

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

**MINUTE 3 FROM THE INDEPENDENT HEARINGS PANEL
(UPDATE ON PUBLICATION OF SUBMISSIONS)**

27 FEBRUARY 2026

- 1.1 On 11 February 2026, the Independent Hearings Panel (**the Panel**) issued a direction (**Direction 1**) to Auckland Council (**the Council**) to provide the Panel with an update on:
- an indicative timeframe for when the Council anticipates being able to notify the Summary of Decisions Requested (**SDR**);
 - the further submission period;
 - when and how the Council anticipates being able to make all submissions publicly available, in advance of the SDR; and
 - providing the Panel with a list of the submitters on PC 120.
- 1.2 On 19 February 2026 the Panel received the Council’s response¹ to Direction 1. The Council’s memorandum advised that:
- the SDR will be notified on 14 May 2026;
 - the further submission period will run from 14 May to 5 June 2026; and
 - copies of the original submissions and the list of submitters would be made available to the Panel on Friday, 6 March 2026.
- 1.3 In that memorandum² the Council sought guidance from the Panel on how to address requests from some submitters to withhold the submitter’s name and address for service. As an interim measure, the Council proposed to keep these submissions separate from the other submissions to be provided to the Panel.
- 1.4 On 24 February 2026 the Council subsequently advised that the original submissions and list of the submitters would be provided earlier to the Panel³.

¹ Memorandum of counsel on behalf of Auckland Council to the Independent Hearings Panel in response to Direction 1 dated 11 February 2026 (date: 19 February 2026)

² Ibid.

³ Further memorandum of counsel on behalf of Auckland Council to the Independent Hearings Panel in response to Direction 1 dated 11 February 2026 (date: 24 February 2026)

- 1.5 The Panel has now received those documents (excluding the submissions that the Council has identified, which include a request from the submitter that their name and address for service be kept confidential).
- 1.6 On 24 February 2026, the Panel responded to the Council's memorandum (**Minute 1**) and advised that it intends to publish all original submissions and the list of submitters received from the Council online on Thursday, 26 February 2026.
- 1.7 The Panel directed the Council to send a copy of Minute 1 to any submitter who has sought their name or address for service to be kept confidential and that the submitter is to make a request to the Panel by 4.00 pm, Wednesday, 11 March 2026, for a waiver of the requirement to comply with the RMA regulations and forms.
- 1.8 On 26 February 2026 the Council sent a supplementary memorandum⁴ to the Panel advising that the Council has not been able to review the entirety of the PC120 submissions that have been provided to the Panel to check whether there are any additional submitters – beyond those already identified by the Council – who have sought to have their names or addresses kept confidential.
- 1.9 The Council advised that there are approximately 3,000 submissions yet to be reviewed and requested that the Panel delay publicly releasing those 3,000 submissions until the Council has been able to identify all relevant submissions where confidentiality may have been sought.
- 1.10 Subsequent to this memorandum, the Council has now advised that it can expedite this process and complete its review of the remaining 3,000 submissions to find any submissions or submitters that have sought for their name or address for service to be kept confidential by 10 March 2026.
- 1.11 The Panel has reviewed all of this material.
- 1.12 For fairness and transparency, the Panel's preference is to make all of the original submissions (except those seeking confidentiality) and the list of submitters publicly available on the IHP webpages at the same time.

⁴ Memorandum of counsel on behalf of Auckland Council in relation to Minute 1 from the Independent Hearings Panel dated 24 February 2026 (date: 26 February 2026)

- 1.13 As such, the Panel has reviewed the timeframes and will publish the original submissions and list of submitters on **Thursday, 12 March 2026**. This date will enable the Council to complete its review of submissions for confidentiality requests and for any additional identified submissions to be set aside in the interim from those to be published.
- 1.14 If any submitter that the Council identifies between now and 10 March 2026 seeks to have their name or address for service kept confidential, they are to make a request to the Panel by **4.00pm, Tuesday, 24 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. 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.
- 1.15 The Panel **directs** the Council to send a copy of this Minute to such submitters.
- 1.16 In the interim, any submissions identified as requesting confidentiality will not be publicly released. The Panel will consider all waiver requests with respect to confidentiality (those discussed in Minute 1 and those discussed in this Minute) together after 24 March 2026.
- 1.17 The Panel acknowledges the efforts and time being taken by the Council to find any submissions that have sought that the submitter's name or address for service to be kept confidential.
- 1.18 This minute will be uploaded and made public on the IHP webpages.
- 1.19 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: 27 February 2026