

## **Before the Independent Hearings Panel**

**In the matter** of the Resource Management Act (1991)

**And**

**In the matter** of Plan Change 120: Housing Intensification and Resilience to the Auckland Unitary Plan Operative in Part (**AUP**)

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**Memorandum of counsel on behalf of Auckland Council in response to Hearing Direction 3 from the Independent Hearings Panel dated 27 February 2026**

**Date: 20 March 2026**

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## MAY IT PLEASE THE PANEL

- 1 As the Independent Hearings Panel (**Panel**) is aware, we act for Auckland Council (**Council**) in relation to Plan Change 120: Housing Intensification and Resilience (**PC120**) to the Auckland Unitary Plan Operative in Part (**AUP**). The purpose of this memorandum is to respond to the Panel's Hearing Direction 3, issued on 27 February 2026 (**Direction 3**).
- 2 In paragraphs 1.1 and 1.2 of Direction 3, the Panel addressed the Minister Responsible for RMA Reform and Housing's (**Minister**) announcement on 19 February 2026. That related to legislation being introduced to amend the Resource Management Act 1991 (**RMA**) to reduce the minimum housing capacity required for PC120 from just over 2 million homes to 1.6 million homes, including that the Council is to decide which parts of PC120 to withdraw or amend and other matters arising from the Minister's announcement.
- 3 At paragraph 1.3 of Direction 3, the Panel highlighted that the withdrawal or amendment of part of PC120 will have procedural implications for the hearing of PC120 and indicated that the Panel intends to address these matters in a timely and efficient manner.
- 4 At paragraph 2.1 of Direction 3, the Panel sought the following information from the Council with reference to the Minister's announcement and the PC120 process diagram that accompanied that announcement:
  - 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?*

5 We are instructed the Council provides the following responses on each of these matters in this memorandum, as outlined below.

**Does the Council intend that PC120 as notified will proceed to hearing?**

6 As outlined above, the Panel has queried whether the Council intends that PC120 as notified will proceed to hearing.

7 Following the legislative changes that have been signalled by the government, the Council may have the ability to withdraw and/or amend parts of PC120, which may impact on whether PC120 as notified will proceed to hearing.

8 On 24 February 2026, the Minister sent the Mayor correspondence requesting information on how the Council intends to reduce the minimum housing capacity for PC120, including any principles the Council may use to make any changes and an outline of the areas or suburbs that might be affected by any changes (**Minister's correspondence**). The Minister asked for this information to be provided by 17 March

2026. The Minister's correspondence is attached as **Attachment A** to this memorandum.

9 We are also advised that on 10 March 2026, the Council's Policy, Planning and Development Committee (**Committee**) resolved to agree the following principles that will guide options for evaluating changes to the minimum housing capacity of 1.6 million dwellings in the AUP, consistent with the government's announcements, as requested by the Minister's correspondence:

9.1 Retain down-zoning for natural hazards as notified;

9.2 Retain mandatory intensification in the walkable catchments and the five City Rail Link (**CRL**) stations and as required by the National Policy Statement on Urban Development (**NPS-UD**);

9.3 Retain intensification that maximises investment in the CRL;

9.4 Decrease housing capacity using a distance of more than ten kilometres from the city centre as a starting point;

9.5 Decrease housing capacity through reassessing the intensification along corridors, starting with the lower ranked bus corridors;

9.6 Decrease in the amount of Mixed Housing Urban zoned land in areas which do not have good access to public transport or the city centre;

9.7 Retain qualifying matters as notified;

- 9.8 Providing a buffer from the minimum 1.6 million dwellings to enable the Panel some flexibility in their deliberations when making recommendations to the Council; and
- 9.9 Investigate opportunities for additional down-zoning for natural hazards.
- 10 A copy of the minutes from this Committee meeting, including the agreed principles outlined above, is attached at **Attachment B** to this memorandum.
- 11 We are further advised that the Council responded to the Minister's correspondence on 12 March 2026. A copy of the Council's response to the Minister's correspondence is attached as **Attachment C** to this memorandum.

**If not, when does the Council anticipate the following steps will be taken**

***Deciding which parts of PC120 to withdraw or amend***

- 12 Any Council decisions to withdraw and/or amend parts of PC120 could only be made following the legislative changes that have been signalled by the government.
- 13 As outlined in paragraphs [7] to [9] above, the Committee resolved to agree on principles that will guide options for evaluating changes to the minimum housing capacity and deciding which parts of PC120 to withdraw or amend. However, until such time as the relevant legislation is amended, the Council is unable to make a decision on which parts of PC120 to withdraw or amend and it is currently unable to advise the timing of any decisions about whether any parts of PC120 will be withdrawn or amended.

***Providing updated provisions and maps to the Panel***

- 14 As discussed above, the Council has not yet made a decision on this matter. We are advised that until such time that the relevant legislation is amended and the Council is able to make a decision about whether PC120 as notified will proceed to hearing or which parts of PC120 to withdraw or amend, the Council is unable to advise when it will be able to provide updated provisions and maps to the Panel.

***Providing a further opportunity for public feedback on those updated provisions and maps***

- 15 As discussed in relation to the first question above, we are advised that until such time that the relevant legislation is amended and the Council is able to make a decision about which parts of PC120 to withdraw or amend, the Council is unable to advise the Panel when it will be able to provide a further opportunity for public feedback on any updated provisions and maps.

