

Webinar #2 – Wednesday, 19 November 2025

Auckland's Future House Plan - Plan Change 120

Unanswered Questions

Topic – Housing Capacity	
Question	Answer
The answer of why 2 million homes sounds like "that is what plan 78 had". It didn't actually address why plan 78 was based on that level of housing growth.	A large proportion of the 2 million homes that were enabled by PC78 were a result of the Medium Density Residential Standards, which were required by the RMA at the time and provided for up to three dwellings of up to three storeys on (effectively) all residentially zoned sites across Auckland. Following amendments to the RMA in August 2025, the Council was able to withdraw the MDRS; however was required in doing so to ensure the AUP provides for the same level of housing capacity as PC78 would have otherwise enabled.
Can you tell us where plan 78's capacity for housing estimate / requirement came from?	PC78 did not in and of itself have a set target for plan enabled capacity. The capacity enabled by PC78 was largely a result of the Medium Density Residential Standards, which have since been withdrawn.
How is Auckland going to cope with a potential 6 million at least more people? Ridiculous. What about a city of quality not quantity	Not all of the capacity enabled by PC120 will or can be taken up – in some cases, development opportunities on a site may be limited because of infrastructure constraints, costs of development, etc. Additionally, development and growth is expected to occur gradually, which enables infrastructure and social/community facility providers (Council, Council Controlled Organisations, and other infrastructure providers) to plan and prioritise projects to further support that growth.

Topic – Consenting	
Question	Answer
Will you cover how the proposal will intersect with resource consents previously gained under the RMA?	If you have a specific consent question please forward this to unitaryplan@aucklandcouncil.govt.nz
how to understand with zone are with/ without council consent?	If you are interested in understanding what zone is proposed for your property, it is

	recommended that you refer to the Plan Change 120 map viewer which can be accessed here .
If we're in a coastal inundation or flood plain do the government rules about building a 70m2 granny flat without consent still apply?	Note that the National Environmental Standard for Granny Flats has not yet been gazetted. However, a number of provisions such as the natural hazard provisions within the Auckland Unitary Plan (and in PC120) will continue to apply. As such, consent will be required if developing new buildings (including to accommodate activities sensitive to natural hazards) in areas where there are identified natural hazards.
Will the public have input to a resource consent process if a multistorey building is being proposed next door?	Please refer to Question 28 in the PC120 Frequently Asked Questions (FAQ) .

Topic – Natural Hazards	
Question	Answer
How do you justify using RCP 8.5 & 8.5+ for predicted effects on coastline?	The climate change scenarios that have been adopted have been based on the latest Ministry for the Environment guidance as well as Auckland Council's Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan. The modelling for natural hazards accommodate for higher greenhouse gas emissions scenarios to support this approach. Please refer to the latest NIWA report on Knowledge Auckland regarding climate change projections. For PC120, a precautionary and proactive approach has been applied where risk is likely to be significant and/or irreversible. Decisions on land use, development, infrastructure and subdivision have long term implications and therefore need to be carefully considered, particularly where these may be exposed to significant risk of natural hazards now or in the future. Submissions can be made where there may be concerns the modelling is inaccurate for a property or area. If there is evidence to suggest a different level of hazard risk for a site, this will help the Council and the
Why has is the hazard modelling using the most extreme scenario RCP8.5, that even the IPCC (international Panel on Climate Change), advised NOT to be able used as its was considered implausible and unlikely? This is impacting property values immediately, as I understand it, as well as people's insurances, due to the "immediate legal effect" applying to the hazard maps. So why is the most extreme scenario being used?	
Why is the modelling using the "precautionary" approach, which allows for the most extreme RCP8.5 modelling. Why are you not using the "probability approach", which is the MOST LIKELY scenarios? Has Central Government required AC to use the Precautionary Approach, RCP8.5?	
The climate change scenarios that have been adopted has been based the latest Ministry for the Environment guidance as well as Auckland Council's Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan. It also supports the precautionary approach to managing natural hazard risk.	

How do you imagine this is a precautionary approach when Willem De Lange says the probability of RCP8.5 happening is as likely as winning the lotto without buying a ticket? Wouldn't the precautionary approach be to go to a more likely RCP scenario? Even though the RCP's are based on models that do not take natural causes into account.	Independent Hearings Panel in considering submissions.
How is Council justifying the use of worst-case flood-area modelling instead of relying on actual flood impacts and insurance evidence? How will they ensure these flood overlays do not repeat long-term property value impacts? This happened in the commercial/industrial due to the IEP earthquake system that was just removed/revised after 8 years.	
Your flood plain maps are ridiculous. Our home has been around for 130 years and has never flooded but now shows as a flood plain. We were at least 3m above the waters in the last floods. Will there be any change to the modelling ?	
Can you justify your climate model predictions for these flood prone areas? Where are the studies and the information to verify this?	
Considering the Natural Hazard changes the landslide maps seem very vague on Geomaps. Are these going to be more accurate and detailed?	The landslide mapping available on Geomaps shows susceptibility only e.g. how susceptible certain areas of the region are to potential landslides based on characteristics and previous landslide events. Further detailed region-wide mapping is not currently available but will be investigated in the future.
A lot of developers are quite frustrated with the natural hazard overlaps. The map provides more of a one-size-fits-all on the legally binding flood maps but not risk adjusted ones. Will Council release this? There are no guidance maps either. Table 36.B.1 is too convoluted and confusing. Thanks.	The flood maps on Geomaps are indicative only and can be verified by site-specific assessment, as per the current procedure under the operative AUP. Information from floodplain modelling relating to depth and velocity is publicly available on Geomaps. Please refer to Information Sheet 23 here.
Why hasn't zoning on land affected by flood plains been limited to Mixed Housing Urban at maximum?	The extent that sites are covered by floodplains and the risk posed by floodplains varies across the region. In some cases, development can be achieved outside of the floodplain on a site. A zoning

