

Webinar #1 - Monday, 17 November 2025

Auckland's Future House Plan - Plan Change 120

Unanswered Questions

Topic – Housing Capacity	
Question	Answer
The Waitemata Local Board area has already contributed to intensification within the City Centre Master Plan, yet you are obliterating our character - Why is the CCMP area excluded from PC120?	The intensification of the City Centre was finished on 6 June 2025 as part of Plan Change 78. As it has recently been determined, the City Centre need not be reconsidered as part of Plan Change 120. The City Centre master plan provides guidance for place making within the city centre. The master plan takes into consideration the character of different areas within the area to which the master plan applies.
Where does the calculation that PC78 enabled 2m come from? How derived??	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 .
Does the hearings panel have scope to recommend, amongst other things, that the Council propose requesting government to: stage implementation of recommendations based on a 2m capacity threshold	Decisions on PC120 need to be notified no later than 20 months from the date that the minister's direction was gazetted. Please see the minister's direction below - this includes information on the Minister's statement of expectations which the Panel must have

	regard to in making recommendations to the Council.
You mention AKL will grow regardless of housing intensification. But I disagree, if we do not intensify the housing then surely people will live elsewhere?	Auckland must prepare for and provide for growth. One way of providing for growth is by enabling intensification in areas close to transport, services, and amenities.

Topic – Consenting	
Question	Answer
in our area in Farm Cove where we are seeing 3 story properties popping up all over the place are they currently mostly requiring resource consent but moving to mixed housing urban means same but with no resource consent.	Plan Change 78 was recently withdrawn by the council (only a few aspects of Plan Change 78 are continuing). Plan Change 78 did what the government said we must - allow Medium Density Residential Standards, meaning 3 houses up to 3 storeys on most residential properties. Some Aucklanders have consents granted under those rules. Plan Change 120 is more sophisticated, by targeting intensification in the areas where intensification has benefits for our city, with less intensification in suburban areas.
Will a property owner be notified if a developer applies to develop a site next door...	Not necessarily - not all developments will require resource consent. For example, developments of up to 3 homes in the Mixed Housing Suburban or Mixed Housing Urban Zones that comply with relevant zone standards will not require resource consent - as is the case currently. However, where resource consent applications are required, the Council must undertake a statutory assessment to determine if potential adverse effects on the environment are more than minor, and if any persons are 'affected' by a proposal - where the Council determines that effects on the environment are likely to be more than minor, an application will be publicly notified (meaning anyone can make a submission); and where Council determines there are affected persons, the application will be notified only to those persons (limited notification). If Council determines there are no affected persons and adverse effects on the environment will

	be less than minor, the application will not be notified.
Do local residents that live adjacent to a new multistorey proposed buildings, will they have input in the consent process or completely ignored like the existing infill housing that happens under PC78?	Not all developments will necessarily require resource consent (for residential developments, this will depend on matters like number of units proposed, the zone, and whether the development complies with relevant zone and Auckland-wide standards). Where resource consent is required, Council carries out a statutory assessment to determine if adverse effects on the environment may be more than minor or if there are affected persons – this will determine whether an application is notified, and to whom it is notified. If an application is notified, submissions can be made and will be considered in determining whether the resource consent can be granted.
do any property owners have a say or can submit an reasonable protest to any one building a two, three building next to them, when you think it will be detrimental to the value of your house, or sunlight etc. should you find out before the resource consent is accepted.	Not all developments will necessarily require resource consent (for residential developments, this will depend on matters like number of units proposed, the zone, and whether the development complies with relevant zone and Auckland-wide standards). Where resource consent is required, Council carries out a statutory assessment to determine if adverse effects on the environment may be more than minor or if there are affected persons – this will determine whether an application is notified, and to whom it is notified. If an application is notified, submissions can be made and will be considered in determining whether the resource consent can be granted.
we have seen many changes already, a lot of 2-3 story houses down our street are being built, we've seen traffic increase, they don't have gardens, were all these allowed the under the previous plan?	PC78 introduced the Medium Density Residential Standards (MDRS), which were required at the time. The MDRS loosened some standards applying to developments of up to 3 dwellings. However, the MDRS has since been withdrawn with the partial withdrawal of PC78. For more information on what standards are proposed to be introduced or amended in residential zones, please refer to the relevant Information Sheets on the PC120 web page