***The earliest date by which PC120 hearings could commence***

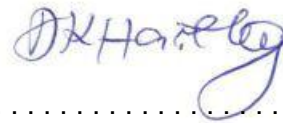
- 16 As discussed above, we are instructed that until such time that the relevant legislation is amended and the Council is able to make decisions about PC120, the Council is unable to advise the Panel about the earliest date by which PC120 hearings could commence.

**Are there any part of PC120 as notified that could proceed to hearing independent of the steps outlined above?**

- 17 We are instructed that the Council has not yet made a decision about whether there is any part of PC120 as notified that could proceed to hearing independent of the steps outlined above,

given it is awaiting amendment legislation. Therefore, the Council is currently unable to advise the Panel if there is any part of PC120 as notified that could proceed to hearing independent of the steps outlined above.

**Date:** 20 March 2026

A handwritten signature in blue ink, appearing to read 'DK Hartley', written over a dotted line.

D K Hartley / A F Buchanan  
Counsel for Auckland Council

## Hon Chris Bishop

Minister of Housing  
Minister for Infrastructure  
Minister Responsible for RMA Reform  
Minister of Transport  
Leader of the House  
Associate Minister of Finance  
Associate Minister for Sport and Recreation



CB-COR2685

Mayor Wayne Brown  
Auckland Council

24 February 2026

Dear Wayne,

Thank you for all the work that Auckland Council has undertaken at pace to date on Plan Change 120 (PC120). As you are aware, last Thursday, I announced the Government's intention to introduce amendments to the Resource Management Act 1991 (RMA) to provide Auckland Council with greater flexibility in delivering PC120 – namely by reducing the minimum housing capacity requirement from just over two million dwellings to 1.6 million dwellings, while still requiring intensification in the locations that make sense.

I realise that the backwards and forwards on updating Auckland's plan to enable greater housing growth in Auckland has been frustrating for you and your Council. As Minister for Housing and RMA Reform, I share these frustrations. However, I am confident that by working together collegially we can realise our shared aspirations for helping Auckland grow into the world-class city it can and should be.

As part of progressing these legislative amendments, I am writing to respectfully request Auckland Council provides me with information on how it intends to exercise the flexibility provided by this change in capacity requirement. This information will help inform Cabinet decisions.

It would be helpful for me and for Cabinet if this information includes:

- An outline of the approach you intend to take to reviewing densities across the city, including any principles you may use to make any changes.
- An outline of areas or suburbs that might be affected by any changes, including whether you will likely withdraw or amend the PC120 provisions, with a brief description of the purpose and nature of any likely amendments.

To minimise the disruption to the PC120 process already underway, it would be helpful to provide this information in writing by 17 March 2026.

I look forward to continuing to work constructively with Auckland Council to ensure PC120 delivers more homes in the right places, supports economic growth, and reflects the views of Aucklanders.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Chris Bishop'.

Hon Chris Bishop  
Minister Responsible for RMA Reform  
Minister of Housing

5 HH57 < A9 BH'6



**Date:** Tuesday, 10 March 2026  
**Time:** 10:00am  
**Meeting Room:** Reception Lounge  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

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## Policy, Planning and Development Committee OPEN MINUTES

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The meeting commenced at 10:03am.

### TE HUNGA KUA TAE MAI | PRESENT

<b>Chairperson</b>	Councillor Richard Hills	
<b>Deputy Chairperson</b>	Councillor Julie Fairey	
<b>Members</b>	Councillor Andrew Baker	Via electronic link
	Councillor Josephine Bartley	From 10:04am, Item 1
	Mayor Wayne Brown	From 10:05am, Item 8.1
	Councillor Alf Filipaina, MNZM	
	Councillor Christine Fletcher, QSO	
	Councillor Lotu Fuli	Via electronic link
	Councillor John Gillon	From 10:05am, Item 8.1
	Councillor Shane Henderson	
	Councillor Mike Lee	From 10:04am, Item 1
	Councillor Daniel Newman, JP	From 10:20am, Item 8.1
	Councillor Sarah Paterson-Hamlin	
	Councillor Greg Sayers	
	Councillor Victoria Short	
	Deputy Mayor Desley Simpson, JP	
	Councillor Ken Turner	
	Councillor John Watson	
Councillor Maurice Williamson	From 10.10am, Item 8.1	
Hokura Member Karen Wilson		
Councillor Matt Winiata		

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**TE HUNGA KĀORE I TAE MAI | ABSENT**

**Members**

Houkura Member Ngarimu Blair  
Councillor Bo Burns

## Electronic Attendance

The Chairperson advised that the following members would attend via electronic link and that they were satisfied that the requirements for electronic attendance had been met:

- Councillor A Baker - on council business (SO 3.5.5 a))
- Councillor L Fuli (SO 3.5.5 b))

## 1 Ngā Tamōtanga | Apologies Apologies

Resolution number PPDC/2026/11

MOVED by Councillor Fairey, seconded by Councillor Paterson-Hamlin:

**That the Policy, Planning and Development Committee:**

**a. whakaae / accept the apology / apologies from:**

### Absence

**Councillor Baker - on council business  
Houkura Member Blair  
Councillor Burns**

### Lateness

**Councillor Newman  
Councillor Williamson**

**CARRIED**

*Councillor Bartley entered the meeting at 10.04am.  
Councillor Lee entered the meeting at 10.04am.*

## 2 Te Whakapuaki i te Whai Pānga | Declaration of Interest Declaration of Interest

There were no declarations of interest.

