

**PROPOSED PLAN CHANGE 120 –
HOUSING INTENSIFICATION AND RESILIENCE**
MINUTE 1 FROM THE INDEPENDENT HEARINGS PANEL
24 FEBRUARY 2026

1. Introduction

- 1.1 Proposed Plan Change 120 – Housing Intensification and Resilience (**PC120**) to the Auckland Unitary Plan Operative in Part (**AUP**) was notified on 3 November 2025, and submissions closed on 19 December 2025.
- 1.2 On 11 February 2026, the Panel issued a direction (**Direction 1**) to the Council to provide the Panel with an update on:
- (a) An indicative timeframe for when the Council anticipates being able to notify the Summary of Decisions Requested (**SDR**);
 - (b) An indication of how many working days will be available for the making of further submissions;
 - (c) When a list of the submitters and their contact details can be provided to the Panel. This information will assist the Panel in providing submitters with early notice of any procedural hui or hearings and the likely hearing programme;
 - (d) When and how the Council anticipates being able to make all submissions publicly available, in advance of the SDR; and
 - (e) Whether any technical or administrative constraints need to be addressed to enable publication of the submissions.
- 1.3 On 19 February 2026, the Panel received the Council’s response to Direction 1. This has been made public on the IHP webpages: [PC120 Hearings](#). This minute responds to the Council’s memorandum and advises all parties when the original submissions will be made publicly available online. This minute will be uploaded and made public on the IHP webpages (link shared above).

2. Submissions – Status, Timeframes and Release

- 2.1 The Panel notes the **indicative** timeframe for when the Council anticipates being able to **notify the SDR (14 May 2026)** and **the indicative period for making further submissions, from 14 May to 5 June 2026**. This timeframe has been reflected on the IHP webpages.
- 2.2 The Council’s memorandum advised that a copy of the submissions and list of submitters would be made available to the Panel on Friday, 6 March 2026. The Council subsequently advised on 24 February 2026 that this information would be provided earlier, and the Panel has now received it.
- 2.3 The Panel intends to make all of the original submissions and the list of submitters **publicly available on the IHP webpages on Thursday, 26 February 2026**.
- 2.4 The Panel understands that the Council, in making the public submissions available, has undertaken limited redactions to redact any offensive or sensitive information in submissions. If any submitter or member of the public considers that any offensive or sensitive information should be redacted from submissions, they should contact the Unitary Plan team at unitaryplan@aucklandcouncil.govt.nz.
- 2.5 The Panel will make it explicit in public communications and on its website that **the early publication of submissions does not signal the opening of the further submissions period**. The early publication is solely to support transparency and early engagement.
- 2.6 The further submission period will commence only upon notification of the SDR, and further submissions should not be made until then.

3. Matters raised in the Council’s memorandum

Requests for confidentiality

- 3.1 The Council has sought guidance from the Panel on how to approach the request from some submitters that the Council withhold the submitter’s name and address for service. As an interim measure, the Council proposes to keep these submissions separate from the other submissions to be provided to the Panel.

- 3.2 The Panel Chair has reviewed the legislative requirements and concerns raised. The Resource Management Act 1991 (RMA) regulations and forms require a submitter to specify their name and an address for service.¹ This requirement contributes to a transparent process and enables the parties and the Panel to correspond with submitters. There can however be good reasons for seeking confidentiality in limited circumstances, such as involving safety concerns.
- 3.3 If any submitter seeks to have their name or address for service kept confidential, they are to make a request to the Panel by **4.00pm, Wednesday, 11 March 2026**, for a waiver of the requirement to comply with the RMA regulations and forms. Any waiver request must explain why the submitter seeks that their name or address for service be kept confidential. The Panel **directs** the Council to send a copy of this Minute to such submitters. In the interim, the submissions will not be publicly released.
- 3.4 If no waiver is sought, or the Panel does not grant a waiver, the submissions will be published, including the submitter's name and address for service. Submitters also have the option to withdraw a submission if they do not wish for their name or address for service to be published.

Submissions that appear to be incomplete

- 3.5 The Council has sought guidance from the Panel on the validity of submissions which appear to be incomplete. The Panel has reviewed this matter and considers that it is the Council's responsibility to prepare the SDR from the submissions as filed.
- 3.6 Any enquiries regarding this Minute, or related matters, should be addressed to the Secretariat at pc120hearings@aucklandcouncil.govt.nz.



Sarah Shaw

Chair

Independent Hearings Panel – PC120

Date: 24 February 2026

¹ Regulation 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 (regulations) and Form 5.