

Webinar #2 – Monday 7 September 2026

Amendments to Auckland Future Housing Plan – Plan Change 120

Topic – Natural Hazards	
Question	Answer
When you see a qualifying matter on a property of Coastal Erosion - how can you see in maps what causes this? It seems to be randomly applied to properties in Kohimarama and when I look up the Coastal Erosion maps in GIS there is std erosion across all waterfront Tamaki Drive properties, while a select few show this as a qualifying matter.	The mapping layer (Areas Susceptible to Coastal Instability and Erosion) shows, at a regional level, areas which may be subject to this hazard over different timeframes over the next 100 years. The basis of the mapping and the methodology behind the mapping is covered in the corresponding technical report – Predicting Auckland's Exposure to Coastal Instability and Erosion. The extent of these areas vary depending on a range of factors e.g. whether it is cliff or beach environment. Where a property coincides with the coastal erosion mapping layers, these are identified within the property summary. The following factsheet explains how the various mapping layers relate to the different coastal hazard areas – PC120 Info Sheet 24 – Coastal Hazard Info in Geomaps 19/12/2025.
What is the thinking regarding up-zoning properties on the hills directly above flood plains and down-zoning the properties down in the flood plains? What controls will be in place to ensure development creating massively more impermeable surfaces on hills sloping towards floodplains to ensure they don't exacerbate the issue with overland flow during a tropical deluge?	The resilience aspect of PC120 is to limit future exposure of people and property in hazard areas – hence the down-zoning of properties that are exposed to the greatest hazard risk. The intensification aspects are directed by the requirements outlined in the National Policy Statement on Urban Development and the Resource Management Act. The Residential - Single House, Mixed Housing Suburban and Mixed Housing Urban zones all have the same maximum impervious area threshold (60%). The Terrace Housing and Apartment Building (THAB) zone has a marginally higher threshold (70%). As part of PC120, these standards are being retained and being strengthened to ensure that it is a core standard that needs to be complied with and that appropriate mitigation is provided if not. Please note that the published floodplain mapping currently account for maximum probable development under the operative AUP. PC120 only enables development – it does not mean that this development will automatically take place. For example, lots of areas are currently zoned for three houses as a permitted activity but these have not been developed to that capacity due to either planning constraints on the property or the costs of development.
What additional criteria are being used to determine properties which have a Coastal Inundation qualifying matter? I see large areas with the	Qualifying matters (QMs) only apply within the walkable catchments of centres and rail stations. In the case of coastal inundation the QM will appear as either down zoning the property or retaining the current

same coastal inundation levels (colours on GIS hazard maps) where some properties have this as QM and the neighbour does not. Why?	zone. Outside these walkable catchments, the zoning response has been removed for all properties except those that have been required to be down zoned. This means that there is no zoning response to those properties as the retained zoned is that of the operative Auckland Unitary Plan.
We understand that the hazard risks have been reviewed as well. Can you please let us know where that has been outlined?	The primary change has been in relation to the zoning response as it relates to flooding. This is covered in the following factsheet – PC120 Info Sheet 08 – Natural Hazards – updated 11/12/2025 . In short, the flooding zoning response has been amended to align with the highest flood hazard risk areas using both the 5% AEP (1 in 20 year) and 1% AEP (1 in 100 year) events rather than just the 1% AEP.
Where can I see the natural hazard changes that have been applied to the operative unitary plan?	Plan Change 120, and proposed amendments to Plan Change 120 both respond to natural hazard information that sits outside the Auckland Unitary Plan. We have included this non-statutory information in several places: firstly in the PC120 Dual Map Viewer for the sites that are subject to zoning or other mapping changes. And for a really comprehensive view, you can access the council's Geomaps and from the 'three layered sheets' symbol on the horizontal blue bar across the top of the screen – select the "Plans and Places" theme. This contains comprehensive information about natural hazards.
What exactly were the criteria behind downzoning for coastal inundation as properties next door to each other have different zoning along Tamaki Drive?	The down zoning along Tamaki Drive is dependent upon whether or not the high hazard area is present on the property and then whether or not the property is able to create a compliant sized site for the current zone outside of the hazard area. It is noted that some properties do not have the required 1200m2 of the Terraced Housing and Apartment Buildings zone, whereas their neighbours do and are able to retain their current zone.
Based on the answers I am receiving, we have a lot of errors in zoning of properties in the Mission Bay/Kohi area. These errors are properties are zoned immediate effect down-zoned (or not and should be) and likewise for those just down-zoned without immediate effect. The inconsistencies are all in areas nowhere near walkable catchments and the Council hazard maps just do not explain why some properties are down-zoned and some are not. How do we get some clarity for the property owners, when you have not given any additional	PC120 zoning approach for natural hazards is covered in the following factsheet – PC120 Info Sheet 8 – Natural Hazards – updated 11/12/2025 . The more detailed explanation of the zoning responses is covered in the corresponding s32 report: PC120 s32- Natural Hazards – specifically Attachment 8. Please note that the zoning response for flooding has been updated to utilise both the 5% AEP as well as the 1% AEP floodplain in the proposed amendments version. Please contact the Unitary Plan enquiries service at unitaryplan@aucklandcouncil.govt.nz for any specific queries about properties or areas if you believe there are errors.