**3 Te Whakaū i ngā Āmiki | Confirmation of Minutes**  
**Confirmation of Minutes**

Resolution number PPDC/2026/12

MOVED by Councillor Hills, seconded by Councillor Fairey:

**That the Policy, Planning and Development Committee:**

- a. **whakaū / confirm the ordinary minutes of its meeting, held on Tuesday, 10 February 2026 as true and correct.**

**CARRIED**

**4 Ngā mea kāore i runga i te rārangi take | Items not on the Agenda**  
**Items not on the Agenda**

There were no items in this section.

**5 Ngā Petihana | Petitions**  
**Petitions**

There were no petitions.

As Graeme Easte was not present for public input, the chairperson gave priority to Items 7- Local Board Input and 8.1 Submission to the Inquiry into the 2025 Local Elections at this time.

**7 Ngā Kōrero a te Poari ā-Rohe Pātata | Local Board Input**  
**Local Board Input**

There was no local board input.

**8.1 Submission to the Inquiry into the 2025 Local Elections**

Attachment C - Draft Auckland Council submission to the Justice Select Committee's Inquiry into the 2025 local elections had been circulated prior to the meeting. A copy has been placed on the official minutes and is available with the meeting material.

*Councillor Gillon entered the meeting at 10:05am.*

*Mayor Brown entered the meeting at 10:05am.*

*Councillor Williamson entered the meeting at 10:08am.*

*Councillor Newman entered the meeting at 10:20am.*

Resolution number PPDC/2026/14

MOVED by Councillor Hills, seconded by Councillor Filipaina:

**That the Policy, Planning and Development Committee:**

- a. **whakaae / approve Auckland Council's submission to the Inquiry into the 2025 Local Elections, included as Attachment C of this agenda report (circulated separately)**
- b. **tāpae / delegate authority to the General Manager Governance and Engagement to approve any minor changes to the submission prior to submitting to the Justice Select Committee before the 5pm, 10 March 2026 submission deadline.**

**CARRIED**

### **Te Mihi | Acknowledgement**

His Worship the Mayor acknowledged Bernard Orsman New Zealand Herald's Auckland and Super City reporter on his retirement.

## **6 Ngā Kōrero a te Marea | Public Input Public Input**

### **6.1 Public Input: Graeme East - Advocacy for Wider and More Even Application of Area Plans**

*Councillor Watson left the meeting at 11:30am.*

Resolution number PPDC/2026/13

MOVED by Councillor Fairey, seconded by Councillor Fletcher:

**That the Policy, Planning and Development Committee:**

- a. **whiwhi / receive the public input address from Graeme Easte and thank him for attending the meeting.**

**CARRIED**

## **8 He Pūrongo | Reports**

Note: Item 8.1 – Submission to the Inquiry into the 2025 Local Elections was considered prior to Item 6 - Public Input.

## 8.2 Auckland Unitary Plan - Making Operative Private Plan Change 103: Silverdale West Industrial Area

A presentation was tabled in support of the item. A copy has been placed on the official minutes and is available with the meeting material.

*Councillor Watson returned to the meeting at 11:30am.*

*Councillor Williamson left the meeting at 11:37am.*

Resolution number PPDC/2026/15

MOVED by Councillor Hills, seconded by Councillor Fairey:

**That the Policy, Planning and Development Committee:**

- a. **tuhi tīpoka / note that the matters raised by the council in its submission on the private plan change were comprehensively addressed by the independent hearing commissioners in their decision**
- b. **whakaae / approve, as amended under Clause 16 of the Resource Management Act 1991 (RMA), Private Plan Change 103 to the Auckland Unitary Plan (Operative in Part) under clause 17 of Schedule 1 of the Resource Management Act 1991, as set out in Attachments A and B to the agenda report.**
- c. **tono / request staff to complete the necessary statutory processes to publicly notify the date on which the plan change becomes operative as soon as possible, in accordance with the requirements in clause 20(2) of Schedule 1 of the Resource Management Act 1991.**

**CARRIED**

Note: Under Standing Order 3.12.3, Councillor Gillon requested their abstentions to be recorded.

## 8.3 Auckland Unitary Plan - Making Operative Private Plan Change 107: Whenuapai Business Park

A presentation was tabled in support of the item. A copy has been placed on the official minutes and is available with the meeting material.

*Councillor Baker left the meeting at 11:45am.*

*Councillor Williamson returned to the meeting at 11:48am.*

*Christine Fletcher left the meeting at 11:50am.*

Resolution number PPDC/2026/16

MOVED by Councillor Fairey, seconded by Councillor Hills:

**That the Policy, Planning and Development Committee:**

- a. **tuhi tīpoka / note that the matters raised by the council in its submission on the private plan change were comprehensively addressed by the independent hearing commissioners in their decision**
- b. **whakaae / approve Private Plan Change 107: Whenuapai Business Park to the Auckland Unitary Plan (Operative in Part) under clause 17(2) of Schedule 1 of the Resource Management Act 1991 as set out in Attachments A and B to the agenda report;**
- c. **tono / request staff to complete the necessary statutory processes to publicly notify the date on which Private Plan Change 107: Whenuapai Business Park becomes operative as soon as possible, in accordance with the requirements in clause 20(2) of Schedule 1 of the Resource Management Act 1991.**

**CARRIED**

Note: Under Standing Order 3.12.3, Cr Gillon requested their abstentions to be recorded.

