

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER **Plan Change 78 - to the Auckland Unitary Plan - Operative in Part**

MINUTE OF THE HEARING PANEL – 30 SEPTEMBER 2025
CESSATION FOLLOWING WITHDRAWAL OF PLAN CHANGE 78

1. By memorandum dated 26 September 2025, Auckland Council has advised the Panel of its decision on 24 September 2025 to withdraw Plan Change 78: Intensification (**PC78**) in part, except as it relates to the Business – Metropolitan Centre zone and related precincts (excluding Westgate and New Lynn precincts) and qualifying matters. Public notice of the withdrawal is expected to be given on 9 October 2025.
2. The Panel issued its recommendations to the Council in relation to the Business – Metropolitan Centre zone and related precincts on 12 September 2025. The Council has yet to make its decision on the Panel's recommendations. Part 6 of the First Schedule of the RMA provides at clause 101(4)(c) that the Council may seek clarification from the Panel on any of its recommendations to assist Council in making its decision.
3. Other than this, once public notice is given of PC 78's withdrawal, the Panel will have completed its functions and there will be no further consideration of any submissions on the remaining PC 78 Topics.
4. The Panel extends its thanks to all parties who have made submissions, especially those who have appeared before the Panel either as submitters or witnesses (including for the Council) to assist the Panel, since hearings commenced in March 2023. It also wishes to especially thank the Council hearing and secretariat staff who have directly assisted the Panel throughout that time.

Any enquiries regarding this Minute, or related matters, should be directed to the Senior Hearings Advisor, Mr Sam Otter by email at npsudhearings@aucklandcouncil.govt.nz



Matthew Casey, KC
Chair
30 September 2025

Before the Independent Hearings Panel

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

And

In the matter of Plan Change 78: Intensification (**PC78**) to the
Auckland Unitary Plan Operative in Part (**AUP**)

**Memorandum of counsel on behalf of Auckland Council to the
Independent Hearings Panel in response to directions from the
Independent Hearings Panel dated 25 August 2025 regarding
withdrawal of PC78 in part**

Date: 26 September 2025



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MAY IT PLEASE THE PANEL

Introduction

- 1 This memorandum is filed on behalf of the Auckland Council (**Council**) in response to the Minute from the Independent Hearings Panel (**Panel**), dated 25 August 2025 (**August Minute**).
- 2 In its August Minute, the Panel requested that once a decision had been made as to whether or not the Council would withdraw PC78, it should be communicated forthwith to the Panel.
- 3 If the decision was to withdraw PC78, the Panel requested a follow-up report from the Council as to how this will be done and its implications for the Panel. If the decision was not to withdraw PC78, or to withdraw it in part so that one or more outstanding Topics would still need to be decided, the Panel requested the Council report its views on how the remaining Topics might be progressed.
- 4 The purpose of this memorandum is therefore to respond to the Panel's request to inform the Panel of the Council's decision in relation to the withdrawal of PC78.

Decision to withdraw PC78

- 5 We are instructed that at an extraordinary meeting of the Council's Policy and Planning Committee (**Committee**) on 24 September 2025 the Council resolved as follows:

Resolution number PEPCC/2025/144

MOVED by Chairperson R Hills, seconded by Mayor W Brown:

That the Policy and Planning Committee:

a) whakaae / agree to withdraw Plan Change 78: Intensification in part, except as it relates to the Business-Metropolitan Centre zone and related precincts (excluding Westgate and New Lynn precincts) and qualifying matters, for the following reasons:

i) natural hazard down-zoning and changes to rules and policies can be achieved more quickly and simply through a single process

ii) the Medium Density Residential Standards can be removed

iii) the spatial distribution of plan-enabled capacity is more aligned with the compact city approach and infrastructure investment and affordability

iv) infrastructure providers have greater ability to plan and prioritise investment with a more targeted spatial distribution.

...