	response has been applied where sites are constrained by very high hazard floodwaters. In other cases, reliance will be on the strengthened policies, rules and standards that manage natural hazard risk.
If a property that already has a house on it and is covered by coastal erosion or coastal erosion, with 'immediate legal effect' - what does that mean? Does it mean that property cannot get consent for anything, alterations, expansion? Also, what do the 3 steps in the overlay mean, is it allowed in some steps, or is it risk related, and how does that impact development on the property	Immediate legal effect means that the proposed provisions apply from the date of notification (3 Nov) in addition to the existing provisions under the AUP. The proposed provisions do not prevent existing development to continue to be located there, and enable improvements to be made to reduce risk. The different coastal erosion mapping layers relate to modelled extent based on various timeframes and sea level rise scenarios. For example, the ASCIE 2080 (RCP 8.5) shows land which may be subject to coastal instability and erosion by 2080, taking into account the Representative Concentration Pathways (RCP) 8.5 climate change scenario. Resource consents can be applied for to undertake new works on the site or establish new development. The policies and rules that apply will depend on what coastal hazard area applies, and the type of development/use proposed. Mitigation can be considered when assessing the risk posed to development. Examples to reduce risk to include raising floor levels or positioning the building to be mostly outside of the hazard area.
Referring to an answer given to a participant in the last webinar re landslide susceptibility maps. Both Level A, GNS "Landslide-Planning-Guidance 2024" and AGS2007 "Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning" are explicit that territorial authorities should include "runout" to landslide susceptibility maps. AGS2007 "Basic" goes further, that frequency should be included. Please answer when runout/debris flow and frequencies that tie to an AEP will be included in susceptibility maps. The current maps are not consistent with guidance and do not meet minimum	Where there is data available for this to be achieved, these documents suggest runout should be included in the assessment. It is intended to add both runout and frequency when and where possible. In both cases more data will be required - particularly the Level B assessment, as landslide inventory is dominated by one series of events (2023), but a hazard assessment requires a robust inventory with many events.

requirements, they are doing a great disservice to property owners and dwellers especially those downslope of the current highlighted areas.	
Do properties on flood prone land have any specific restrictions? A lot of those are proposed to be zoned for 15 storeys	Development in flood hazard areas requires a resource consent and is subject to a site specific assessment. Different policies and rules apply depending on the level of risk on site. Zoning to reduce development potential (incl. heights) has been applied in situations where sites are constrained by very high hazard floodwaters.
If the maps are "The flood maps on Geomaps are indicative only and can be verified by site-specific assessment, as per the current procedure under the operative AUP" then doesn't it make sense NOT to make it legally binding from November 3? It has created so much confusion and delay for many in the development sector	The viewer notes that the floodplain mapping is for information purposes only. Auckland Council Geomaps contains flood mapping and is updated regularly to contain the latest information – this can be used to determine if a site may be impacted by natural hazards, and whether natural hazard provisions in the Auckland Unitary Plan will apply. Under s86B of the RMA, rules relating to natural hazards have immediate legal effect and hence why the rules relating to flooding and natural hazards have been tagged as such.
The bays areas of Mission Bay and Kohimarama have known flooding and coastal inundation in their flat basin areas. There was an initial assessment of significant risk and these areas were zoned SH but this has been reverted back to MHU. Why?	In the August version of the maps, parts of the zoning approach for coastal inundation had been applied in error. This has been corrected since and a down-zoning approach has been applied for specific coastal hazard areas, with the remaining areas in coastal hazard areas retaining their current AUP zone.
If a property is entirely covered by a coastal erosion overlay, does that mean no new building can be undertaken?	New development in coastal hazard areas will require resource consent. The policies and rules that apply will depend on what coastal hazard area applies, and the type of development/use proposed. Mitigation can be considered when assessing the risk posed to development. Examples to reduce risk to include raising floor levels or positioning the building to be mostly outside of the hazard area.
If you have a flood zone nearby, why are areas close shower a change to Urban from Suburban when there is limited wastewater, sewage in the area. All this will do is	Proposed application of Mixed Housing Suburban and Urban Zones is based on accessibility analysis. Where infrastructure capacity is constrained, this will limit the extent to which development opportunities