#### **8.4 Auckland Unitary Plan - Making Operative Plan Change PC96: Open Space and Other Rezoning Matters (2024)**

A presentation was tabled in support of the item. A copy has been placed on the official minutes and is available with the meeting material.

*Councillor Baker returned to the meeting at 11:55am.*

*Councillor Fletcher returned to the meeting at 11:56am.*

*Councillor Fairey left the meeting at 12:03pm.*

Resolution number PPDC/2026/17

MOVED by Councillor Hills, seconded by Councillor Fairey:

**That the Policy, Planning and Development Committee**

- a. **whakaae / approve Private Plan Change 96: Open Space and Other rezoning matters (2024) to the Auckland Unitary Plan under clause 17(2) of Schedule 1 of the Resource Management Act 1991 as set out in the Decision (Attachment A) and Maps (Attachment B) of this report.**

- b. **tono / request staff to complete the necessary statutory processes to publicly notify the date on which Plan Change 96: Open Space and Other Rezoning Matters(2024) becomes operative in part as soon as possible, in accordance with the requirements in clause 20(2) of Schedule 1 of the Resource Management Act 1991.**

**CARRIED UNANIMOUSLY**

The meeting adjourned at 12:04pm and reconvened at 12:40pm.

Councillor Fairey returned to the meeting at 12:40pm.

Mayor Brown and Councillor Baker were not present.

### **8.5 Plan Change 120: Housing Intensification and Resilience - Proposed principles for amending plan-enabled residential capacity**

*Mayor Brown returned to the meeting at 12:44pm.*

*Councillor Baker returned to the meeting at 12:50pm.*

A presentation was tabled in support of the item. A copy has been placed on the official minutes and is available with the meeting material.

Note: changes were made to the original recommendation, adding new clause b. vi., as a chairperson's recommendation.

MOVED by Councillor Hills, seconded by Councillor Fairey:

That the Policy, Planning and Development Committee:

- a. *tuhi tīpoka / note council's understanding of the government's intentions around Plan Change 120 – Housing Intensification and Resilience to:*
- i. reduce the housing capacity requirement in the Auckland Unitary Plan from a minimum of 2.07 million to a minimum of 1.6 million dwellings
  - ii. amend the Resource Management Act 1991
  - iii. provide for some level of engagement with Aucklanders for any proposed changes
  - iv. provide the opportunity for new submitters to join the process
  - v. retain the intensification requirements required by Policy 3 of the National Policy Statement on Urban Development
  - vi. retain the requirements in the Resource Management Act for intensification around the five City Rail Link stations
  - vii. enable city centre and metro centre capacity to count towards the total capacity
  - viii. retain the overall 20-month timeframe for the PC120 plan change process.

- b. whakaae / agree the following principles that will guide options for evaluating changes to the minimum housing capacity of 1.6 million dwellings in the Auckland Unitary Plan, consistent with the government's announcements and the letter from the Minister Responsible for Resource Management Reform dated 24 February 2026:
- i. retain down-zoning for natural hazards as notified
  - ii. retain mandatory intensification in the walkable catchments and the five City Rail Link stations and as required by the National Policy Statement on Urban Development.
  - iii. retain intensification that maximises investment in the City Rail Link
  - iv. decrease housing capacity using a distance of more than ten kilometres from the city centre as a starting point
  - v. decrease housing capacity through reassessing the intensification along corridors, starting with the lower ranked bus corridors
  - vi. decrease in the amount of Mixed Housing Urban zoned land in areas which do not have good access to public transport or the city centre.
  - vii. retain qualifying matters as notified
  - viii. providing a buffer from the minimum 1.6 million dwellings to enable the Independent Hearings Panel some flexibility in their deliberations when making recommendations to the Council
  - ix. investigate opportunities for additional down-zoning for natural hazards.
- c. tuhi tīpoka / note the the Mayor will respond to the Minister Responsible for Resource Management Reform by 17 March 2026, consistent with the resolutions of the Policy, Planning and Development Committee.
- d. tuhi tīpoka / note that next steps will include:
- i. workshops with Policy, Planning and Development Committee and Local Board Chairs
  - ii. review of draft legislation
  - iii. preparation of amended maps once the legislation has passed; once legislation has passed, confirmation of the available process and provision for public involvement in the process
  - iv. decision-making by the Policy, Planning and Development Committee.

Questions on the chair's recommendation were taken at this time.

During questions on the chair's recommendations, Councillor Fletcher showed an image outlining the names of the five stations described in clause b.. A copy of the image has been placed on the official minutes and is available with the meeting material.

Clause b. ii. of the chair's recommendation was amended, with the agreement of the meeting, as follows:

MOVED by Councillor Hills, seconded by Councillor Fairey:

That the Policy, Planning and Development Committee:

