

Plan Change 120 Public Information Session - Central

Monday, 1 December 2025 6:30-8pm

Unanswered Questions

Topic - Capacity	
Question	Answer
Does the current proposal deliver more than 2mill new homes? if the plan changes as the result of submissions where will those missing houses be put?	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: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/20-pc120-info-sheet-19-housing-capacity.pdf
What is population projection to be in 2 mil houses? When will that happen?	
Where has the number of 2 million dwellings come from?	
Why can't Auckland Council adopt a plan like Christchurch's for 30 years of growth plus a 20% buffer?	The development capacity requirements were set by government, and now form part of the RMA. The requirements set by government for Christchurch differ from those set for Auckland.
What informed the plan in '21? How was demographic projections factored in vs a blanket push on MDRS? How did they check if the capacity fits AKL's needs?	Plan Change 78 was required to implement intensification policies of the NPS-UD and to enable the Medium Density Residential Standards across most residential sites across Auckland - which enabled up to three dwellings of up to three storeys without the need for resource consent. In choosing to withdraw PC78 (in part) and notify PC120, Council was required by amendments to the RMA to ensure the AUP enabled the same level of housing capacity as would have been enabled by PC78 had it been made operative.

Topic - Heritage	
Question	Answer

Can the Council exempt heritage areas from the proposed new height and density requirements	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.
Has the heritage protections caused higher density further out from the city?	With regards to heritage and special character, please refer to questions 14 to 16 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/25-pc120-faqs.pdf For information on how building heights have been identified across walkable catchments, refer to Information Sheet 5: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/06-pc120-info-sheet-5-intensification-in-walkable-catchments.pdf

Topic - Infrastructure	
Question	Answer
Who will pay for the upgrading of the infrastructure that will be required for this intensification? Will developers have to shoulder any of this?	For those facilities that are provided for by the Council and CCOs, development contributions and infrastructure growth charges from new developments and subdivisions help to fund things like new/upgraded public parks, roads and transport, and three waters infrastructure as growth occurs. Council also liaises with responsible central government agencies and ministries regarding demand and requirements for new schools, hospitals, and other infrastructure

1. will wastewater from Sandringham be connected to the central interceptor? 2.when?	Information on the Central Interceptor can be found on Watercare's website: https://www.watercare.co.nz/home/projects-and-updates/projects-around-auckland/central-interceptor
Has the central interceptor been designed to provide for the intensive level of development proposed in the area under PC 120?	Information on the Central Interceptor can be found on Watercare's website: https://www.watercare.co.nz/home/projects-and-updates/projects-around-auckland/central-interceptor . In cases where there are existing or future capacity constraints, these will impact whether development enabled by PC120 can be taken up.
In understanding the need for intensification, but it means more pressure on arterial road. How are we managing it (including parking) ?	PC120 seeks to focus growth and intensification in areas around transport nodes and centres, to make efficient use of existing active mode and public transport infrastructure. Where residential developments require resource consent, there will be an assessment of effects from traffic; trip generation standards in the Auckland Unitary Plan also require specific assessment of the effects larger development proposals will have on the transport network. For parking, please refer to question 27 in the PC120 Frequently Asked Questions sheet. https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
In understanding the need for intensification, but it means more pressure on schools. how are we managing that ?	Please refer to question 28 in the PC120 Frequently Asked Questions sheet. https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
How are schools, doctors, hospitals and other understructure going to cope with so many extra people in central Auckland suburbs.	

Topic - Intensification	
Question	Answer
why doesn't the Council zone 10/15 stories around/ above all the Bus Stations on the North Shore	Different heights were allocated to different 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. https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/06-pc120-

	info-sheet-5-intensification-in-walkable-catchments.pdf
Are we providing for houses where jobs are?	PC120 seeks to focus growth around centres and transport nodes to enable more people to live closer to jobs, amenities, services, and transport options.
Can developing down an option	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. However, submissions can be made on zoning proposed through PC120.
Is the Council going to allow for high rises around the Katanga-a-hape station entries / exits	Karanga-a-Hape Station is located in the City Centre Zone, which enables increased building heights above 10-15 storeys (unless qualifying matters apply which reduce enabled building height). For areas within a walkable catchment of this station outside of the City Centre Zone, heights of up to 50m (or 15 storeys) are enabled except where qualifying matters apply (such as viewshaft qualifying matters).
What's govt rationale for the intensification around western line. Road's can't cope with additional vehicles.	The City Rail Link will enable more frequent train services, including direct into the city centre. As such, enabling more growth and intensification in walkable catchments of stations will allow more people to utilise these services.
You say PC120 doesn't require homeowners to sell or redevelop their homes. But it does indirectly when a 6-15 storey house is built in front of them. Answer?	PC120 does not require anyone to sell or redevelop their homes. PC120 seeks to enable growth and intensification in certain locations, but does not require it.
Why has area around Remuera and Greenlane train station been zoned 15 storeys when they are not part of the govt mandated requirement stations?	Additional heights of 10 and 15 storeys are proposed to be enabled around a number of other walkable catchments based on evaluation against criteria such as strategic importance, accessibility to employment and services, and land values. More information can be found in Information Sheet 5: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/06-pc120-info-sheet-5-intensification-in-walkable-catchments.pdf
Why urban development and intensification around the CRL stations have not been planned/decided as part	A degree of intensification was already enabled under the Auckland Unitary Plan; however further intensification is now proposed to respond to the rapid transit stops themselves.