increase the flooding and overflows in the area	enabled by PC120 can be taken up until the constraint is resolved. Through the resource consent process, the Council considers (and will continue to consider) whether a proposal can be appropriately serviced.
My property notes: Spatially Identified Qualifying Matter/s - Flood Plains (i). I gather this takes immediate affect? Where do I find info about Flood Plains (i) and how will this impact the cost of rates, insurance, and property valuation?	Auckland Council has continuously published information it has on flooding, and therefore is not new as a result of PC120. Further information on floodplains can be found on Geomaps. Please note that floodplain mapping is indicative only and can be verified by a site-specific assessment. Please refer to the following factsheet on how to access the flood hazard layers. Floodplains should not affect your rates or property valuation. For more information on how rates are calculated, please refer here. For more information on Council property valuations, please refer here. Please note that insurance matters are determined by individual insurance providers.
The PC120 coastal inundation mapping shows a maximum considered inundation scenario of 1% AEP plus 2m SLR. The PC120 documentation speaks of inundation Area 3: 1% AEP 1.5m sea level rise. So there is a discrepancy between the 1.5m and 2m maximum. Which is the correct one?	Area 3 relates to the 1% AEP plus 1.5m SLR as specified in Chapter J. The 1% AEP plus 2m SLR has been shown on PC120 as that is what the zoning response for coastal inundation has been based on. For further information, please refer to Attachment 4 of this s32 document .
What are the additional rules you mentioned with regards to flood zones?	PC120 proposes to introduce a new risk management framework that differentiates risk and applies more stringent controls where risk is the greatest. For example, the proposed policy is to avoid development if it is located in very high flood hazard areas and risk is significant. For an overview, please refer to Information Sheet 8 .
With a greater coverage of land by intensification and with aging sewage & storm water systems and climate changes, as has happened already thru infilling - there will be more surface water that can	Modelling to date has taken into account maximum probable development under the operative Auckland Unitary Plan, including impervious areas.

be forced onto neighbouring properties - what is the plan for this?	Flood mapping is not part of the Auckland Unitary Plan and is indicative only - this modelling will continue to be updated in the Council Geomaps as and when new information becomes available, including where 'maximum probable development' may change as a result of zoning changes etc. Submissions can be made where there may be concerns the modelling is inaccurate for a property or area. If there is evidence to suggest a different level of hazard risk for a site, this will help the Council and the Independent Hearings Panel in considering submissions.
Has any consideration been given when zoning to allowing much higher density on hills causing greater levels of flooding to the flat areas beneath them?	
Where do I find info about Spatially Identified Qualifying Matter/s - Flood Plains (i)	Please refer to the Plan Change 120 page - there are information sheets and section 32 reports about spatially identified qualifying matters.
what plan do you have to evacuate the city of such high density in case of a volcanic eruption?	There is information available online via the Civil Defense and Auckland Emergency Management web pages on planning and preparing for an event like this.
Are you or central govt aware of the recent Dept of Energy report from the US on the impacts of human caused climate change?	Ensuring the Auckland Unitary Plan is able to respond to natural hazards whilst factoring in climate change projections has been a key focus of PC120.

Topic - Infrastructure	
Question	Answer
There is the question of who is paying for all the infrastructure required for the intensification? Currently we don't have the infrastructure for the existing population, let alone any more. Auckland debt is costing Aucklanders \$2million a day just in interest repayments alone. So where is the money coming from for all this?	Whilst PC120 enables for additional housing capacity and therefore the need for associated infrastructure the rate of development and location of development are key. Through development contributions and associated asset management planning the Long Term Plan remains the main way that infrastructure can continue to be aligned and service growth.
Does Council intend legalising its public drains on private property throughout the city. Does Council also intend designating private property currently used for Public Drains, as Public drains, and informal detention ponds so they can be formalised / legalised. Alternatively does Council intend applying for a LAND USE CONSENT	The Categorisation System following the weather events of 2023 has resulted in a number of properties becoming part of the solution for reducing the impacts of future weather events. This ongoing programme is being run separately from PC120. All activities on this land will continue to need to comply with the Unitary Plan - for

in situations where Council is using Residential Property for stormwater storage (i.e. a Blue Green Infrastructure Project) which is not an authorised or permitted use in a Residential Zone comprised in the AUP?	instance earthworks will all need to be either permitted earthworks or approved via resource consents. The management of drains themselves once built is a matter for Healthy Waters and is managed through the existing Stormwater Discharge Consent in place for Auckland.
What provisions are being made to deal with the increased traffic and infrastructure issues in suburban areas that will be subject to "intensification"?	There are objectives, policies and rules in each residential zone that manage the effects of development on the transport network and on underground infrastructure.
NO longer our community!! How much importance is being paid to infrastructure	Please refer to question 28 in the PC120 Frequently Asked Questions .
Are you thinking of schools, hospitals and traffic and parking congestion in all this	Please refer to questions 27 and 28 in the PC120 Frequently Asked Questions. There are objectives, policies and rules in each residential zone that manage the effects of development on the transport network, as well as those in the Transport Chapter of the Auckland Unitary Plan.
How will social infrastructure and recreation options be improved for the potential apartment dwellers?	Council provides social infrastructure through the Long Term Plan and Manaaki Tāmaki Makaurau Auckland Open Space, Sport and Recreation Strategy. Please refer to question 28 in the PC120 Frequently Asked Questions sheet.
What consideration and/or support is given for existing local schools which would expect to see enrolment demand increase with more people in these high density areas	Please refer to question 28 in the PC120 Frequently Asked Questions sheet.
What about Cockle Bay that has very poor waste and stormwater. Is there are a requirement to improve these so that you don't cause the local beaches to be polluted after rain as now occurs.	Where infrastructure capacity is constrained, this will limit the extent to which development opportunities enabled by PC120 can be taken up until the constraint is resolved. Through the resource consent process, the Council considers (and will continue to consider) whether a proposal can be appropriately serviced.
Has any consideration been given to the issues that might be caused by intensification in very old areas where there are still vitreous clay and asbestos pipes carrying stormwater and wastewater? Is there anywhere submitters can access what infrastructure plans have been made to	PC120 seeks to 'enable' opportunities for intensification in and around transport nodes and centres. This does not mean that all of these opportunities will or can be taken up. For example, where infrastructure capacity is constrained, this will limit the extent to which development

