

Plan Change 120 Public Information Session - South

Tuesday, 25 November 2025 6:30-8pm

Unanswered Questions

Topic- Capacity	
Question	Answer
Are our emergency services equipped to manage the population growth?	Growth is expected to occur gradually which assists services and infrastructure providers to plan for that growth.
How many more houses will be added to Auckland with this plan?	This will depend on demand. The 2 million figure is 'plan enabled' capacity and does not mean all of these development opportunities can or will be taken up.
What about the affects it has on Over population that puts pressure on our schools, emergency services, infrastructure...	Refer to question 28 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/a/c/docs/plans/unitary/pc-120/25-pc120-faqs.pdf

Topic- Infrastructure	
Question	Answer
How will the provisions for sewage be handled in areas that already have serious failures.	Infrastructure capacity such as in the three waters networks has not specifically been considered in determining where zones are applied and what maximum heights are enabled. 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 consenting process, the Council considers (and will continue to consider) whether a proposal can be appropriately serviced.
Have we considered the impact on public services while making this proposal like hospitals, schools, traffic congestion, elderly living.	Please refer to question 28 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/a/c/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
Have we not thought about more schools more hospitals, more equitable emergency services before the population growth??	
Does this plan also account for the necessary infrastructure to support the proposed intensified developments, including wastewater and car parking etc	Refer to question 28 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/a/c/docs/plans/unitary/pc-120/25-pc120-faqs.pdf For parking, refer to question 27 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/a/c/docs/plans/unitary/pc-120/25-pc120-faqs.pdf

Previously there was a hold on building in Otara? We were advised this was due to drain system not being able to handle the existng homes.Has this been remedied?	Watercare publishes information on constraints in the water supply and wastewater network, which should be considered by owners and developers considering development of their sites. Refer to information on Watercare's website here: https://www.watercare.co.nz/builders-and-developers/consultation/network-capacity-in-auckland
What upgrades to stormwater, pipes, and drainage WILL BE GUARANTEED BEFORE any 3–6 storey builds can be approved?	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 consenting process, the Council considers (and will continue to consider) whether a proposal can be appropriately serviced.

Topic- Intensification	
Question	Answer
Why replace the spread of development in plan change 78 with more intensified development in and around town centres & transport hubs etc?	Refer to question 2 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/a/c/docs/plans/unitary/pc-120/25-pc120-faqs.pdf Focussing growth and intensification around centres and transit nodes enables more individuals to live closer to jobs, services, amenities and transport options; it also means Council and other infrastructure providers can better plan for infrastructure growth and investment.
The development going on already is not delivering more affordable housing. The houses are smaller and the same prices as the one house they just knocked down?	The enablement and development of more housing is expected over time to lead to more affordable housing generally- this will not occur immediately, and will take time.

Topic – Natural Hazards	
Question	Answer
Have we considered earthquake hazard before proposing this plan. Since New Zealand is on tectonic plates. This may lead to higher loss of life.	Provisions of the Building Act address structural matters associated with earthquake-proofing etc.
how does the flood protection process affect Otara when we're not close to Water.	Refer to Information Sheets 8 and 23 on the PC120 web page to understand how natural hazard provisions apply and how to find whether a site is impacted by natural hazards: https://www.aucklandcouncil.govt.nz/en/plans-policies-bylaws-reports-projects/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/pc-120-housing-intensification-resilience.html

PC120 claims to protect natural hazards and qualifying matters, but the drive for intensification to meet housing demand risks undermining those protections.	Auckland Council has to follow legislative requirements, as do other councils. PC120 must implement the government's direction to enable intensification in and around centres and transport nodes. The council must amend the Auckland Unitary Plan to enable at least the same amount of housing capacity as PC78 would have. 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.
If property is in flood plain area what does this mean for the owners?	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. For more information, refer to 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
What happens to flood affected properties where council made a commitment to buy and not build, like in Bader Dr Māngere etc	Note PC120 is separate from the buy out programme. The buy out programme following December 2023 storm events is separate to PC120- more information on this can be found here: https://www.aucklandcouncil.govt.nz/en/recovery-extreme-weather-disasters/property-categorisation-resolution/category-3-property-buyout-information-auckland-council-government.html
Has independent hydrology modelling been done to assess how 3–6 storey intensification will impact overland flow paths in Ōtara?	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.
How will intensification reduce, rather than increase, flooding if more roofs and sealed	Modelling to date has taken into account maximum probable development under the operative Auckland