of CRL project around 10 years ago until now with PC120?	
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Topic – Natural Hazards	
Question	Answer
How will intensification avoid increasing runoff currently experienced downhill by properties in Sandridgeham?	Modelling to date has taken into account maximum probable development under the operative Auckland Unitary Plan, including impervious areas. 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.
Is there a map that shows where the flood risk zones are?	Please refer to Information Sheet 23 Flood Hazard Info in Geomaps. https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/39-pc120-info-sheet-23-flood-hazard-info-in-geomaps.pdf
What are the detailed restrictions on flooding plain/zone?	Please refer to Information Sheet 8: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/09-pc120-info-sheet-08-natural-hazards-2025-12-11.pdf More information can be found in the s32 evaluation report on natural hazards: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/73-pc120-s32-natural-hazards.pdf
Is there an option to just accept PC78. Surely natural selection eg insurance, mortgages etc will stop people building in flood prone areas	A key driver of PC120 was to strengthen natural hazard provisions, to better protect people and property from future natural hazard risks. Doing so helps contribute to a well functioning urban environment.
Why is there no incentive to have slim line rain water tanks on all new builds? This mitigates flooding	There are impervious area provisions (amongst other provisions) which seek to manage stormwater runoff. Rainwater tanks are generally a permitted activity in residential zones (i.e. does not require resource consent)

	provided that certain standards are complied with.
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Topic - Parking	
Question	Answer
Parking issues are already becoming issues with density builds and sewage issues.	Please refer to question 27 in the PC120 Frequently Asked Questions sheet. https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
What are the plans for parking at the apartments, given that there are almost two cars per family? Unfortunately, there has been an overflow of cars on the str	
Already current overdevelopment lack of parking & gardens a real concern- more small children playing in the streets-now 50km speed limit. How will u fix this?	
Will there be sufficient parking (2 car park per apartment) for new apartments?	

Topic - Process	
Question	Answer
Are submissions going to be treated seriously, or will this be a rushed process?	All submissions received will be considered through the process. Recommendations will then be made by an Independent Hearings Panel on submissions.
How is AC going to address Bishop's Direction to Use Streamlined Planning Process, "Statement of Expectations" in Oct: to enable greenfield development.	The Independent Hearings Panel will need to have specific regard to the Minister's Statement of Expectations when making recommendations to the Council on PC120 and submissions.
Is it an option for Council to challenge the government of the day on the need for the "theoretical" two million homes?	Auckland Council has to follow legislative requirements, as do other councils. The requirement to enable 2 million dwellings across Auckland now forms part of the Resource Management Act, and is a condition which needed to be met in order to withdraw Plan Change 78 - which has now been withdrawn in part.
How come Auckland Council had so little influence with Government that they could not stop this plan for 2m homes to even be proposed for Auckland?	The government enabled the Council to withdraw (in part) Plan Change 78, which was previously required to implement the Medium Density Residential Standards (MDRS). As a condition of withdrawal (as per the amended RMA), Council is required to ensure the AUP has a plan enabled capacity equivalent to what PC78 would have enabled had it been made

	operative. This does not mean that 2 million dwellings can or will be developed.
The 2 million number was derived from an illogical premise. Auckland will not need that many new homes in 30yrs. Have the planners challenged this number?	Refer to question 11 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
Why do you need to plan for the next 30 years when a new council or another government could upend this all again in 10 years?	Longer term planning, such as that in the Auckland Plan 2050, helps Council to understand where growth may occur. This helps other forms of planning, such as infrastructure investment.
Where a property is being zoned single house from the existing mixed housing & this is going to be objected to is the decision made by Council or hearing group	For all submissions, these will be considered by the Independent Hearings Panel and recommendations will be made back to the Council. Where Council decides to accept recommendations of the Independent Hearings Panel, these will become operative; where Council rejects recommendations of the Independent Hearings Panel, an appeals process will be available.
You seem to be asking ordinary people to be all over this proposal to anticipate things like set back limits and zoning implications. How is that good planning?	A number of guidance materials have been made available to help individuals understand what is being proposed - for example, there are a number of residential information sheets available on the PC120 web page which contain an overview of standards in residential zones, how these standards apply, and what is proposed to change. Diagrams have also recently been inserted to assist in understanding.
Council has notified a plan change delivering 2 million dwellings. Is the IHP also mandated to deliver that figure or can it recommend less ?	Note the 2 million dwellings is the plan enabled capacity, this does not mean that all of this growth and development will or can occur. When making recommendations, the IHP and Council must make sure the capacity requirements continue to be met.

Topic - Property Value / Rates	
Question	Answer
What are the indicate infrastructure costs and how will this impact council/govt spending/debt caps and household rates?	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.