address old infrastructure to support the up-zoning?	opportunities enabled by PC120 can be taken up until the constraint is resolved. There are a number of factors and practical considerations which contribute to whether a particular development is feasible. Site specific investigations would need to be carried out by the owner/developer in determining whether a particular development proposal will be feasible. The Long Term Plan and associated Infrastructure Strategy contains information on infrastructure priorities and plans.
can our infrastructure cope with the intensification?	Please refer to question 28 in the PC120 Frequently Asked Questions sheet.
If you upgrade the zoning around the Onehunga Trainline. Will you confirm that you will actually keep the Onehunga Train open at weekends?	Note that walkable catchments are not proposed to apply around the Te Papapa and Onehunga train stations, as these are not considered to meet the definition of 'rapid transit' given limitations in train frequency along this portion of the Onehunga train line.

Topic – Parking	
Question	Answer
Does the plan change for multi-story, multi-house, mention anything about requirements for off street parking spaces. Our roads are becoming dangerous with on street parking on both sides of suburban roads.	Please refer to question 27 in the PC120 Frequently Asked Questions sheet.
Why is there no requirement for developers to provide parking?	
NZers love their cars and they want parking at their homes ... all roads around me are down to single file with cars parked all along the local roads ... you are forcing us to walk and let go of our cars ...	

Topic – Process	
Question	Answer
Hi, What happens after the submissions? Submissions will be considered individually for each property or will be based on area?	All submissions (and further submissions) are provided through to the hearings panel for PC120. The submissions on similar matters will be grouped into hearing topics and then recommendation reports will be produced by the hearings panel for

	providing back to council. In most cases individual submission points are not individually addressed - rather the common outcomes sought are addressed with the recommendations.
Why does council have to be supplicant to what central government commands? Why can't we decide what happens to our city?	Auckland Council has to follow legislative requirements, as do other councils. Whilst certain requirements are being imposed on the council, there are a number of other elements of PC120 which Council has included based on its discretion - this includes strengthening of provisions relating to natural hazard risk, application of a number of qualifying matters, intensification around corridors, and enablement of additional building heights and densities (beyond the 6 storeys required to be enabled) in some walkable catchments.
What type of outreach are you conducting for disadvantaged community groups? i.e. there is a focus on intensifying walkable catchment areas, how are you engaging disabled communities?	A number of guidance materials have been prepared which are intended to increase accessibility of PC120 information. These are available on the AK Have Your Say page and the PC120 web page. Webinars and public meetings have also been organised to assist with outreach.
Why have you made the submission process difficult? We should be able to have our say and not require someone qualified to submit on our behalf	Submissions can be made online or forms can be completed and mailed in. More information on this is available on the Council PC120 web page. If you are having trouble making a submission, there is a free 'Friend of Submitter' service available where independent planning consultants can provide assistance for those wanting to make a submission. More information on this is available on the Council PC120 web page.
Where can I share concerns related to medical or private information? If the submission requires a name and identifying information attached, it feels like an unsafe location to share that information, but considering the severity of these types of concerns, it seems like people should be able to have those elements taken into consideration...	Submissions made on PC120 will be made public, as this is a required component of the plan change process. The free Friend of Submitter service can provide you with advice regarding process-related matters through submissions and hearings, which can guide submitters as they navigate these processes. For information on this, please refer to the

	Council PC120 web page and Information Sheet 2: Friend of Submitter .
at what stage in the process may it be advantageous for me to use my lawyer?	The free Friend of Submitter service can provide you with advice regarding process-related matters through submissions and hearings, which can guide submitters as they navigate these processes. For information on this, please refer to the Council PC120 web page and Information Sheet 2: Friend of Submitter .

Topic – Special Character	
Question	Answer
Despite these 'qualifying matters' and '25% reduction on restrictions' a significant amount of central Auckland's villa-heavy character suburbs now sit in the '15 storey' zone. What does this mean for heritage control, renovation rules, and any sense of Auckland's historic identity?	Historic heritage is identified as a qualifying matter, and is proposed to be retained through PC120. Special character is separate to historic heritage, and a number of special character areas have been proposed to be removed through PC120 where their retention cannot be justified against the direction to intensify in and around centres and transport nodes. Submissions can be made on this, which will be considered through the process. For the time being, and until a decision is made on PC120, special character area provisions in the operative Auckland Unitary Plan will continue to apply, whether or not an area is proposed to be removed from the special character overlay through PC120.