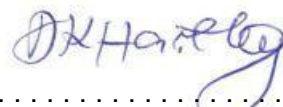
e) request staff to prepare the public notice giving public notice of the withdrawal of Plan Change 78: Intensification in part, no later than 10 October 2025.

- 6 A copy of the open minutes of the Committee's meeting is attached as **Attachment A** to this memorandum.

Next steps

- 7 Further to the Panel's direction in its August Minute, given the Council's decision, we are advised that the Council considers that there are no further PC78 Topics that still need to be heard by the Panel. We are also instructed that the Council will be giving public notice of the withdrawal of PC78 in part on 9 October 2025.

Date: 26 September 2025



.....
D K Hartley / A F Buchanan
Counsel for Auckland Council
for PC78

ATTACHMENT A



Te Komiti mō te Kaupapa Here me te Whakamahere / Policy and Planning Committee OPEN MINUTES

Minutes of an extraordinary meeting of the Policy and Planning Committee held in the Reception Lounge, Auckland Town Hall, 301-305 Queen Street, Auckland on Wednesday, 24 September 2025 at 10.06am.

TE HUNGA KUA TAE MAI | PRESENT

Chairperson	Cr Richard Hills	
Deputy Chairperson	Cr Angela Dalton	Via electronic link from 10.08am, Item 6
Members	Houkura Member Edward Ashby	
	Cr Andrew Baker	
	Cr Josephine Bartley	
	Mayor Wayne Brown	
	Cr Chris Darby	
	Cr Julie Fairey	
	Cr Alf Filipaina, MNZM	
	Cr Christine Fletcher, QSO	
	Cr Lotu Fuli	Via electronic link from 10.10am, Item 6
	Houkura Member Hon Tau Henare	
	Cr Shane Henderson	
	Cr Mike Lee	
	Cr Kerrin Leoni	
	Cr Daniel Newman, JP	Via electronic link, from 10.10am, Item 7
	Cr Greg Sayers	
	Deputy Mayor Desley Simpson, JP	
	Cr Sharon Stewart, QSM	
	Cr Ken Turner	
	Cr Wayne Walker	
	Cr John Watson	
	Cr Maurice Williamson	

1 Ngā Tamōtanga | Apologies

There were no apologies.

Electronic Attendance

Resolution number PEPCC/2025/141

MOVED by Chairperson R Hills, seconded by Deputy Mayor D Simpson:

That the Policy and Planning Committee:

a) whakaae / approve electronic attendance under Standing Order 3.3.3 for:

- Deputy Chairperson, Cr A Dalton (SO 3.3.3 b))
- Cr D Newman (SO 3.3.3 b))
- Cr L Fuli (SO 3.3.3.b))

CARRIED

2 Te Whakapuaki i te Whai Pānga | Declaration of Interest

There were no declarations of interest.

3 Ngā Petihana | Petitions

There were no petitions.

4 Ngā Kōrero a te Marea | Public Input

There was no public input.

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

There was no local board input.

6 Ngā Pakihi Autaia | Extraordinary Business

There was no extraordinary business.

Cr A Dalton joined the meeting at 10.08am.

Cr L Fuli joined the meeting at 10.08am.

7 Decision-making on the withdrawal of Plan Change 78 - Intensification and notification of a replacement plan change

Additional documents had been circulated prior to the meeting, as follows:

- Draft Replacement Plan Change 120 s32 Overview Evaluation
- Draft Replacement Plan Change 120 s32 Economic Matters
- Draft Replacement Plan Change Housing Capacity Results

A copy of these documents have been placed on the official minutes and are available on the Auckland Council website as a minutes attachment.

A PowerPoint presentation was given in support of the item. A copy has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

Cr D Newman joined the meeting at 10.20am

IMSB Member T Henare left the meeting at 11.35am.

Cr A Filipaina left the meeting at 11.38am.

