

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

**HEARING DIRECTION 3 FROM THE INDEPENDENT HEARINGS PANEL
(UPDATE SOUGHT FOLLOWING MINISTER’S ANNOUNCEMENT)**

27 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 The Independent Hearings Panel (**the Panel**) is aware that on 19 February 2026 the Minister Responsible for RMA Reform and Housing announced that¹:
- Legislation will be introduced to reduce the minimum housing capacity required for PC120 from just over 2 million homes to 1.6 million homes.
 - Auckland Council (**the Council**) is to decide which parts of PC120 to withdraw or amend.
 - For the parts of PC120 that are to continue, the Council is to provide updated provisions and maps to the Panel.
 - There would be further opportunities for the public to provide feedback.
 - The Minister will investigate the AUP provisions for the City Centre, with any additional housing enabled there counting toward the minimum housing capacity of 1.6 million homes.
- 1.3 Withdrawal or amendment of parts of PC120 will have procedural implications for the hearing of PC120. The Panel intends to address these matters in a timely and efficient manner and is issuing this direction as a first step.

¹ NZ Government. *More flexibility for Auckland housing plan* [Press release]. 19 February 2026. <https://www.beehive.govt.nz/release/more-flexibility-auckland-housing-plan>

2. Information sought from Council

2.1 With reference to the Minister’s announcement and the PC120 process diagram that accompanied that announcement:²

- A. Does the Council intend that PC120 as notified will proceed to hearing?
- B. If not, when does the Council anticipate the following steps will be taken?
 - i. Deciding which parts of PC120 to withdraw or amend.
 - ii. Providing updated provisions and maps to the Panel.
 - iii. Providing a further opportunity for public feedback on those updated provisions and maps.
 - iv. The earliest date by which PC120 hearings could commence.
- C. Are there any parts of PC120 as notified that could proceed to hearing independent of the steps outlined above?

3. Timeframe for Council’s response to this direction

3.1 The Panel **directs** the Council to provide a response to the matters raised in Section 2 in writing by **noon, Friday, 20 March 2026**. This Direction will be made publicly available and uploaded to the website.

4. Next Steps

4.1 The Panel will review the information provided by the Council and determine whether additional clarification or documentation is required.

4.2 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: 27 February 2026

² PC120 process diagram can be downloaded from: <https://www.beehive.govt.nz/release/more-flexibility-auckland-housing-plan>