Topic – Urban Form and Intensification	
Question	Answer
Hi I would like density across the city so I broadly support the plan. Can you provide the justifications for how the 15/10/6 storey provisions were made? What was the rationale? Panmure's 15-storey allocation appears disproportionate compared with other centres of higher strategic and transport significance.	Different heights were allocated to different centres and station walkable catchments based on an evaluation of their strategic importance and accessibility to employment and services and land values. Please see Information Sheet 5 for more information.
I am not sure I understand what the issue with requiring Auckland to allow development of three story buildings far from the residential areas, or away from	Locations that are less accessible to public transport and amenities received a lower density zone, i.e. Residential - Mixed Housing Suburban which allows 2 storeys.

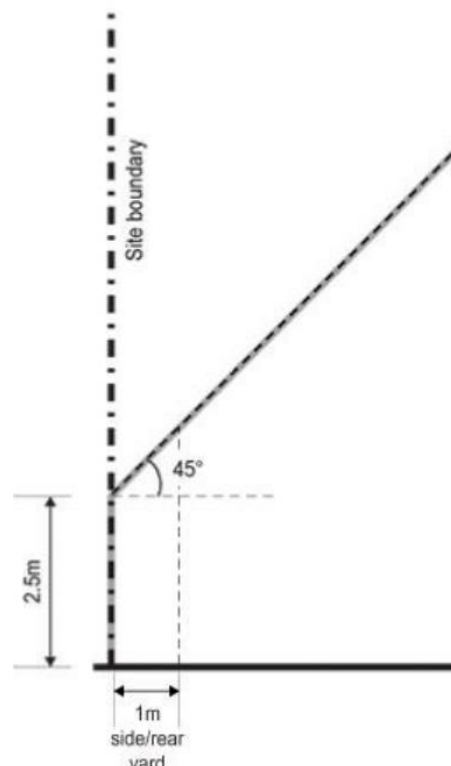
amenities. As long as single story housing could be allowed, why would Auckland City Council want to not allow three story buildings by default?	Residential - Single House Zone is applied where there is a constraint (qualifying matter) such as significant natural hazards and other constraints. Elsewhere, in more accessible areas, residential zones that allow more height and density are applied. Focussing intensification in areas that are most accessible supports a well-functioning urban environment, and also enables Council and other infrastructure providers to plan and prioritise investment.
We understand that PC 120 will allow more housing close to transport corridors. But how does it achieve LESS new housing in areas like West Auckland, which are groaning under the weight of development? The maps seem to stay the same as they are now for those areas, with some additional development (e.g. Te Atatu Peninsula).	Some areas in West Auckland which are now proposed through PC120 to be Mixed Housing Suburban or Single House Zone were proposed through PC78 to be Mixed Housing Urban (more intensive than the Single House or Mixed Housing Suburban zones) in order to implement the Medium Density Residential Standards (MDRS), however the MDRS has now been withdrawn. Generally, PC120 only proposes to rezone properties to a less intensive zone relative to the Auckland Unitary Plan (or 'downzone') where there are specific issues needing particular management - where a qualifying matter or planning matter is present. Enabling greater opportunities for development across Auckland is expected to allow for increased choice.
The rail network is far inferior compared with the rail network in the 1960's so you cannot link intensification to what you spent on the CRL	PC120 seeks to focus intensification around transport nodes and centres, to make efficient use of existing and planned infrastructure (including rapid transit infrastructure).
Where there is an historic overlay as we have on our street, in Birkenhead, we also have 6 storeys allowed on our two of our boundaries. Is there any intension to provide some buffer between zones? We have 6 storeys next to historic homes creating, essentially a museum of old houses surrounded by a high wall of apartments. The historic homes are all within that walking zone, but apparently, we are at 70% level in our street so no chance to go against the historic overlay.	Note that the special character area overlay is distinct from the historic heritage overlay. Additional Terrace Housing and Apartment Building Zone has been proposed around parts of Birkenhead adjacent to the town centre, outlined in brown in the PC120 maps (this is a distinct response separate from the 'walkable catchments' around rapid transit stops, metropolitan centres, and the city centre, which are outlined in black). More

The apartments will also completely take out the views (the one benefit of living in an old home here), so we imagine the historic houses will lose value because they can't be redeveloped and become rental slums.

information on this can be found in [Information Sheet 6](#).

The interface between residential zones of differing intensities has been considered in proposed provisions within PC120.

The Terrace Housing and Apartment Buildings (THAB) zone contains a height to boundary standard adjoining lower intensity zones which is proposed to be retained (with minor amendments) for THAB outside of walkable catchments - this manages how tall buildings can be relative to boundaries. Outside of walkable catchments, buildings in the THAB zone adjoining the Single House Zone must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground at the boundary – for example, this generally means (depending on topography) that a building 6m tall cannot locate within 3.5m of the boundary with a Single House Zoned site without triggering resource consent; and a 9m tall building cannot locate within 6.5m of the boundary, and so on.