IMSB Member T Henare returned to the meeting at 11.45pm

Cr A Filipaina returned to the meeting at 11.49am.

Note: changes were made to the original recommendation, adding new clauses f), g), h), i), j) and k), as a Chair's recommendation

Questions on the item commenced.

MOVED by Chairperson R Hills, seconded by Mayor W Brown:

That the Policy and Planning Committee:

- a) whakaae / agree to withdraw Plan Change 78: Intensification in part, except as it relates to the Business-Metropolitan Centre zone and related precincts (excluding Westgate and New Lynn precincts) and qualifying matters, for the following reasons:
 - i) natural hazard down-zoning and changes to rules and policies can be achieved more quickly and simply through a single process
 - ii) the Medium Density Residential Standards can be removed
 - iii) the spatial distribution of plan-enabled capacity is more aligned with the compact city approach and infrastructure investment and affordability
 - iv) infrastructure providers have greater ability to plan and prioritise investment with a more targeted spatial distribution.
- b) whakaae / approve the draft replacement plan change for notification as described in Attachments O – UU, subject to the responsible Minister issuing a direction to use the streamlining planning process.
- c) tāpae / delegate authority to the Director Policy, Planning and Governance to correct any errors and anomalies with the draft replacement plan change prior to notification.
- d) tono / request staff to notify the responsible Minister by 10 October 2025, in accordance with clause 75A of Schedule 1 of the RMA, for a direction to use the streamlined planning process to prepare an Auckland Housing Planning Instrument, that seeks:
 - i) approval to notify the replacement plan change in clause b) above
 - ii) a notification date of 30 October 2025
 - iii) that there be a “friend of submitter” appointed to assist submitters in making submissions
 - iv) a submission period from 3 November to 19 December 2025
 - v) that there be hearings held on submissions in a timeframe that ensures submitters have genuine and adequate opportunity to be heard by the Independent Hearings Panel.

- e) tono / request staff to prepare the public notice giving public notice of the withdrawal of Plan Change 78: Intensification in part, no later than 10 October 2025.
- f) tuhi tīpoka / note that the plan-enabled capacity achieved in the draft replacement plan change is modelled as exceeding 2 million homes.
- g) tuhi tīpoka / note Auckland Council's firm position that the outcomes for Aucklanders are more important than meeting a theoretical housing capacity target and that the Independent Hearing Panel and Auckland Council (as final decision maker) must be able to focus on achieving the best outcomes for Auckland through the final form of plan-enabled housing capacity.
- h) tuhi tīpoka / note that urban design controls and Auckland Council's Urban Design Panel are critical to ensuring the liveability of Auckland as it grows, and the intention for the Urban Design Panel to be adequately resourced to respond to the plan change once operative.
- i) tono / request of the Minister that when determining the expertise of the independent hearings commissioners, that this includes urban design, architecture, planning, infrastructure, economics and law.
- j) tono / request advice in the new term of council on the impacts of the former Government's removal of the ability of councils to include minimum carpark requirements in their planning documents, with a focus on areas without access to good public transport.
- k) tono / request that the Mayor reiterate to Ministers that in relation to greenfields:
 - i) Auckland Council's 2024-2034 Future Development Strategy provides for 15,000 hectares of Future Urban Zoned land over 30 years, of which around one third has already been zoned for urban development
 - ii) only residential and business zoned land is counted towards plan-enabled capacity under the National Policy Statement of Urban Development – this does not include Future Urban Zoned land
 - iii) provision of infrastructure requires planning and sequencing, not just delivery
 - iv) currently, growth does not pay for growth, rather all ratepayers are subsidising the cost of greenfield infrastructure
 - v) it is more efficient to utilise existing infrastructure in urban areas than build new infrastructure in greenfields
 - vi) that Auckland Council looks forward to the Government's promised new funding and financing tools, including Development Levies, that will ensure that growth pays for growth.

Cr G Sayers left the meeting at 12.21pm.

