

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

HEARING DIRECTION 1 FROM THE INDEPENDENT HEARINGS PANEL

11 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 In accordance with clause 78 of Schedule 1 of the Resource Management Act 1991 (**RMA**), Auckland Council (**the Council**), the Minister Responsible for RMA Reform and the Minister of Conservation have directed the use of a streamlined planning process. The Council and the Ministers have appointed an Independent Hearings Panel (**the Panel**) to hear submissions and make recommendations. The Panel comprises:
- Sarah Shaw (Chairperson)
 - Dr Lee Beattie
 - Dr Stuart Donovan
 - Karyn Kurzeja
 - Malcolm McCracken
 - Vicki Morrison-Shaw
 - Matthew Prasad
 - Karyn Sinclair
 - Jack Turner.
- 1.3 The Panel is required to hear submissions and make recommendations on PC120. The Council must then decide whether to accept or reject each recommendation.
- 1.4 The purpose of this early direction is to request information from the Council to support the Panel’s preparation for the hearing process and to aid transparency.

2. Submissions – Status, Timeframes and Release

2.1 The Panel understands that approximately 10,000 submissions have been received by the Council. The next procedural step in PC120 is for the Council to prepare and notify a Summary of Decisions Requested (**SDR**) under clause 7 of Schedule 1 to the RMA. Notification of the SDR will commence the further submission period.

2.2 The Panel **directs** the Council to provide the Panel with an update on:

- i. An indicative timeframe for when the Council anticipates being able to notify the SDR.
- ii. An indication of how many working days will be available for the making of further submissions.
- iii. 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.

Proactive Public Release of Submissions

2.3 Given the volume of submissions, the Panel considers that a proactive approach should be taken to make available copies of all submissions received on PC120 as soon as reasonably practicable, in advance of notification of the SDR. Early publication of the submissions will:

- Assist the Panel in preparing for the hearings programme;
- Assist submitters, the public, and Panel members to read and understand the submissions prior to the further submission period;
- Enable submitters to undertake early engagement with other submitters on matters raised in submission, if they choose to do so; and
- Improve transparency and maintain public confidence in the process.

2.4 The Panel **directs** the Council to provide the Panel with an update on:

- i. When and how the Council anticipates being able to make all submissions publicly available.
- ii. Whether any technical or administrative constraints need to be addressed to enable publication of the submissions.

2.5 The Panel will make it explicit in public communications and on its website — and requests the Council do the same — 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. The further submission period will only commence on notification of the SDR, and further submissions should not be made until the further submission period.

Timeframe for Response

- 2.6 The Panel **directs** that all information in Section 2 be provided by the Council in writing by **noon on Thursday, 19 February 2026**.

3. Website and Correspondence

- 3.1 The Independent Hearings Panel website is now live at <https://www.aucklandcouncil.govt.nz/en/have-your-say/hearings/types-of-hearings/pc120-housing-intensification-resilience-hearings.html>
- 3.2 All hearing enquiries should be sent to pc120hearings@aucklandcouncil.govt.nz.
- 3.3 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 Further directions will follow with respect to late submissions and early preparations for PC120 hearings.
- 4.3 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 February 2026