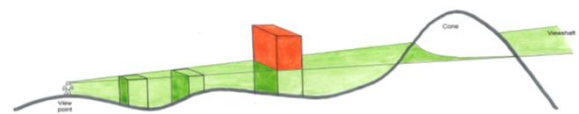
	For more information, refer to Information Sheet 9.
It appears that a large amount of areas have been rezoned into mixed housing urban which allows for not only 3 storey homes but low rise apartments as well. I have noticed that these zones now extend quite far in away from main roads where buses are and not even a main bus station. In areas where it's largely homes and an apartment complex would seem out of place. Also, noting that apartments obviously means more people concentrated on per sqm compared to a townhouse for e.g. What controls are there to manage the impacts of an apartment building popping up on a street that are just populated with homes?	The Residential - Mixed Housing Urban Zone does not directly limit the density of houses on sites, and anticipates residential development of up to three storeys including low rise apartments. The extent of Mixed Housing Urban and Suburban zones proposed in PC120 has been informed by accessibility analysis – more information on this can be found in Information Sheet 7. The Mixed Housing Urban Zone contains standards which limit the overall height and bulk of buildings on a site. The main standards are maximum height, height in relation to boundary and building coverage. Other standards like yards, landscaping and outlook also improve amenity for residents and the neighbourhood. There is also a minimum dwelling size standard. More information on standards in the Mixed Housing Urban Zone can be found in Information Sheet 10.
You state 6 storey buildings in walkable catchment areas then why are you allowing buildings of up to 15 storeys in Te Atatu? (50 meters) yet less height in other areas? Te Atatu isn't mentioned for this level of height yet I see it on the zoning map.	The centre zones in Te Atatu allow for 22m (6 Storeys) or on one site in middle of Te Atatu North Centre - 27m. The Terrace Housing and Apartment Zones around the centres allow for 22m (6 Storeys). These heights reflect to relative significance of these centres. In portions of Te Atatu South which border Henderson, some areas fall within a walkable catchment of the Henderson Metropolitan Centre Zone and/or the Henderson Train Station and are therefore proposed to have greater building heights enabled. Further information on which walkable catchments have been proposed to have additional height enabled and why can be found in Information Sheet 5.
Has the Council considered that using land prices as a proxy for desirability misses the opportunity to induce demand? Historically, cities could be built up artificially to profitably grow around transit lines; greater height for zoning in	Those factors that have been considered in determining whether additional height is appropriate within walkable catchments are set out in Information Sheet 5.

some of the outlying areas within the walkable catchments of the train network might be less contentious than the increases in currently-expensive areas and better distribute population growth.	
Can you please provide the exact link to your materials as to the rationale why only the 60 corridors are being used for ranking THAB zoning intensification as I'm assuming they were originally only designed for transport purposes? Why not look more widely as to appropriate roads more suitable for intensification rather than just because a current bus route is currently scheduled along that road.	The rationale is provided in this section 32 report .
Can we have any information on why Eastridge in Orakei is deemed to be a local centre significant enough to have a walkable catchment when it is one of the smaller local centres in Auckland and not on or anywhere near a rapid transport route or train station. The services provided at Eastridge are largely only food. Which box did it tick to get this treatment when there are much larger local centres which are closer to good transport options?	The area of THAB zoning around Eastridge is not a walkable catchment - it is a 200m distance out from the centre (see the brown line on the maps) associated with it being a Local Centre with the lesser of the two (400m or 200m) associated areas of THAB zoning. This is reflective of the area and 'offer' of attractions for this centre not being the same as other Local Centres such as Meadowbank that attracts a 400m area of surrounding THAB.
Can you provide guide to the high that the M means, i.e. 9m = 3 story etc	In terms of some of the 'benchmark' heights proposed through PC120, 22m will generally provide for up to 6-storey development, 34.5m will generally provide for up to 10-storey development, and 50m will generally provide for up to 15-storey development.
What is the minimum land area for a 10 storey would require to build, building next to a single storey home wouldn't be very attractive. So how does the city stay attractive and not congested.	The Terrace Housing and Apartment Building (THAB) Zone contains a series of development standards which will generally need to be complied with, including where taller buildings are proposed. Not all sites will be able to achieve the heights proposed whilst complying with these standards - this will depend on things like site size and shape. For more information on what standards are proposed in the THAB Zone, please refer to Information Sheet 10 .
I am looking at the housing map and Te Atatu is indeed zoned for 50 metres along great north road, the Atatu road, Newington road, Edmonton road so it's not just contained to 3 catchment areas	These areas fall within a walkable catchment of the Henderson train station and the Henderson Metropolitan Centre Zone, and have been identified for increased heights to be enabled. Further information on how this has been determined is available in

	Information Sheet 5 Intensification in Walkable Catchments on the PC120 web page.
Does the plan create a greenbelt around the outside of the city so that we continue to grow upward rather than outward. i.e. to ensure we don't develop across food producing land.	The Auckland Unitary Plan contains a Rural-Urban Boundary, which delineates where the rural environment begins and the urban environment (including planned future urban environment) ends. There is also a National Policy Statement on Highly Productive Land, which seeks to protect land most suitable for agricultural activities from urban development.
There are a number of large business zones, light industrial zones and shopping malls that are along key transport routes, local amenities, near urban centres; why has there not been consideration to residential over business zoning solutions? Such as larger apartment buildings in or over these areas to mitigate impact to existing suburban neighbourhoods?	PC120 does not seek to rezone land from business uses to residential. However, a number of centre zones and the business - mixed use zone enable dwellings; these contribute to the plan enabled capacity of 2 million dwellings.