Will our property value decrease if we are put in a 'flood zone'?	As is current practice, flood modelling has been available through Council Geomaps for some time - the information in Geomaps continues to be updated as and when new information and modelling is made available. There are a number of factors which individuals may consider when purchasing a property, such as whether a property may be in a natural hazard area.
Will density cause lower rates?	Refer to question 26 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
Will intensification lower rates?	

Topic – Residential Provisions	
Question	Answer
Are you going to improve healthy homes with air quality in them as yes you can have a heated home but better quality air it helps the community	Chapter E14 of the Auckland Unitary Plan contains provisions relating to management of air quality. These are not proposed to change through PC120.
A lot of shoddy high density housing is currently being built. Who is going to be liable for shoddy building of high density housing going forward.	For residential zones, standards are proposed that are intended to achieve high quality built form outcomes. Other provisions in residential zones enable consideration of the scale, location, form, and appearance of developments to ensure that they are of a high quality and compatible with planned urban built character and residential amenity.
Is there anything that safeguards the aesthetics of our city when developers build these larger buildings? Or is that just up to the “market”?	
Does the council have any say on the aesthetic of townhouses, such as many of the ugly ones that are already built?	
Given an increasingly aging & disabled popn who are increasingly renting or in social housing why not have targets for adaptable and accessible housing devpt?	Plan Change 79 introduced requirements for accessible car parking for residential developments in the transport chapter of the AUP - decisions on PC79 remain under appeal, however can be found on the Council website here: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-79/pc-79-decision.pdf Submissions can be made if it is considered that there is a gap that needs addressing.
Our area is currently maximum 3 storeys but received planning consent request for 6 storeys. How are you going to keep restrictions under control?	This question seems area-specific - for queries like this, please email unitaryplan@aucklandcouncil.govt.nz . Whenever zone standards are not complied with, specific assessment is required through

	the resource consenting process to confirm the appropriateness of any infringement.
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Topic – Special Character	
Question	Answer
Can a house with a special character overlay be sold and later have the overlay removed for demolition as requested in a resource consent?	The overlay cannot be removed from a property through a resource consenting process - this requires amendment via a plan change, such as PC120. There are specific controls for properties in special character areas, which include consenting triggers for demolition, modifications, alterations, etc.

Topic – Transport	
Question	Answer
Will the plan negatively impact future public transport projects in Auckland, such as light rail and heavy rail, in the long term?	PC120 seeks to enable growth around transport nodes, and particularly around existing and planned rapid transit stops.
You obviously want us out of our cars. What happens when there are no rail options due to industrial dispute, maintenance which happens most weekends or seems?	Whether residents utilise public transport options is a personal choice; however focussing growth in areas close to transport nodes will enable more individuals to easily access active and public transport infrastructure.

Topic – Walkable Catchments	
Question	Answer
You stated tonight the walkable catchment is 10 minutes or 800m (approximately). On the boards, it states it is 15 minutes and 1.2kms. Which is it?	A 10 minute walkable catchment is proposed to apply around rapid transit stops and Metropolitan Centre Zones. A 15 minute walkable catchment is proposed to apply around the city centre zone.
You say walkable catchments require 6-storeys but that's not right for town centres is it?	Walkable catchments apply around rapid transit stops and from the edge of the City Centre Zone and Metropolitan Centre Zones. Around suburban centres, building heights and densities must be enabled which reflect the level of commercial activity and community services in those centres. For more information, refer to Information Sheet 6: https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/07-pc120-info-sheet-6-intensification-in-and-around-suburban-centres.pdf
Please explain walkable catchment again?	Refer to Information Sheet 4: https://www.aucklandcouncil.govt.nz/content/d

	am/ac/docs/plans/unitary/pc-120/05-pc120-info-sheet-4-walkable-catchments.pdf
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Topic - Miscellaneous	
Question	Answer
What is going to be done to prevent wind tunnels and damp spaces plus overloading parking issues	There are provisions proposed in some residential zone chapters which intend to address potential effects of wind that could arise from taller buildings. For parking, please refer to question 27 in the PC120 Frequently Asked Questions sheet. https://www.aucklandcouncil.govt.nz/content/dam/ac/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
Has consideration been given to the liveability of neighbourhoods, or just transport infrastructure?	PC120 aims to enable more people to live closer to transport, amenities and services, to contribute to a well-functioning urban environment. Provisions of residential zones also seek to encourage high quality built form outcomes.
Under PC120 the E10 & E16 viewshafts are a qualifying matter when bldg heights may require restriction. Will the current height limitations apply, if not, why?	There are a number of viewshafts, with associated provisions contained in Chapters D14, D16, D19, and D20A of the Auckland Unitary Plan. 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. 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.
Why did you put bike and scooter lanes in front of bus stops this is still dangerous and waiting to see why it hasn't been fixed up.	Auckland Transport makes decisions about upgrades to the roading network. Should you have concerns on this, it is recommended that you reach out to Auckland Transport.
Will intimidation tactics be used against individuals who do not want to develop high-density projects on their property, while their neighbors decide to?	PC120 does not require anyone to sell or redevelop their homes. PC120 seeks to enable growth and intensification in certain locations, but does not require it.