- a. tuhi tīpoka / note council's understanding of the government's intentions around *Plan Change 120 – Housing Intensification and Resilience* to:
  - i. reduce the housing capacity requirement in the Auckland Unitary Plan from a minimum of 2.07 million to a minimum of 1.6 million dwellings
  - ii. amend the Resource Management Act 1991
  - iii. provide for some level of engagement with Aucklanders for any proposed changes
  - iv. provide the opportunity for new submitters to join the process
  - v. retain the intensification requirements required by Policy 3 of the National Policy Statement on Urban Development
  - vi. retain the requirements in the Resource Management Act for intensification around the five City Rail Link stations
  - vii. enable city centre and metro centre capacity to count towards the total capacity
  - viii. retain the overall 20-month timeframe for the PC120 plan change process.
- b. whakaae / agree the following principles that will guide options for evaluating changes to the minimum housing capacity of 1.6 million dwellings in the Auckland Unitary Plan, consistent with the government's announcements and the letter from the Minister Responsible for Resource Management Reform dated 24 February 2026:
  - i. retain down-zoning for natural hazards as notified
  - ii. retain mandatory intensification provided for in the walkable catchments and the stations at Maungawhau (Mount Eden), Kingsland, Morningside, Mount Albert and Baldwin Avenue, and as required by the National Policy Statement on Urban Development.
  - iii. retain intensification that maximises investment in the City Rail Link
  - iv. decrease housing capacity using a distance of more than ten kilometres from the city centre as a starting point
  - v. decrease housing capacity through reassessing the intensification along corridors, starting with the lower ranked bus corridors
  - vi. decrease in the amount of Mixed Housing Urban zoned land in areas which do not have good access to public transport or the city centre.
  - vii. retain qualifying matters as notified
  - viii. providing a buffer from the minimum 1.6 million dwellings to enable the Independent Hearings Panel some flexibility in their deliberations when making recommendations to the Council
  - ix. investigate opportunities for additional down-zoning for natural hazards.
- c. tuhi tīpoka / note the the Mayor will respond to the Minister Responsible for Resource Management Reform by 17 March 2026, consistent with the resolutions of the Policy, Planning and Development Committee.

- d. tuhi tīpoka / note that next steps will include:
  - i. workshops with Policy, Planning and Development Committee and Local Board Chairs
  - ii. review of draft legislation
  - iii. preparation of amended maps once the legislation has passed; once legislation has passed, confirmation of the available process and provision for public involvement in the process
  - iv. decision-making by the Policy, Planning and Development Committee.

A proposed amendment was circulated to members.

The meeting adjourned at 2.43pm and reconvened at 2.59pm.

Prior to the amendment formally being moved and seconded, Councillor Henderson raised a point of order under Standing Order 3.18.2 c) – irrelevance relating to proposed clause f. *“whakaae / agree to advocate to the government for a review of the National Policy Statement on Urban Development (NPS-UD) in order to allow Councils to reinstate minimum parking provisions”*.

Under Standing Order 3.15.8 a) i), the chair ruled that proposed clause f. would not be accepted as parking provisions were out of scope of Plan Change 120.

Note: the mover and the seconder of the original motion agreed that they would incorporate clause b. of the proposed motion if the amendment was lost.

MOVED by Councillor Gillon, seconded by Councillor Fletcher an amendment adding new clauses b. and e.; deleting clause c. iv.; and amending clause c. viii.

That the Policy, Planning and Development Committee:

- a. tuhi tīpoka / note council's understanding of the government's intentions around Plan Change 120 – Housing Intensification and Resilience to:
  - i. reduce the housing capacity requirement in the Auckland Unitary Plan from a minimum of 2.07 million to a minimum of 1.6 million dwellings
  - ii. amend the Resource Management Act 1991
  - iii. provide for some level of engagement with Aucklanders for any proposed changes
  - iv. provide the opportunity for new submitters to join the process
  - v. retain the intensification requirements required by Policy 3 of the National Policy Statement on Urban Development
  - vi. retain the requirements in the Resource Management Act for intensification around the five City Rail Link stations
  - vii. enable city centre and metro centre capacity to count towards the total capacity

- viii. retain the overall 20-month timeframe for the PC120 plan change process.
  
- b. tuhi tīpoka / note that the Policy Planning and Development committee is yet to receive or review submissions received on PC120 and has no oversight of any themes or requests from Aucklanders
  
- c. whakaae / agree the following principles that will guide options for evaluating changes to the minimum housing capacity of 1.6 million dwellings in the Auckland Unitary Plan, consistent with the government's announcements and the letter from the Minister Responsible for Resource Management Reform dated 24 February 2026:
  - i. retain down-zoning for natural hazards as notified
  - ii. retain mandatory intensification provided for in the walkable catchments and the stations at Maungawhau (Mount Eden), Kingsland, Morningside, Mount Albert and Baldwin Avenue, and as required by the National Policy Statement on Urban Development.
  - iii. retain intensification that maximises investment in the City Rail Link
  - iv. ~~decrease housing capacity using a distance of more than ten kilometres from the city centre as a starting point~~
  - v. decrease housing capacity through reassessing the intensification along corridors, starting with the lower ranked bus corridors
  - vi. retain qualifying matters as notified
  - vii. decrease in the amount of Mixed Housing Urban zoned land in areas which do not have good access to public transport or the city centre.
  - viii. providing a minimal buffer from the minimum 1.6 million dwellings to enable the Independent Hearings Panel some flexibility in their deliberations when making recommendations to the Council
  - ix. investigate opportunities for additional down-zoning for natural hazards.
  