Topic – Qualifying Matters	
Question	Answer
In the PC120 map viewer, my house falls in the "walkable catchment" with "34.5m" on it, but it has the below qualifying matters: Spatially Identified Qualifying Matter/s - Height Variation Control* (see D14.6.2 and/or D19) - Airspace Restriction Designation - Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay Is it true that it actually is restricted to a height of 9m-13m?	Height Variation Controls (HVCs) generally enable a greater or lesser height than would be provided for by the relevant zone. Some sites that have HVCs applied (due to locations within walkable catchments etc.) will also be located in the Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay – this may restrict building heights below what the HVC on a site specifies. The overlay restricts building heights differently depending on whether the site is within the Height and Building Sensitive Area (HBSA) or is located under the viewshaft itself - if located within a HBSA, buildings are generally limited to a height of 9m (or 13m in specific portions of Devonport), and for the viewshafts themselves, the building height will generally be restricted based on elevation of the viewshaft plane above ground level.

See below an illustration of how a viewshaft plane typically works:



To understand the approximate elevation of a viewshaft plane above ground level, you can open the Auckland Unitary Plan maps, and in the legend, turn on ‘Unitary Plan Management Layers,’ ‘Overlays,’ ‘Regionally Significant Volcanic Viewshafts Overlay Contours.’

InfoLegendResults

Unitary Plan Appeals and Plan Modifications

Unitary Plan Management Layers

Information

Address

Coastal marine area/ river boundary point

Indicative Coastline (i)

Treaty Settlements – Statutory Acknowledgements

Highly Productive Land - Transitional definition from NPS-HPL

Rural Urban Boundary (RUB)

Precincts

Overlays

Natural Resources

Natural Heritage

Notable Trees Overlay

Notable Group of Trees Overlay

Outstanding Natural Features Overlay [rcp/dp]

Outstanding Natural Landscapes Overlay [rcp/dp]

Outstanding Natural Character Overlay [rcp/dp]

High Natural Character Overlay [rcp/dp]

Waitakere Ranges Heritage Area Overlay

Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp]

Regionally Significant Volcanic Viewshafts Overlay Contours

Locally Significant Volcanic Viewshafts Overlay [rcp/dp]

The maximum permitted building heights under the Regional Maunga Viewshafts have **not** changed from what is currently operative in the Auckland Unitary Plan and will take precedence over the proposed Height Variation Control (HVC) where they are lower than what is specified in the HVC.

Can you please clarify how the Maunga viewshafts work? If a site does not include a reference to viewshafts should they apply	Maunga viewshafts are identified on the GIS Maps, and prospective developers are directed to Chapter D14 which asks that development heights be measured by a surveyor to determine if the proposed development intrudes into the view. If a site does not reference a Maunga Viewshaft, Chapter D14 does not apply.
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Topic – Other	
Question	Answer
How will the plan affect Māngere?	Mangere is part of Plan Change 120 - please visit the website and use the GIS map viewer to see the proposed zoning for Mangere.
Correction to my question wording, What assessment of the effects of the intensification of housing on the health and wellbeing of people and the impact on the character of the areas has been completed ahead of this plan change being notified? Is this available to read?	Where there are matters affecting a property or area that contain particular values (including amenity values) requiring management, they have been assessed to determining whether they should be identified as qualifying matters - thereby requiring lesser building heights and/or densities otherwise required by the National Policy Statement on Urban Development and/or the RMA. More information on qualifying matters is available within Information Sheet 13 .
How do the council control the access ways for emergency vehicles when they are allowing so many more properties and as a result too many vehicles legally parked on both sides of a small road or cul de sac causing narrow access.	Access arrangements within a site, including for emergency access, has been considered through Plan Change 79 - Amendments to the Transport provisions. Where there are issues of access on public roads arising from parked vehicles, it is recommended that residents contact Auckland Transport.
Is any weight given to amenity values being raised in submissions - i.e. creating a city that's a pleasant place to live? Also, do any of the proposed changes allow for more green / open spaces - something that will be important as Auckland intensifies.	All submissions received will be considered, including those where amenity values are concerned. With regards to green spaces, new provisions are proposed within the Terrace Housing and Apartment Building Zone which would require communal outdoor living space to be provided where 20 or more units are proposed. Growth is expected to occur gradually, enabling Council, CCOs, and other infrastructure providers to plan and prioritise projects to support growth - development contributions from new developments and subdivisions help to fund new and upgraded public parks, roads and transport, and three waters infrastructure as growth occurs.
Where can I access Chinese content? i.e. the overview video	You can find an overview factsheet in Simplified Chinese here .