criteria that explains why properties with similar flood, coastal inundation and coastal erosion on Council.	
Why were these downzoning changes made with immediate effect? Can they potentially still be changed?	Only the zoning changes in response to natural hazard impacts, as notified on 3 Nov 2025, have immediate legal effect – the zoning changes through the proposed PC120 amendments do not. In short, yes, they can be changed and will be subject to the upcoming submissions and hearings process. The reason that they have immediate legal effect is because under the Resource Management Act 1991 (RMA), clause 86B(3) specifies when a rule has immediate legal effect – subclause (f) specifies that ‘a rule in a proposed plan has immediate legal effect if the rule relates to natural hazards’.

Topic – Map viewers	
Question	Answer
Is there a single map viewer that gives the up to date position?	Yes, the PC120 amendments map viewer is found here: PC120 Dual Map Viewer
Do I have to look at both the Plan Change 120 tab and then also the Proposed Amendments to Plan Change 120 tab or just the latter?	Plan Change 120 as notified is provided alongside the Proposed Amendments - this is to assist people to see the difference between what was notified, and what the amended maps display. This may provide a useful comparison between the two maps. Please note that you may wish to also view the operative Auckland Unitary Plan maps viewer .
Will the GIS viewer now show the amendments notified on the 27th.	Yes. The viewer is a dual map viewer and has two tabs so you can change between Plan Change 120, and proposed amendments to Plan Change 120. The dual map viewer is available here: PC120 Dual Map Viewer . We have a short video to help you navigate both versions of the mapping – How to use the Dual Map Viewer .

Topic – Development provisions	
Question	Answer
Currently new houses built does not seem to have catered for parking and cars are parked on street causing congestion. How are parking spaces for the new high density houses being addressed?	The government changed the planning rules in 2020, preventing Auckland Council from requiring car parking spaces to be provided on properties. The Council can now only require car parking in very limited circumstances, like for mobility impaired people at public places or places frequented by the public (like supermarkets).
With regards to my questions above just answered - the area that is being upzoned is not subject to any NPS-UD rules but caused by removal of SH SCA zoning. While you say the	The flood mapping already accommodates for the maximum probable development so additional impervious areas is already accounted for as part of the modelling and the maximum impervious area standards are being retained and strengthened. A site