The meeting adjourned at 12.21pm and reconvened at 12.35pm.

Cr C Fletcher was not present.

Electronic Attendance

Resolution number PEPCC/2025/142

MOVED by Cr A Baker, seconded by Cr A Filipaina:

That the Policy and Planning Committee:

- a) **whakaae / approve electronic attendance under Standing Order 3.3.3 for:**
 - **Cr G Sayers (SO 3.3.3 b))**

CARRIED

Cr C Fletcher returned to the meeting at 12.36pm.
Cr G Sayers joined the meeting via electronic link at 12.40pm.

Questions on the item continued.

The meeting adjourned at 2.06pm and reconvened at 2.37pm

Cr J Bartley, Cr C Darby, Cr A Filipaina, Cr W Walker, Cr J Watson and Cr M Williamson were not present.

Cr J Bartley returned to the meeting at 2.38pm.
Cr C Darby returned to the meeting at 2.38pm.
Cr W Walker returned to the meeting at 2.38pm.
Cr J Watson returned to the meeting at 2.38pm.
Cr A Filipaina returned to the meeting at 2.44pm.
Cr M Williamson returned to the meeting at 2.44pm.

Debate on the motion commenced.

MOVED by Deputy Mayor D Simpson, seconded by Cr A Baker:

That the Policy and Planning Committee:

- I) whakaū / confirm the 21 August 2025 package of planning controls for the 10 and 15 storey Terraced Housing and Apartment Building zoned areas, which includes the Height in Relation to Boundary controls.

Note: during questions on the amendment, the meeting agreed to incorporate the amendment into the original motion.

MOVED by Chairperson R Hills, seconded by Mayor W Brown an amendment by way of addition:

That the Policy and Planning Committee:

- a) whakaae / agree to withdraw Plan Change 78: Intensification in part, except as it relates to the Business-Metropolitan Centre zone and related precincts (excluding Westgate and New Lynn precincts) and qualifying matters, for the following reasons:
 - i) natural hazard down-zoning and changes to rules and policies can be achieved more quickly and simply through a single process
 - ii) the Medium Density Residential Standards can be removed
 - iii) the spatial distribution of plan-enabled capacity is more aligned with the compact city approach and infrastructure investment and affordability
 - iv) infrastructure providers have greater ability to plan and prioritise investment with a more targeted spatial distribution.
- b) whakaae / approve the draft replacement plan change for notification as described in Attachments O – UU, subject to the responsible Minister issuing a direction to use the streamlining planning process.
- c) tāpae / delegate authority to the Director Policy, Planning and Governance to correct any errors and anomalies with the draft replacement plan change prior to notification.
- d) tono / request staff to notify the responsible Minister by 10 October 2025, in accordance with clause 75A of Schedule 1 of the RMA, for a direction to use the streamlined planning process to prepare an Auckland Housing Planning Instrument, that seeks:
 - i) approval to notify the replacement plan change in clause b) above
 - ii) a notification date of 30 October 2025