Is there an easy and user friendly way to see the current zoning and the PC 120 proposed changes side by side?	The best way to compare the current zoning (Unitary Plan maps) with the PC120 maps is to open them in two separate tabs and toggle between. This way you can ensure that all layers (use the 'i' button to click on a property and identify the relevant other layers beyond zoning) are loaded up on each tab to do a full compare and contrast exercise.
Once the zoning is changed from single house zone to either mixed housing or terrace housing then will the annual council rates increase? how the zoning will affect the rates?	Zoning does not directly impact how Council rates are calculated and set. However, where there are significant changes in development opportunities on a site(s), this may have an impact on land value relative to other properties in an area – which in turn, can impact the Council valuation, and rates bills.
How will this impact rates? Is there a full infrastructure and financial implementation plan?	Zoning does not directly impact how Council rates are calculated and set. However, where there are significant changes in development opportunities on a site(s), this may have an impact on land value relative to other properties in an area – which in turn, can impact the Council valuation, and rates bills.
What about the northwestern bus route as part of this plan	The North Western Busway is currently in the planning stages once the Rapid Transit Network Stops (the busway stops) are identified in the Regional Land Transport Plan and designated in the Unitary Plan. Once these steps have been secured then those Stops will have walkable catchments (and associated THAB zoning) applied. It could well be however that these steps do not fall into place until after 2027 when the PC120 process concludes. For PC120 - This is specifically referenced by Ministerial directions issued on PC120.
Will there be any information sessions on how to apply the PC120 policies for relevant experts such as planners and coastal consultants. For example in terms of site-specific hazard assessments. And are the layers in the mapping portal downloadable? Is the data available somewhere online?	There are no specific sessions planned on this. If you require downloadable layers, please reach out to unitaryplan@aucklandcouncil.govt.nz
On 11 April 2024 Auckland Council wrote a letter advising my property was required for a Blue Green Infrastructure Project. However Plan Change 120 has not Designated or issued a Requirement for a Blue Green Infrastructure Project.	A designation is a planning tool that enables certain infrastructure providers to carry out works without the need for land use consents under district plan provisions. Whether a notice of requirement is lodged for a new designation will depend on the nature of the

This is a new term for what is more commonly called a Public Work, as that term is defined in s.2 Public Works Act. Will Auckland Council designate my property for a Blue Green Infrastructure Project if I make a written submission on plan change 120? Afterall, that is good planning and what is intended by the RMA.	project and of the works required. Only a Requiring Authority can lodge a notice of requirement for a designation.
A lot of community feedback is that the PC documents (very technical documents with track changes) are not easily understood by general community and this is preventing people making submissions or "giving up". Is it possible to update the "Fact Sheets" to include simple diagrams to show visually what the zones and hazard rules actually mean. Like existing examples on the ADM website.	Council continues to look into options to make PC120 materials more accessible. Where it is identified that diagrams can be added to sheets to increase usability and accessibility, these will be added.
How will LIMs be affected by this change? What about property values, rates, insurance premiums?	LIMs will continue to contain the same types of information as they did previously - LIMs contain the latest information at the time they are requested, including the latest hazard information available in the Council Geomaps. As has been the case, Council Geomaps will continue to be updated as new models and information is made available. With regards to rates and property values, zoning does not directly impact how Council rates are calculated and set. However, where there are significant changes in development opportunities on a site(s), this may have an impact on land value relative to other properties in an area – which in turn, can impact the Council valuation, and rates bills.
Correction to my question wording, What assessment of the effects of the intensification of housing on the health and wellbeing of people and the impact on the character of the areas has been completed ahead of this plan change being notified? Is this available to read?	As Auckland Council grows, character of areas are expected to change. PC120 aims to enable more people to live closer to transport, amenities and services, to contribute to a well-functioning urban environment.
Can you please repeat what colours on the map mean the height of potential new buildings?	This will depend both on the zone and on whether there is a Height Variation Control which applies to a site. For more information, please refer to the video on how to use the PC120 map viewer - this can be accessed from the PC120 web page.

In accordance with the AT's plan they want less cars on the road, less air travel and less road travel. I read their plan on the councils website.	PC120 seeks to focus intensification around transport nodes and centres, to make efficient use of existing and planned infrastructure, amenities, and services.
Is this plan based in the UN Agenda 21?	Ensuring the Auckland Unitary Plan is able to manage development in a way that responds to natural hazards and factors in climate change projections has been a key focus of PC120.
Is any weight given to amenity values being raised in submissions - i.e. creating a city that's a pleasant place to live? Also, do any of the proposed changes allow for more green / open spaces - something that will be important as Auckland intensifies.	All submissions received will be considered, including those where amenity values are concerned. With regards to green spaces, new provisions are proposed within the Terrace Housing and Apartment Building Zone which would require communal outdoor living space to be provided where 20 or more units are proposed. Growth is expected to occur gradually, enabling Council, CCOs, and other infrastructure providers to plan and prioritise projects to support growth - development contributions from new developments and subdivisions help to fund new and upgraded public parks, roads and transport, and three waters infrastructure as growth occurs.
What happens to the families that are currently living in the orange zone areas if this proposal goes through?	The deep orange zone within walkable catchments and around certain centres and corridors is the Terrace Housing and Apartment Building Zone. Over time more intensive development may occur on sites in this zone.
What is the number of submissions you are targeting? What are the demographic makeups?	Anyone can make a submission. Council will review and consider all submissions received.