- d. tuhi tīpoka / note the Mayor will respond to the Minister Responsible for Resource Management Reform by 17 March 2026, consistent with the resolutions of the Policy, Planning and Development Committee
  
- e. tono / request that officers seek formal written confirmation from the Minister for Resource Management Act Reform and Housing that:
  - i. The PC120 planning process will be exempt from changes arising from the incoming Resource Management Act reform legislation likely to be enacted in June 2026;
  - ii. Confirmation that the Minister will extend the timeframe to respond to his letter from 17 March 2026 until Council have received the summary of decisions requested in submission on PC120 and have time to consider them appropriately.
  - iii. Request that the Minister extend the timeframe for processing PC120 to allow for public consultation in accordance with s82 Local Government Act 2002

- f. tuhi tīpoka / note that next steps will include:
- i. workshops with Policy, Planning and Development Committee and Local Board Chairs
  - ii. review of draft legislation
  - iii. preparation of amended maps once the legislation has passed;
  - iv. once legislation has passed, confirmation of the available process and provision for public involvement in the process
  - v. decision-making by the Policy, Planning and Development Committee.

At 03:59pm, it was:

**Extension of Meeting Time**

Resolution number PPDC/2026/27

MOVED by Councillor Hills, seconded by Councillor Fairey:

**That the Policy, Planning and Development Committee:**

- a. **whakaae / agree under Standing Order 3.14.2, that an extension of time be granted, until the business of the agenda is complete.**

**CARRIED**

Debate on the amendment commenced.

The amendment was put in parts with clause c. iv. being taken separately.

MOVED by Councillor Gillon, seconded by Councillor Fletcher:

- c. whakaae / agree the following principle from clause c. that will guide options for evaluating changes to the minimum housing capacity of 1.6 million dwellings in the Auckland Unitary Plan, consistent with the government's announcements and the letter from the Minister Responsible for Resource Management Reform dated 24 February 2026 be deleted:

*iv. decrease housing capacity using a distance of more than ten kilometres from the city centre as a starting point*

A division was called for, voting on which was as follows:

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Councillor Fletcher	Councillor Baker	
Councillor Gillon	Councillor Bartley	
Deputy Mayor Simpson	Mayor Brown	
Councillor Turner	Councillor Fairey	
Councillor Williamson	Councillor Filipaina	
	Councillor Fuli	
	Councillor Henderson	
	Councillor Hills	
	Councillor Lee	
	Councillor Newman	
	Councillor Paterson-Hamlin	
	Councillor Sayers	
	Councillor Short	
	Councillor Watson	
	Councillor Winiata	
	Houkura Member Wilson	

The motion was declared LOST by 5 votes to no 16.

LOST

Clauses a. - c. iii. and clause c. v. - g. v. were put.

MOVED by Councillor Gillon, seconded by Councillor Fletcher:

That the Policy, Planning and Development Committee:

- a. tuhi tīpoka / note council's understanding of the government's intentions around Plan Change 120 – Housing Intensification and Resilience to:
  - i. reduce the housing capacity requirement in the Auckland Unitary Plan from a minimum of 2.07 million to a minimum of 1.6 million dwellings
  - ii. amend the Resource Management Act 1991
  - iii. provide for some level of engagement with Aucklanders for any proposed changes
  - iv. provide the opportunity for new submitters to join the process
  - v. retain the intensification requirements required by Policy 3 of the National Policy Statement on Urban Development
  - vi. retain the requirements in the Resource Management Act for intensification around the five City Rail Link stations
  - vii. enable city centre and metro centre capacity to count towards the total capacity
  - viii. retain the overall 20-month timeframe for the PC120 plan change process.

- b. tuhi tīpoka / note that the Policy Planning and Development committee is yet to receive or review submissions received on PC120 and has no oversight of any themes or requests from Aucklanders
- c. whakaae / agree the following principles that will guide options for evaluating changes to the minimum housing capacity of 1.6 million dwellings in the Auckland Unitary Plan, consistent with the government's announcements and the letter from the Minister Responsible for Resource Management Reform dated 24 February 2026:
  - i. retain down-zoning for natural hazards as notified
  - ii. retain mandatory intensification provided for in the walkable catchments and the stations at Maungawhau (Mount Eden), Kingsland, Morningside, Mount Albert and Baldwin Avenue, and as required by the National Policy Statement on Urban Development.
  - iii. retain intensification that maximises investment in the City Rail Linkand
  - v. decrease housing capacity through reassessing the intensification along corridors, starting with the lower ranked bus corridors
  - vi. retain qualifying matters as notified
  - vii. decrease in the amount of Mixed Housing Urban zoned land in areas which do not have good access to public transport or the city centre.
  - viii. providing a minimal buffer from the minimum 1.6 million dwellings to enable the Independent Hearings Panel some flexibility in their deliberations when making recommendations to the Council
  - ix. investigate opportunities for additional down-zoning for natural hazards.
- d. tuhi tīpoka / note the Mayor will respond to the Minister Responsible for Resource Management Reform by 17 March 2026, consistent with the resolutions of the Policy, Planning and Development Committee
- e. tono / request that officers seek formal written confirmation from the Minister for Resource Management Act Reform and Housing that:
  - i. The PC120 planning process will be exempt from changes arising from the incoming Resource Management Act reform legislation likely to be enacted in June 2026;
  - ii. Confirmation that the Minister will extend the timeframe to respond to his letter from 17 March 2026 until Council have received the summary of decisions requested in submission on PC120 and have time to consider them appropriately.
  - iii. Request that the Minister extend the timeframe for processing PC120 to allow for public consultation in accordance with s82 Local Government Act 2002

- f. tuhi tīpoka / note that next steps will include:
- i. workshops with Policy, Planning and Development Committee and Local Board Chairs
  - ii. review of draft legislation
  - iii. preparation of amended maps once the legislation has passed;
  - iv. once legislation has passed, confirmation of the available process and provision for public involvement in the process
  - v. decision-making by the Policy, Planning and Development Committee.