- iii) that there be a “friend of submitter” appointed to assist submitters in making submissions
- iv) a submission period from 3 November to 19 December 2025
- v) that there be hearings held on submissions in a timeframe that ensures submitters have genuine and adequate opportunity to be heard by the Independent Hearings Panel..
- e) tono / request staff to prepare the public notice giving public notice of the withdrawal of Plan Change 78: Intensification in part, no later than 10 October 2025.
- f) tuhi tīpoka / note that the plan-enabled capacity achieved in the draft replacement plan change is modelled as exceeding 2 million homes.
- g) tuhi tīpoka / note Auckland Council’s firm position that the outcomes for Aucklanders are more important than meeting a theoretical housing capacity target and that the Independent Hearing Panel and Auckland Council (as final decision maker) must be able to focus on achieving the best outcomes for Auckland through the final form of plan-enabled housing capacity.
- h) tuhi tīpoka / note that urban design controls and Auckland Council’s Urban Design Panel are critical to ensuring the liveability of Auckland as it grows, and the intention for the Urban Design Panel to be adequately resourced to respond to the plan change once operative.
- i) tono / request of the Minister that when determining the expertise of the independent hearings commissioners, that this includes urban design, architecture, planning, infrastructure, economics and law.
- j) tono / request advice in the new term of council on the impacts of the former Government’s removal of the ability of councils to include minimum carpark requirements in their planning documents, with a focus on areas without access to good public transport.
- k) tono / request that the Mayor reiterate to Ministers that in relation to greenfields:
 - i) Auckland Council’s 2024-2034 Future Development Strategy provides for 15,000 hectares of Future Urban Zoned land over 30 years, of which around one third has already been zoned for urban development
 - ii) only residential and business zoned land is counted towards plan-enabled capacity under the National Policy Statement of Urban Development – this does not include Future Urban Zoned land
 - iii) provision of infrastructure requires planning and sequencing, not just delivery
 - iv) currently, growth does not pay for growth, rather all ratepayers are subsidising the cost of greenfield infrastructure
 - v) it is more efficient to utilise existing infrastructure in urban areas than build new infrastructure in greenfields
 - vi) that Auckland Council looks forward to the Government’s promised new funding and financing tools, including Development Levies, that will ensure that growth pays for growth.
- l) whakaū / confirm the 21 August 2025 package of planning controls for the 10 and 15 storey Terraced Housing and Apartment Building zoned areas, which includes the Height in Relation to Boundary controls.

MOVED by Cr C Fletcher, seconded by Cr M Williamson an amendment by way of replacement:

That the Policy and Planning Committee:

- a) whakaae / agree to withdraw Plan Change 78: Intensification in part, except as it relates to the Business-Metropolitan Centre zone and related precincts (excluding Westgate and New Lynn precincts) and qualifying matters, for the following reasons:
 - i) natural hazard down-zoning and changes to rules and policies can be achieved more quickly and simply through a single process
 - ii) the Medium Density Residential Standards can be removed
 - iii) the spatial distribution of plan-enabled capacity is more aligned with the compact city approach and infrastructure investment and affordability
 - iv) infrastructure providers have greater ability to plan and prioritise investment with a more targeted spatial distribution.
- b) whakaae / approve in principle the draft replacement plan change for notification as described in Attachments O – UU, noting that further changes may occur following further consultation and community engagement prior to notification, subject to the responsible Minister issuing a direction to use the streamlining planning process and the Minister approving further consultation and engagement as part of that process.
- c) tāpae / delegate authority to the Chief Executive to make amendments to the draft replacement plan change as a result of further consultation and community engagement, and to correct any errors and anomalies with the draft replacement plan change, provided the Minister approves further consultation and engagement as part of the streamlined planning process.
- d) tono / request staff to notify the responsible Minister by 10 October 2025, in accordance with clause 75A of Schedule 1 of the RMA, for a direction to use the streamlined planning process to prepare an Auckland Housing Planning Instrument, that seeks:
 - i) three months for further consultation, community engagement and amendments to be made to the draft replacement plan change, and further modelling to be undertaken, noting the requirement for the draft replacement plan change to provide as much housing capacity as would have been enabled if PC78 (as notified) was made operative
 - ii) approval to notify the replacement plan change
 - iii) a notification date of 01 March 2026 for the draft plan change to allow for further consultation, community engagement, amendments to be made to the draft replacement plan change, and further modelling to occur as set out in clause d) i) above.
 - iv) that there be a “friend of submitter” appointed to assist submitters during the consultation period and in making submissions.
 - v) notification date of 01 March 2026 for the plan change followed by a submission period from 01 March to 31 May 2026
 - vi) that there be hearings held on submissions to be held by the Streamlined Planning Process panel (to be appointed).
- e) tono / request staff to prepare the public notice giving public notice of the withdrawal of Plan Change 78: Intensification in part, no later than 10 October 2025