surfaces mean increased stormwater runoff?	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.
Have we considered earthquake hazard before proposing this plan. Since New Zealand is on tectonic plates. This may lead to higher loss of life.	Provisions of the Building Act address structural matters associated with earthquake-proofing etc.
how does the flood protection process affect Otara when we're not close to Water.	Refer to Information Sheets 8 and 23 on the PC120 web page to understand how natural hazard provisions apply and how to find whether a site is impacted by natural hazards: https://www.aucklandcouncil.govt.nz/en/plans-policies-bylaws-reports-projects/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/pc-120-housing-intensification-resilience.html

Topic – Parking	
Question	Answer
How are you going accommodate for parking in small residential areas in terraced housing/apartment building zones? 6 storey buildings will suffocate our streets	Refer to question 27 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/a/c/docs/plans/unitary/pc-120/25-pc120-faqs.pdf

Topic – Parks / Open Space	
Question	Answer
Can you ensure our parks and playgrounds are not affected?	Public open space is identified as a qualifying matter within PC120, and is not proposed to be rezoned. There are standards applying to development adjoining open spaces which seek to manage adverse effects of development proposals on public open space.

Topic – Process	
Question	Answer
Are these presentations available in different languages?	There are several Information Sheets on the PC120 web page which are available in Te Reo, Chinese

	(simplified), Korean, Hindi, Tongan, and Samoan: https://www.aucklandcouncil.govt.nz/en/plans-policies-bylaws-reports-projects/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/pc-120-housing-intensification-resilience.html
What are our elected members going to do to ensure that all of Auckland shares the load of building new homes and not just in the poorer areas?	The Auckland Unitary Plan sets the rules for how land can be used, including what can be built and where. Changing the planning rules for what can be built does not mean that development must take place. Instead, it provides property owners with choices about how to use their land. It is entirely up to them to choose to develop their property if they wish , or not .
This plan change feels rushed, with less time than AUP or PC78. It's a lot to understand and respond to just before Christmas. Why is it happening now?	The timeframes are set out in the RMA and in Ministerial Direction: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/pc120-ministers-direction-to-use-spp.pdf
Can the plan change be reversed with a change in govt next year?	This would require amendment to the RMA.
If we want to make submissions on more than one topic would it be better to make multiple submissions?	Refer to question 18 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
Are the apartments going to be government own for emergency housing for people or for the ones that have money can own?	It is up to owners whether or not they choose to take up development opportunities enabled by PC120.
What protections will be put in place to prevent public housing or long-term families from being displaced by future redevelopment or redevelopment pressures?	PC120 only enables intensification, it does not require it. It is up to owners whether or not they choose to take up development opportunities enabled by PC120.
How do we appeal if future discussions on these questions are unfavorable, given our "limited appeal"?	Refer to question 19 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
If this gets the go ahead in 2027, can you confirm roughly how long it will take the begin implementation of all the additional housing/apartments?	Development can occur at any time, however the timing will determine what planning rules may apply. Until a decision is made on PC120, only existing AUP rules will apply except in cases where sites are affected by natural hazards (in which case, PC120 hazard-related rules with immediate legal effect will also apply).
What if us as the community don't agree with your proposal?	Individuals who don't support the proposal can make a submission – information on how to make a submission is available on the PC120 web page.
If we do start on these developments in low income suburbs and how do we make sure the people of said suburb are first in line, and not pushed aside?	Whether development opportunities enabled by PC120 are taken up will be up to the owners of the site.

