

## Plan Change 120 Public Information Session - West

Monday, 24 November 6:30-8pm

### Unanswered Questions

| Topic- Capacity                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Question                                                  | Answer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Where does the target for 2 million more homes come from? | <p>Council is required by the RMA to ensure that the Auckland Unitary Plan enables as many dwellings as would have been enabled by PC78 as notified; changes proposed through PC120 will contribute to ensuring this plan enabled capacity is met. Note however that this 2 million figure refers to 'plan-enabled' capacity and does not mean all of these development opportunities can or will be taken up – in some instances, this plan enabled capacity may be limited because of infrastructure constraints or other reasons. There are various types of capacity – plan enabled capacity, infrastructure ready capacity, commercially feasible capacity, and capacity that is reasonably expected to be realised – more information on this and what this means on the ground is available in PC120 Information Sheet 19 – Housing Capacity:</p> <p><a href="https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/20-pc120-info-sheet-19-housing-capacity.pdf">https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/20-pc120-info-sheet-19-housing-capacity.pdf</a></p> |

| Topic- Infrastructure                                                                                                      |                                                                                                                                                                                                                                                                                                            |
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| Question                                                                                                                   | Answer                                                                                                                                                                                                                                                                                                     |
| Do we have the infrastructure to support numbers? Akl has issues with water during summer and traffic is horrific already? | <p>Please refer to Question 28 of the Frequently Asked Questions sheet:</p> <p><a href="https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/25-pc120-faqs.pdf">https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/25-pc120-faqs.pdf</a></p> |

| Topic – Natural Hazards                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                        |
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| Question                                                                                                                  | Answer                                                                                                                                                                                                                                                                                                                                                                 |
| Where housing development and natural hazard protection overlap, which principle legally or practically trumps the other? | <p>Natural hazard provisions apply region-wide, primarily through Chapter E36 (Natural Hazards and Flooding). Rules and standards within the zone need to be read in conjunction with Auckland-wide provisions in the AUP, such as Chapter E36. For sites that are subject to natural hazards, rules will apply to activities and development through Chapter E36.</p> |
| How were the risk levels for natural hazards determined? Was there consultation with                                      | <p>The climate change scenarios that have been adopted have been based on the latest Ministry for the Environment guidance as well as Auckland</p>                                                                                                                                                                                                                     |

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| residents affected by the 2023 weather events, or was it desktop modelling?                                                                 | <p>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.</p> <p>Please refer to the latest NIWA report on Knowledge Auckland regarding climate change projections.</p> <p>For PC120, a precautionary and proactive approach has been applied where risk is likely to be significant and/or irreversible. This was informed by engagement – for more information on this, refer to the relevant s32 report:<br/> <a href="https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/77-pc120-s32-consultation-natural-hazards.pdf">https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/77-pc120-s32-consultation-natural-hazards.pdf</a></p> <p>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.</p> <p>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.</p> |
| Is community given opportunity to feedback to "stringent development rules" around development in or near flood risk/ natural hazard areas. | Yes, submissions can be made on all aspects of Plan Change 120.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Topic – Process                                                                                                                            |                                                                                                                                                                                                                |
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| Question                                                                                                                                   | Answer                                                                                                                                                                                                         |
| Are the zones determined by a worst-case scenario outcome? If so, are all stakeholders using the same data and do they have the same data? | Zones have been applied consistently across the urban environment based on a number of principles regarding access and proximity to centres and transit - more information can be found on the PC120 web page. |
| Does PC120 have to be consistent with NPS-UD? What is the lifetime of PC120 and how often does PC120 need to be reviewed?                  | PC120 is a proposed change to the Auckland Unitary Plan – once decisions are made on PC120, many of these will become operative.                                                                               |
| How is the Council advocating for fairer central government investment to enable more balanced, spread-out growth in Auckland?             | Council is in frequent contact with central government agencies, infrastructure providers, etc regarding growth and forward planning.                                                                          |

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| Push back the consultation period. | The submissions period is set out in the ministerial direction to use the Streamlined Planning Process- please see the direction here:<br><a href="https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/pc120-ministers-direction-to-use-spp.pdf">https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/pc120-ministers-direction-to-use-spp.pdf</a> |
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| Topic – Resource Consenting                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| Question                                                                                                                                       | Answer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Will an application still be able to made in an area with qualifying matters and get a consent in spite of flooding, erosion or other matters? | Resource consents can continue to be sought in areas of natural hazards. Whether they may be granted will depend on the type and degree of risk and whether appropriate mitigations will be put in place to manage the risk. More information is available in Information Sheet 8:<br><a href="https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/09-pc120-info-sheet-8-natural-hazards.pdf">https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/09-pc120-info-sheet-8-natural-hazards.pdf</a> |

| Topic – Walkable Catchments                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| Question                                                                                                                                                     | Answer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Why is Greenhithe proposed to be mixed urban, suburban when it has infrequent bus service and unlikely ever to be a transport hub? AUP is single house zone. | Proposed application of Mixed Housing Suburban and Urban Zones is based on accessibility analysis. 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. More information can be found in Info Sheet 7:<br><a href="https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/08-pc120-info-sheet-7-intensification-beyond-centres-and-stations.pdf">https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/08-pc120-info-sheet-7-intensification-beyond-centres-and-stations.pdf</a><br><br>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. |
| Why is the planned development of the rapid transit bus stations on Te Ara Hauauru not shown as the connector for the Westgate intensification?.             | For information on when a rapid transit stop is considered to be 'planned' for the purpose of applying walkable catchments, please refer to Information Sheet 4:<br><a href="https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/05-pc120-info-sheet-4-walkable-catchments.pdf">https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/05-pc120-info-sheet-4-walkable-catchments.pdf</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Topic – Miscellaneous |        |
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| Question              | Answer |

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| Where is not affected by Plan Change 120? | Plan Change 120 applies region-wide, particularly in relation to natural hazards. Intensification proposals apply within the urban environment only. |
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