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

For

Cr C Fletcher
Cr M Lee
Cr D Newman
Cr S Stewart
Cr K Turner
Cr W Walker
Cr J Watson
Cr M Williamson

Against

Houkura Member E Ashby
Cr A Baker
Cr J Bartley
Mayor W Brown
Deputy Chairperson A Dalton
Cr C Darby
Cr J Fairey
Cr A Filipaina
Cr L Fuli
Houkura Member T Henare
Cr S Henderson
Chairperson R Hills
Cr K Leoni
Cr G Sayers
Deputy Mayor D Simpson

Abstained

The motion was declared LOST by 8 votes to 15.

Debate on the original motion continued.

At 3.56pm it was:

Extension of Meeting Time

Resolution number PEPCC/2025/143

MOVED by Chairperson R Hills, seconded by Cr W Walker:

That the Policy and Planning Committee:

- a) **whakaae / agree pursuant to standing order 1.1.3 that an extension of time until the business of the agenda is complete be granted.**

CARRIED

Note: further changes were made to the original recommendation, adding clause m), as a Chair's recommendation.

The substantive motion was put.

Resolution number PEPCC/2025/144

MOVED by Chairperson R Hills, seconded by Mayor W Brown:

That the Policy and Planning Committee:

- a) **whakaae / agree to withdraw Plan Change 78: Intensification in part, except as it relates to the Business-Metropolitan Centre zone and related precincts (excluding Westgate and New Lynn precincts) and qualifying matters, for the following reasons:**
- i) **natural hazard down-zoning and changes to rules and policies can be achieved more quickly and simply through a single process**
 - ii) **the Medium Density Residential Standards can be removed**
 - iii) **the spatial distribution of plan-enabled capacity is more aligned with the compact city approach and infrastructure investment and affordability**
 - iv) **infrastructure providers have greater ability to plan and prioritise investment with a more targeted spatial distribution.**

- b) **whakaae / approve the draft replacement plan change for notification as described in Attachments O – UU, subject to the responsible Minister issuing a direction to use the streamlining planning process.**
- c) **tāpae / delegate authority to the Director Policy, Planning and Governance to correct any errors and anomalies with the draft replacement plan change prior to notification.**
- d) **tono / request staff to notify the responsible Minister by 10 October 2025, in accordance with clause 75A of Schedule 1 of the RMA, for a direction to use the streamlined planning process to prepare an Auckland Housing Planning Instrument, that seeks:**
 - i) **approval to notify the replacement plan change in clause b) above**
 - ii) **a notification date of 30 October 2025**
 - iii) **that there be a “friend of submitter” appointed to assist submitters in making submissions**
 - iv) **a submission period from 3 November to 19 December 2025**
 - v) **that there be hearings held on submissions in a timeframe that ensures submitters have genuine and adequate opportunity to be heard by the Independent Hearings Panel..**
- e) **tono / request staff to prepare the public notice giving public notice of the withdrawal of Plan Change 78: Intensification in part, no later than 10 October 2025.**
- f) **tuhi tīpoka / note that the plan-enabled capacity achieved in the draft replacement plan change is modelled as exceeding 2 million homes.**
- g) **tuhi tīpoka / note Auckland Council’s firm position that the outcomes for Aucklanders are more important than meeting a theoretical housing capacity target and that the Independent Hearing Panel and Auckland Council (as final decision maker) must be able to focus on achieving the best outcomes for Auckland through the final form of plan-enabled housing capacity.**
- h) **tuhi tīpoka / note that urban design controls and Auckland Council’s Urban Design Panel are critical to ensuring the liveability of Auckland as it grows, and the intention for the Urban Design Panel to be adequately resourced to respond to the plan change once operative.**
- i) **tono / request of the Minister that when determining the expertise of the independent hearings commissioners, that this includes urban design, architecture, planning, infrastructure, economics and law.**
- j) **tono / request advice in the new term of council on the impacts of the former Government’s removal of the ability of councils to include minimum carpark requirements in their planning documents, with a focus on areas without access to good public transport.**
- k) **tono / request that the Mayor reiterate to Ministers that in relation to greenfields:**
 - i) **Auckland Council’s 2024-2034 Future Development Strategy provides for 15,000 hectares of Future Urban Zoned land over 30 years, of which around one third has already been zoned for urban development**
 - ii) **only residential and business zoned land is counted towards plan-enabled capacity under the National Policy Statement of Urban Development – this does not include Future Urban Zoned land**
 - iii) **provision of infrastructure requires planning and sequencing, not just delivery**