Why was this plan proposed in the first place without more planning?	Refer to question 3 in the Frequently Asked Questions sheet: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
Are there more community meetings planned for the future?	Five public information sessions were held sub-regionally- no further events are currently planned. There were also several Webinars held, with the recordings made available on the Auckland Have Your Say web page: https://akhaveyoursay.aucklandcouncil.govt.nz/auckland-future-housing-plan?gad_source=1&gad_campaignid=23266436565&gbraid=0AAAAABCEvW7SWuRF8VNm1V9FDTsB_IVxWr&gclid=CjwKCAiA0eTJBhBaEiwA-Pa-hR-Z1xHCTJqDpxBMfaS6_ZZ5zUu4jBB4QBvQvq6SegQluQu1ArZUQRoCC80QAvD_BwE
This is news to our community and a lot of information to process. If this is a 30 year plan what other steps have been taken to consult the community?	This is not a 30 year plan; this is a change to the Auckland Unitary Plan, which is Auckland's 'planning rule book.' The Auckland Plan 2050 is Auckland's long term spatial plan.

Topic – Property Value / Rates	
Question	Answer
How will these intensifications impact the value of homes for owners that are located in the attachments.	Where there are significant changes in potential development opportunities on a site or sites, this may have some impact on land value. 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
This is for the renters and owners will we see huge hikes on Rates which will force owners to sell and renters to relocate	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
How will this affect rates?	

Topic – Residential Provisions	
Question	Answer
On the proposed map we have some regions that indicate the height for apartments for 6 floors & 10 floors. If the height is not mentioned does it mean 3 levels?	Some areas that are subject to heights greater or less than what the zone would typically enable are shown as having a Height Variation Control (HVC) indicated in the PC120 maps. This is shown with an associated height in meters. Where sites do not have a HVC applied, the default zone height will apply. For the Terraced Housing and Apartment Building Zone, the proposed default maximum building height is 22m (or 6 storeys); for Mixed Housing Urban Zone, the proposed default

	maximum building height is 11m plus an allowance for roof form (or 3 storeys).
Have we considered homeowners in intense zoning who may not want to live beside apartment buildings? What protections or legislation will be in place for them?	There are a number of standards proposed within the Terraced Housing and Apartment Building (THAB) Zone which seek to manage effects on persons (incl neighbours) and the environment. More information is available in Information Sheet 9: 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 – Transport	
Question	Answer
What does this mean for Public transportation and its prices especially for students.	Public transportation fares are set by Auckland Transport: https://at.govt.nz/bus-train-ferry/fares-discounts/bus-and-train-fares
Will these changes drive down the cost of public transports? I pay \$16 everyday to train from Middlemore to Britomart and back for work- \$80 per week.	This is not part of PC120.

Topic – Miscellaneous	
Question	Answer
Kainga ora houses have so much land. Will those be used for these new housings?	Whether development opportunities enabled by PC120 are taken up will be up to the discretion of the owners/developers.
What is pc120	An overview of what PC120 is and what it is seeking to achieve can be found in the PC120 Explanatory Note: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/01-pc120-explanatory-note.pdf
Currently some area has restrictions due HANA. Will PC120 change around Ranfurly Road/ Freyberg Ave Papatoe	The High Aircraft Noise Area Overlay is proposed to be retained as a qualifying matter – please refer to the s32 evaluation report here: https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/94-pc120-s32-aircraft-noise.pdf
Is there potential for people to be rehomed to accomodate the increased housing requirements? (Asking for both private and those in housing)	Where owners choose to redevelop their site, this may involve demolition of some existing homes to make way for new homes. This is no different from what currently occurs.
All I've heard from that is catchment, walkable and transit... what is your approach to accessible healthcare as the Population grows?	Please refer to question 28 in the PC120 Frequently Asked Questions sheet. https://www.aucklandcouncil.govt.nz/content/dam/auckland/docs/plans/unitary/pc-120/25-pc120-faqs.pdf
Will current property owners be forced to sell their property to make way for the new development.	No. The Auckland Unitary Plan sets the rules for how land can be used, including what can be built and where. Changing the planning rules for what can be

	built does not mean that development must take place . Instead , it provides property owners with choices about how to use their land. It is entirely up to them to choose to develop their property if they wish, or not.
How does this plan affect longstanding Otara families who live in Kainga Ora homes? Will any of our current families be forced out to make way for Plan120	PC120 only enables intensification, it does not require it. It is up to owners whether or not they choose to take up development opportunities enabled by PC120.