

Plan Change 120 Public Information Session - North

Monday, 1 December 2025 6:30-8pm

Unanswered Questions

Topic- Capacity	
Question	Answer
Is there greenfield capacity still? And is the Govt/council trying to encourage more homes where there is currently infrastructure instead of out on farmland?	Council identifies Future Urban Zoned land in the Auckland Unitary Plan- this land is identified as being suitable for future greenfield growth. Note however that certain infrastructure will generally need to be in place prior to this land being rezoned and development ready- more information on this can be found in the Future Development Strategy: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans-projects-policies-reports-bylaws/misc/future-development-strategy.pdf
Why is the govt pushing for 2 mil more residents? Where did this number come from, and is the govt following the UN sustainability goals?	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/auckland/docs/plans/unitary/pc-120/20-pc120-info-sheet-19-housing-capacity.pdf

Topic- Heritage	
Question	Answer
Will there be ruling to build 'sympathetically' next to heritage sites to protect the aesthetics of the area, such as Birkenhead- Akl first Burrough in 1818?	Note that historic heritage and special character are different- more information on the difference can be found in Information Sheet 14: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/15-pc120-info-sheet-14-sca.pdf

	However, new provisions have been proposed in residential zones that would enable the Council to consider interface effects for resource consent proposals on identified special character and historic heritage.
--	---

Topic- Infrastructure	
Question	Answer
Schools are struggling to cope with increased student enrollment esp due to intensification around popular schools. How is Council working with MoE to fix this?	Please refer to question 28 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
Why is intensification being allowed without infrastructure being upgraded first- eg intersection of Glenvar rd & east Coast rd	
Is Council working closely with other organizations (e.g. Auckland Transport, Watercare) to plan and deliver the required infrastructure changes? How so?	
New Zealanders have a healthy lifestyle, air, food etc. Why should we replicate other countries with poorer health outcomes thanks to housing intensification?	Plan Change 120 seeks to focus intensification around centres and transport nodes to facilitate use of active and public transport modes. This will enable more people to have easy access to amenities, services, and transport options, thereby contributing to a well-functioning urban environment.

Topic – Natural Hazards	
Question	Answer
With the identification of flood areas, what measures are being taken to protect public investments in properties in these areas?	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 the greatest level of risk. More information on this can be found in Information Sheet 8: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/09-pc120-info-sheet-08-natural-hazards-2025-12-11.pdf
Will this plan change enable the compulsory acquisition of homes in flood or other hazard risk areas?	No. No properties are proposed to be acquired as a result of Plan Change 120. Plan Change 120 seeks to introduce or amend provisions in the AUP to better manage activities, development, and subdivision in hazard areas.

	The flood buy out programme is separate – more information can be found on this programme here: https://www.aucklandcouncil.govt.nz/en/recovery-extreme-weather-disasters/property-categorisation-resolution/category-3-property-buyout-information-auckland-council-government.html
What assumptions have been made in modeling for the “Flood plains with immediate legal effect”?	Floodplains have been identified based on hydraulic modelling for a storm event with 1% annual exceedance probability (AEP- or roughly a 1 in 100 year event). The modelling assumes maximum probable development and considers future climate change scenarios. Floodplains are classified into areas of low, medium, high, and very high hazard risk based on depths and velocities in the 1% AEP event. Modelling will continue to be updated over time, and so the extent and associated hazard risk classifications may change as new modelling becomes available. The floodplain mapping itself is not part of the Auckland Unitary Plan and is indicative only as it has been done at a regional or catchment level. The extent and conditions of flooding on a site can be verified by a site-specific assessment. You can contact our Healthy Waters and Flood Resilience department at HWDevelopment@aucklandcouncil.govt.nz if you would like more information on the flood modelling or its mapped extents.
Based on the LiDAR identification of flooding risks, what is the council doing to mitigate these risks?	Strengthened provisions are proposed to manage uses, development, and subdivision in areas subject to natural hazard risks – more information can be found in Information Sheet 8: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/09-pc120-info-sheet-08-natural-hazards-2025-12-11.pdf
To what extent are council legally bound to follow RCP8.5 modelling? Can the requirement to address climate issues be met by using a less extreme model?	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 Independent Hearings Panel in considering submissions.
For flood risk, what is the science behind how the level has been calculated at which home floor levels should be at for extensions/new builds?	More information can be found in the relevant s32 evaluation report on natural hazards: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/73-pc120-s32-natural-hazards.pdf
What are the reasons for these changes- particularly in relation to Natural Hazards? Simply the flooding events 2023, which were caused by poor council maintenance. What is the evidence base or data to support these decisions?	Changes to natural hazard provisions seek to strengthen provisions, particularly for new uses, activities, development, and subdivision in areas of natural hazard risks. 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.
How can flood plains have “immediate legal effect” if PC 120 is still being developed?	The government allows natural hazard rules to apply immediately because managing significant risks from natural hazards is a matter of national importance. Submissions can be made on natural hazard provisions, and there may be further changes to provisions through this process and decisions on PC120.
We are Rodney rural.. immediate legal effect with regards to flooding. The geomaps are not accurate. What information should we include in submission?	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.
With increased intensification comes more impermeable surfaces. How will planners mitigate that?	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.
--	--

Topic – Process	
Question	Answer
Why are submissions being rushed through	The Council was required to notify the plan change as per timeframes set out in the Minister's direction – this also sets out timeframes for submissions period and when decisions need to be notified by. For more information, see the Minister's direction here: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/pc120-ministers-direction-to-use-spp.pdf
What measures will be put in place to protect the integrity of the plan by not allowing exemptions to be granted?	Planning rules have different activity statuses and associated provisions which reflect the level of assessment (and the types of assessment) that needs to be considered in determining whether or not a proposal may be appropriate.
What is this govt requirement for intensification being driven by internationally...IPCC, Smart Cities?	The need to enable more housing nation-wide has come about due to the high costs of housing, and shortages in housing supply.

Topic – Property Value / Rates	
Question	Answer
What are the anticipated knock on effects of flood zoning. Property price decreases, insurance premium increases etc	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. With regards to insurance, typically insurance companies will have their own models in determining and setting premiums.
Will the proposed upzoning influence or increase our property rates? We don't support the increase in rates.	Refer to question 26 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
Will the property rates increase because of these upzonings?	

Topic – Residential Provisions	
Question	Answer

What protections are there for people who live next to a six story building in respect to access to light / sun / privacy etc	There are a number of standards proposed within residential zones which seek to manage these effects on neighbours and on the environment- note however that the standards will differ by zone depending on the types of outcomes anticipated for that zone. For more information on standards proposed to apply within the Terrace Housing and Apartment Building (THAB) Zone, please refer to the relevant information sheet: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/10-pc120-info-sheet-09-updates-to-thab-zone-2025-12-10.pdf
---	--

Topic – Walkable Catchments	
Question	Answer
What distance is walkable distance? Specifically from Albany bus station.	Generally, 800m has been used as a measurement of the average 10 minute walk from most train stations and other rapid transit stops. Walkable catchments have also been modified as needed to account for topography and other factors which impact walkability. For more information on how walkable catchments have been determined and applied, please refer to Information Sheet 4: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/05-pc120-info-sheet-4-walkable-catchments.pdf