minute 12**) to provide its view on the matters raised by Character Coalition Inc. and St Mary’s Bay Association Inc., including with respect to the relevant statutory framework and matters of natural justice.
- 1.5 On 4 June 2026, the Panel received the Council’s response<sup>1</sup> to Minute 12.
- 1.6 Having considered the correspondence from Character Coalition Inc. and St Mary’s Bay Association Inc. and the response from the Council, the Panel notes that:
- 1.6.1 PC120 is being progressed under the Resource Management Act (**RMA**) using a Streamlined Planning Process (**SPP**).
- 1.6.2 The Council has a discretion under Clause 3(2) of Schedule 1 to the RMA as to whether it consults with the community.

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<sup>1</sup> Memorandum of counsel on behalf of Auckland Council to the Independent Hearings Panel in response to Minute 12 dated 26 May 2026 (date: 4 June 2026).

- 1.6.3 The Ministerial directions for PC120 did not require the Council to undertake consultation prior to notifying PC120.
- 1.6.4 Following recent amendments to the RMA reducing the PC120 housing capacity requirement, any amendments to PC120 will be publicly notified and there will be a second opportunity to make submissions.
- 1.6.5 The Council's stated preference, if it is to meet with any submitters, is to meet with all submitters in relation to a particular issue/matter rather than individual submitters.
- 1.6.6 There are already 10,500 submitters on PC120, and there will likely be additional submitters following the second submission period. The number of submitters is relevant to the practicality of the Council meeting with submitters.
- 1.6.7 Any submitters who wish to be heard will have an opportunity to be heard by the Panel. If there is sufficient time in the hearing programme, Alternative Dispute Resolution opportunities may also be available.
- 1.7 In the circumstances of PC120 and the SPP, the Panel is satisfied that the Council is not required to undertake pre-notification or pre-hearing consultation with submitters and natural justice does not require such consultation.
- 1.8 The Panel **declines** to direct the Council to undertake such consultation.
- 1.9 A copy of the submitters' correspondence, along with this minute and the Council memorandum, will be made publicly available and uploaded to the website. This minute will also be sent to the Council, Character Coalition Inc., and St Mary's Bay Association Inc.
- 1.10 Any enquiries regarding this direction, or related matters, should be addressed to the Secretariat of the Independent Hearings Panel at [pc120hearings@aucklandcouncil.govt.nz](mailto:pc120hearings@aucklandcouncil.govt.nz).



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Sarah Shaw

**Chair**

**Independent Hearings Panel – PC120**

**Date: 9 June 2026**