60% coverage applies to SH, MHS and MHU this does not eliminate the fact that development of these properties will result in considerable additional impermeable surface. The reason being many of these properties (eg. mine) are over 1000m2 and zoned currently for single dwelling so site coverage is very minimal. Development of these will definitely increase impermeable surface. As far as the argument that rezoning doesn't = development - the area is Mission Bay and the past 10 years has shown that developers favour developments in our area. We have seen examples of 19 terrace houses on what was 2 large sites - in MHS zone non-notified. We know what is possible and very likely to happen when an old home on a large site in these up-zoned areas is sold.	zoned Single House zone could establish up to 60% impervious areas on a site as a permitted activity, just as much as a site zoned Mixed Housing Suburban or Mixed Housing Urban zone. Higher density does not automatically equate to higher impervious areas on a site. In some cases, development can result in a more integrated stormwater response when compared to existing development/s. As also previously noted, a level of development potential may already be enabled under the operative AUP.
With these 6 storey and above housing development, are there any consideration given to accessibility for disabled people?	Buildings of 6 and more storeys will need to have lifts in addition to stairs. Additional aspects of universal access design may be considered in consenting process.
What thought has been put into upgrading sewerage lines and drains for the growth in these locations where the drains on mains roads will remain the same?	PC 120 as notified has new objectives and policies related to wastewater (for example new objective 10 and new Policy 15 in the Single House Zone). Refer to this from the PC120 webpage: PC120 Chapter H Zones – Residential .

Topic – Location specific	
Question	Answer
Are there any proposed amendments in the updated PC120, compared to the PC120 2025 version, for the Parnell area?	You can view the PC120 amendments map viewer here: PC120 Dual Map Viewer . The zonings in Parnell are broadly similar to PC120 as notified, except for areas outside of the walkable catchments and town centre areas where generally zoning reverts to the operative Auckland Unitary Plan (AUP) - these areas have been withdrawn from PC120. Note there are some areas outside the walkable catchments where zoning has changed in Parnell due to the Special Character Area overlay being removed. Subsequently the underlying Residential - Single House zone has also been removed and a new zone has been proposed in accordance with the zoning principles of the AUP. There may also be some specific areas where the application of natural hazard

	constraints has led to further downzoning (from PC120 as notified).
Also both of these maps are showing white (no colour) in most of my area - West Harbour	That is correct - there are no zoning changes proposed in the white out areas, including West Harbour. Where PC 120's mapping changes are continuing to apply, the properties have zoning as notified, and as amended.
Where can I find the most up to date map that applies to these areas of West Harbour?	The most up to date map is the operative Auckland Unitary Plan map viewer because the spatial rezoning of West Harbour that was proposed in PC120 has been mostly withdrawn, other than for sites being rezoned for natural hazard purposes.
In Royal Oak area, council bought approx 10 houses out of 14 houses after the floods. In the recent amendment council has made the clutter of 14 houses to single housing zone. However council has made no decision on what they plan to do with the acquired land. The properties around these houses are all zoned as Multi housing urban zone. How was that decision taken?	This is difficult to answer without a street address - we suggest you contact the Unitary Plan enquiries service with further detail and we can reply through that channel – unitaryplan@aucklandcouncil.govt.nz
This webinar seems to be majorly focused on the city centre, I imagine Rodney is also affected in this but would like to know how and what changes we expect to see in North West of Auckland and rural/coastal areas. would Auckland council or Rodney Local Board consider doing a more focused webinar to show our changes?	Given that there is extensive withdrawal of PC120 across areas not related to intensification policies, there is little change now proposed for Rodney area other than changes to zoning due to natural hazards ie: flooding.

Topic – Consultation	
Question	Answer
What considerations and further community consultation happened around the risk assessment slide information since the storm affected residents and other panels reported to council in 2024?	The feedback on risk tolerance from the Participatory Forum (a form of ‘Deliberative Democracy’) and storm affected communities late in 2024 has been used to inform the natural hazard provisions and zoning approach in PC120. Whether the right balance has been achieved in managing natural hazard risk will be subject to feedback from the public in the form of submissions and will be addressed as part of the upcoming hearings process.