A division was called for, voting on which was as follows:

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Councillor Fletcher	Councillor Baker	
Councillor Gillon	Councillor Bartley	
Councillor Lee	Mayor Brown	
Councillor Newman	Councillor Fairey	
Councillor Turner	Councillor Filipaina	
Councillor Watson	Councillor Fuli	
Councillor Winiata	Councillor Henderson	
	Councillor Hills	
	Councillor Paterson-Hamlin	
	Councillor Sayers	
	Councillor Short	
	Deputy Mayor Simpson	
	Councillor Williamson	
	Houkura Member Wilson	

The motion was declared LOST by 7 votes to no 14.

LOST

Note: with agreement of the meeting a new clause b. was incorporated to the original motion.

The original motion was put.

Resolution number PPDC/2026/25

MOVED by Councillor Hills, seconded by Councillor Fairey:

**That the Policy, Planning and Development Committee:**

- a. **tuhi tīpoka / note council's understanding of the government's intentions around Plan Change 120 – Housing Intensification and Resilience to:**
- i. **reduce the housing capacity requirement in the Auckland Unitary Plan from a minimum of 2.07 million to a minimum of 1.6 million dwellings**
  - ii. **amend the Resource Management Act 1991**

- iii. provide for some level of engagement with Aucklanders for any proposed changes
  - iv. provide the opportunity for new submitters to join the process
  - v. retain the intensification requirements required by Policy 3 of the National Policy Statement on Urban Development
  - vi. retain the requirements in the Resource Management Act for intensification around the five City Rail Link stations
  - vii. enable city centre and metro centre capacity to count towards the total capacity
  - viii. retain the overall 20-month timeframe for the PC120 plan change process.
- b. tuhi tīpoka / note that the Policy Planning and Development committee is yet to receive or review submissions received on PC120 and has no oversight of any themes or requests from Aucklanders
- c. whakaae / agree the following principles that will guide options for evaluating changes to the minimum housing capacity of 1.6 million dwellings in the Auckland Unitary Plan, consistent with the government's announcements and the letter from the Minister Responsible for Resource Management Reform dated 24 February 2026:
- i. retain down-zoning for natural hazards as notified
  - ii. retain mandatory intensification provided for in the walkable catchments and the stations at Maungawhau (Mount Eden), Kingsland, Morningside, Mount Albert and Baldwin Avenue, and as required by the National Policy Statement on Urban Development.
  - iii. retain intensification that maximises investment in the City Rail Link
  - iv. decrease housing capacity using a distance of more than ten kilometres from the city centre as a starting point
  - v. decrease housing capacity through reassessing the intensification along corridors, starting with the lower ranked bus corridors
  - vi. decrease in the amount of Mixed Housing Urban zoned land in areas which do not have good access to public transport or the city centre.
  - vii. retain qualifying matters as notified
  - viii. providing a buffer from the minimum 1.6 million dwellings to enable the Independent Hearings Panel some flexibility in their deliberations when making recommendations to the Council
  - ix. investigate opportunities for additional down-zoning for natural hazards.
- d. tuhi tīpoka / note the the Mayor will respond to the Minister Responsible for Resource Management Reform by 17 March 2026, consistent with the resolutions of the Policy, Planning and Development Committee.

- e. tuhi tīpoka / note that next steps will include:
- i. workshops with Policy, Planning and Development Committee and Local Board Chairs
  - ii. review of draft legislation
  - iii. preparation of amended maps once the legislation has passed; once legislation has passed, confirmation of the available process and provision for public involvement in the process
  - iv. decision-making by the Policy, Planning and Development Committee.

**CARRIED**

Note: Under Standing Order 3.12.6, the following members requested their vote against the motion, be recorded:

- Councillor Fletcher - clauses a. i., c. iv. and c. viii.
- Councillor Gillon clauses c. vi. and c. viii.
- Councillor Lee - clauses c. iv. and clause c. vii.
- Councillor Simpson - clause c. iv.
- Councillor Watson - clause c. vii.

## **8.6 Policy, Planning and Development Committee Forward Work Programme 2026**

Resolution number PPDC/2026/19

MOVED by Councillor Fairey, seconded by Councillor Filipaina:

**That the Policy, Planning and Development Committee:**

- a. whakaae / approve the Policy, Planning and Development Committee forward work programme (Attachment A of the report).
- b. whakaae / agree that the Policy, Planning and Development Committee forward work programme be reported monthly for information and reviewed on a six-monthly basis in March and September each year.

**CARRIED**

### 8.7 Status Update on Action Decisions

Resolution number PPDC/2026/20

MOVED by Councillor Filipaina, seconded by Councillor Hills:

**That the Policy, Planning and Development Committee:**

- a. **tuhi tipoka / note the three-month rolling status of action decisions made by the committee since 16 December 2025.**

**CARRIED**

### 8.8 Summary of information memoranda circulated to the Policy, Planning and Development Committee

Resolution number PPDC/2026/21

MOVED by Councillor Short, seconded by Councillor Turner:

**That the Policy, Planning and Development Committee:**

- a. **whiwhi / receive the summary of information memoranda and briefings circulated to the Policy, Planning and Development Committee.**

**CARRIED**

### Kua Kati te Hui | Meeting Closed

05:10pm

The chairperson thanked members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT  
RECORD AT A MEETING OF THE POLICY,  
PLANNING AND DEVELOPMENT COMMITTEE  
MEETING HELD ON

DATE:.....