- iv) currently, growth does not pay for growth, rather all ratepayers are subsidising the cost of greenfield infrastructure
 - v) it is more efficient to utilise existing infrastructure in urban areas than build new infrastructure in greenfields
 - vi) that Auckland Council looks forward to the Government's promised new funding and financing tools, including Development Levies, that will ensure that growth pays for growth.
- l) whakaū / confirm the 21 August 2025 package of planning controls for the 10 and 15 storey Terraced Housing and Apartment Building zoned areas, which includes the Height in Relation to Boundary controls
- m) tāpae / delegate authority to the Chief Executive, to approve a council submission on Plan Change 120 that does not include policy shifts but includes, and is not limited to, addressing any errors and anomalies that are identified following notification.

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

For

Houkura Member E Ashby
Cr A Baker
Cr J Bartley
Mayor W Brown
Deputy Chairperson A Dalton
Cr C Darby
Cr J Fairey
Cr A Filipaina
Cr L Fuli
Houkura Member T Henare
Cr S Henderson
Chairperson R Hills
Cr K Leoni
Cr D Newman
Cr G Sayers
Deputy Mayor D Simpson
Cr S Stewart
Cr M Williamson

Against

Cr C Fletcher
Cr M Lee
Cr K Turner
Cr W Walker
Cr J Watson

Abstained

The motion was declared **CARRIED** by 18 votes to 5.

CARRIED

Note: Under Standing Order 1.8.6, the following members requested that their dissenting votes be recorded as follows:

- Cr C Darby against clause j)
- Cr S Henderson against to l)

Note: Under Standing Order 1.8.6, the following members requested that their votes in support of clause a) be recorded:

- Cr C Fletcher
- Cr M Lee
- Cr K Turner
- Cr W Walker
- Cr J Watson

Attachments

- A 24 September 2025, Policy and Planning Committee, Item 7 - Decision-making on the withdrawal of Plan Change 78 - Intensification and notification of a replacement plan change - Draft Replacement Plan Change 120 s32 Overview Evaluation
- B 24 September 2025, Policy and Planning Committee, Item 7 - Decision-making on the withdrawal of Plan Change 78 - Intensification and notification of a replacement plan change - Draft Replacement Plan Change 120 s32 Economic Matters
- C 24 September 2025, Policy and Planning Committee, Item 7 - Decision-making on the withdrawal of Plan Change 78 - Intensification and notification of a replacement plan change - Draft Replacement Plan Change Housing Capacity Results
- D 24 September 2025, Policy and Planning Committee, Item 7 - Decision-making on the withdrawal of Plan Change 78 - Intensification and notification of a replacement plan change - presentation

8 Te Whakaaro ki ngā Take Pūtea e Autaia ana | Consideration of Extraordinary Items

There was no consideration of extraordinary items.

4.56pm

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

CONFIRMED AS TRUE AND CORRECT BY THE
CHAIRPERSON AND CHIEF EXECUTIVE UNDER
STANDING ORDER 8.1.4 ON

DATE:.....

CHAIRPERSON:.....

**CHIEF EXECUTIVE OR
NOMINEE:**.....