Topic - Zoning	
Question	Answer
For a property that is currently zoned MHU, was proposed to change to Terrace Housing and Apt Building	It may be that updated flooding information means the council is proposing a different zone. A key thing to do when using the dual map viewer (containing both the

Zone under PC120, but is now proposed to be rezoned to Single House Zone while most surrounding properties are proposed to remain MHU. what would be the reason for this difference? If the preference is to retain the existing MHU zoning, how should this be addressed in the submission?	map viewer for PC120 and the map viewer for the proposed amendments to PC120) is to click on the relevant property to bring up the 'property summary'. This is a powerful tool, especially if you do the same in the other tab. That way you get a property summary for PC120 and a property summary for the proposed amendments, allowing you to compare. If your preference is for the MHU zoning then consider lodging a submission identifying the property and saying what decision you want made. It sounds like in this instance that would be "retain MHU Zone for [street address, including suburb name]"
I have seen previous maps in November 2025 with the properties next to the esplanade reserve in West Harbour rezoned to single house but https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html shows only mixed housing suburban?	The November version of PC120 rezoned much of Auckland's wider residential area - including areas that were upzoned and some that were downzoned. Some of the downzoning in the wider residential area may have related to specific planning constraints on the land, while other changes may have been related to "cohesive zoning" changes (trying to ensure that the application of the zones follows a logical pattern). Cohesive zoning changes occurred quite widely along coastal edge properties in the November 2025 version. However, PC120 as amended withdraws the spatial zone changes in the wider residential area (including those cohesive zoning changes). The only zone changes remaining (in PC120 as amended) in the wider residential in West Harbour area will relate specifically to natural hazard constraints.
The notified amendment extends THAB zoning further from arterial roads. In many instances, for example, along Remuera Road, this extension swallows very narrow side streets incapable of taking large buildings, or places THAB immediately alongside retained SCA and therefore an awful conflict of urban design. What should we do to get this THAB extent changed so more nuances THAB along FTNs is planned?	Consider lodging a submission. Use the form available on the council's website – PC120 Second-round Submission. Make sure you clearly say what decision you want instead. This is true for any submission: the submitter needs to clearly say what outcome they want. This makes the hearing and decision process more straightforward for everyone. For example you could say that you agree with extended THAB along Remuera Road (if that is the case) but you want the depth of the THAB zone to be [specified depth] from the main road. Or you might request in your submission that additional rules are introduced to the THAB zone to [specify what outcome you want where THAB is adjacent to SCA]

Topic – General	
Question	Answer
Our house is not showing on either map. How can we get advice? We are now just outside the plan.	You can get further advice by emailing unitaryplan@auckland.govt.nz with a specific question.

If final decisions on PC120 are due in mid 2027, this will be during the transitional period for the national planning system. During transition, a range of effects will be out of scope for councils to consider, will PC120 include out of scope effects?	Council staff are closely following the Planning Bill through the law-making process, and the implications for PC120. Council is legislatively required to continue with PC120. There are no exemptions in the Planning Bill for PC120 in the new system, and secondary legislation is not yet available. It is likely that yes, once operative and part of the AUP that some PC120 provisions will be impacted on transitional consenting (changes to the RMA's section 104(1)(a) requirements). However, the Planning Bill is yet to be enacted so nothing is certain.
Are steps being taken to deal with the genuine stress and anxiety caused by the downzoning and subsequent loss of asset value to properties as a direct result of this change?	We acknowledge and understand the potential for this plan change process and what is proposed to change, is a source of stress and anxiety for Aucklanders and particularly those affected by actual and potential changes directly. The proposed changes to the Auckland Unitary Plan have been mandated by Government, initially through the National Policy Statement on Urban Development 2020 (NPS-UD) and following this a number of amendments to the Resource Management Act. The Council has had to respond to the changing legal requirements and to also accommodate Auckland's and Aucklanders needs. This is particularly so with respect to a stronger approach to managing development in the face of natural hazards, for which an extension was granted to the original plan change process to implement the NPS-UD to address analysis and impacts of the early 2023 storm events. The timelines on the proposed plan change has become increasingly tight, with the requirement still in place for of decisions being notified by the end of June 2027. The Council has endeavoured to inform communities where information is known and also through elected members including the local boards, through extending some submission stages and by providing engagement and information opportunities such as Webinars and the Unitary Plan enquiries service to help people to understand what is going on. And to provide clarity on how this could directly affect you/ your property and the steps you can follow to be included in the process. The Council also has a free Friend of the Submitter Service to help you navigate the process.