CHAIRPERSON:.....





12 March 2026

Hon Chris Bishop  
Minister Responsible for RMA Reform  
Minister of Housing  
**Via email** [c.bishop@ministers.govt.nz](mailto:c.bishop@ministers.govt.nz)

Dear Minister Bishop,

I am pleased to hear that you share my frustrations over the back-and-forth attempts to enable housing growth in Auckland.

Throughout this process inflicted on us by successive governments, my council colleagues and I have sought to do two things above all – follow the law and give certainty to Aucklanders. You and I share that goal. At the Policy, Planning and Development Committee meeting on 10 March, we agreed principles that will guide Auckland Council's work to meet a lower minimum housing capacity requirement in PC120.

These agreed principles are attached in **Appendix A**, providing you and your Cabinet colleagues with greater clarity about how Auckland Council will implement proposed changes.

You said in your remarks announcing these changes that PC120 is **Auckland's** plan.

You are right and I want to make sure that **Aucklanders'** views, not Wellington's, shape our plan. In particular, we want to ensure the 10,500 submissions received on PC120 are respected and that any newly-affected Aucklanders are able to have their say.

We also want to ensure that the work we do – which has already cost us over \$13 million and countless hours of staff time due to repeated changes in policy from Wellington – is not wasted and that it will feed into our Regional Spatial Plan under the new RMA system.

My council colleagues and I remain committed to running a swift and transparent process. I expect your officials to work closely with Council officers on the urgent drafting of legislation to give effect to Cabinet's latest round of changes, to avoid any further mistakes that may cause disruption. Mapping work will not take place until legislation is passed.

I was elected on a mandate to reduce central government intervention in local government and Aucklanders expect me to stand up and work constructively to get the best deal for them.

Uncertainty and further delays create unnecessary concern amongst residents and homeowners. It is costly for our development sector, driving investment away from our city and our country.

I expect Cabinet to agree legislation that enables us to stop dithering, and get on with the job Aucklanders elected us to do.

Yours sincerely,



Wayne Brown  
**Mayor of Auckland**

## **Appendix A: Resolved Principles**

Resolution number PPDC/2026/25

MOVED by Councillor Richard Hills, seconded by Councillor Julie Fairey:

**That the Policy, Planning and Development Committee:**

- a. tuhi tīpoka / note council's understanding of the government's intentions around Plan Change 120 – Housing Intensification and Resilience to:**
  - i. reduce the housing capacity requirement in the Auckland Unitary Plan from a minimum of 2.07 million to a minimum of 1.6 million dwellings**
  - ii. amend the Resource Management Act 1991**
  - iii. provide for some level of engagement with Aucklanders for any proposed changes**
  - iv. provide the opportunity for new submitters to join the process**
  - v. retain the intensification requirements required by Policy 3 of the National Policy Statement on Urban Development**
  - vi. retain the requirements in the Resource Management Act for intensification around the five City Rail Link stations**
  - vii. enable city centre and metro centre capacity to count towards the total capacity**
  - viii. retain the overall 20-month timeframe for the PC120 plan change process.**
- b. tuhi tīpoka / note that the Policy Planning and Development committee is yet to receive or review submissions received on PC120 and has no oversight of any themes or requests from Aucklanders**
- c. whakaae / agree the following principles that will guide options for evaluating changes to the minimum housing capacity of 1.6 million dwellings in the Auckland Unitary Plan, consistent with the government's announcements and the letter from the Minister Responsible for Resource Management Reform dated 24 February 2026:**
  - i. retain down-zoning for natural hazards as notified**
  - ii. retain mandatory intensification provided for in the walkable catchments and the stations at Maungawhau (Mount Eden), Kingsland, Morningside, Mount Albert and Baldwin Avenue, and as required by the National Policy Statement on Urban Development.**
  - iii. retain intensification that maximises investment in the City Rail Link**
  - iv. decrease housing capacity using a distance of more than ten kilometres from the city centre as a starting point**
  - v. decrease housing capacity through reassessing the intensification along corridors, starting with the lower ranked bus corridors**

- vi. decrease in the amount of Mixed Housing Urban zoned land in areas which do not have good access to public transport or the city centre.
  - vii. retain qualifying matters as notified
  - viii. providing a buffer from the minimum 1.6 million dwellings to enable the Independent Hearings Panel some flexibility in their deliberations when making recommendations to the Council
  - ix. investigate opportunities for additional down-zoning for natural hazards.
- d. tuhi tīpoka / note the the Mayor will respond to the Minister Responsible for Resource Management Reform by 17 March 2026, consistent with the resolutions of the Policy, Planning and Development Committee.
- e. tuhi tīpoka / note that next steps will include:
- i. workshops with Policy, Planning and Development Committee and Local Board Chairs
  - ii. review of draft legislation
  - iii. preparation of amended maps once the legislation has passed;  
once legislation has passed, confirmation of the available process and provision for public involvement in the process
  - iv. decision-making by the Policy, Planning and Development Committee.

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**CARRIED**

Note: Under Standing Order 3.12.6, the following members requested their vote against the motion, be recorded:

- Councillor Christine Fletcher - clauses a. i., c. iv. and c. viii.
- Councillor John Gillon clauses c. vi. and c. viii.
- Councillor Mike Lee - clauses c. iv. and clause c. vii.
- Councillor Desley Simpson - clause c. iv.
- Councillor John Watson - clause c. vii.