Will residents have the right to consent to a large development next door?	Not all developments will necessarily require resource consent (for residential developments, this will depend on matters like number of units proposed, the zone, and whether the development complies with relevant zone and Auckland-wide standards). Where resource consent is required, Council carries out a statutory assessment to determine if adverse effects on the environment may be more than minor or if there are affected persons – this will determine whether an application is notified, and to whom it is notified. If an application is notified, submissions can be made and will be considered in determining whether the resource consent can be granted.
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Topic – Green Space	
Question	Answer
The current minimum green space around new developments is very small and does not allow for trees and shared spaces. Will these green spaces be bigger in the PC120 plan?	Note that the MDRS introduced under PC78 reduced landscaping requirements in residential zones relative to the Auckland Unitary Plan; however the MDRS has now been withdrawn. For more information on updated landscape area requirements in residential zones, please refer to the Information Sheets on updates to the Single House, Mixed Housing Suburban, Mixed Housing Urban, and Terrace Housing and Apartment Buildings Zones on the PC120 web page.
Where does the new open space come from, and will these areas be readily accessible (walking distance) by the people in the new intensification areas?	Please refer to council's recent strategy - Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy. Additionally, changes proposed to provisions of the Terrace Housing and Apartment Building Zone introduce new requirements for communal outdoor living space where more than 20 units are proposed. For more information, please refer to Information Sheet 9.

Topic – Natural Hazards	
Question	Answer
Why do you use ASCIE 2080 (RCP 8.5) as the model for coastal erosion mapping layers etc. ? This is the most extreme option that you can use and has already been shown to be completely unrealistic and way over the top. Even the IPCC themselves advise modellers to avoid this "exaggerated" model. The second part of this question relates to Council planning in natural hazard areas e.g. re flood mitigation and sea inundation etc. Why does the modelling include parameters that assume council infrastructure i.e. pipes, operating under "blocked" circumstances? I would have thought, especially after the Cyclone Gabriel fiasco, Council would get their act together and actually MAINTAIN the water infrastructure such that flooding is not negligently, or worse, deliberately, orchestrated?	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. Only the modelling for flood prone areas factors in blocked culverts. While Auckland Council will continue its efforts to undertake regular clearance and maintenance works, as well as specific works to prepare for weather events, debris can be carried by stormwater and block culverts during intense rainfall, and it is not possible to clear all these potential blockages at once.
Would you consider reducing intensification in areas that you	Submissions on the modelling can be made. If there is evidence to suggest that

have not noted as flood areas but that did severely flood in January 2023?	additional areas are impacted by flood hazards not currently captured in modelling, then this will help the Council and the Independent Hearings Panel in considering submissions. Note that flood mapping is not part of the Auckland Unitary Plan, and will continue to be updated in Council Geomaps as new information and modelling becomes available.
If stormwater catchments are already full in areas (suburbs), why are you allowing high intensity development into these areas? how will you stop development until the infrastructure catches up?	Areas of high natural hazard risks have been modelled, and have informed changes proposed through PC120. In some areas likely to be exposed to the highest levels of natural hazard risk, properties are proposed to be re-zoned to a lower intensity zone so that natural hazard risks are not exacerbated. Changes proposed to provisions in the Natural Hazard chapter of the Auckland Unitary Plan will help enable the Council to manage development and new activities in areas of natural hazards, to ensure risks are appropriately mitigated.
What would be the wider impact on a property if it was designated as part of a flood zone in the new plan - and how is this designation worked out?	The council models risks from flooding. It is a dynamic situation as land is developed, and also with external factors like climate change. Here is a link to an information sheet about how flooding information is displayed on our website. Landowners can still apply to develop land in floodplains (or subject to other natural hazards) but their applications are considered against stricter rules to reduce risk to life and property. Residential land that is most at risk is rezoned to Residential - Single House Zone with immediate legal effect to signal a lower level of development is appropriate
My home has been bought out by Council and demolished following the flooding in 2023 and now I see the zoning for it has been changed	Risk under the categorisation process has been assessed based on the existing development on the site and the existing conditions on the site. Existing

from a Mixed housing suburban zone to allow Terrace Houses and apartments - how can this be!! - and the plan change says it is about stopping building in hazard areas.	developments would have been designed and/or located based on hazard information available at the time. The AUP considers the appropriateness of new development of the site, based on the latest information available and on a site-specific hazard risk assessment. For example, following a full risk assessment, a level of development may be appropriate on a part of the site that is outside of the floodplain or in low flood hazard areas and a site zoned THAB in floodplain does not automatically mean that an apartment building can be established on this site.
If the landslide susceptibility maps are based on characteristics and “previous” landslide events, why are there so many populated area’s showing high and very high susceptibility when those area’s had measured precipitation levels over a 24 period during the 2023 events on a 0.5 aep or 1.200 ari level. There appear to be 1000’s of properties affected by such a broad brushstroked “Level A” assessment.	The underlying characteristics in these areas align with a higher statistical likelihood of future land instability. The modelling aims to give a more holistic understanding of the potential for landslides rather than relying on a dataset from a single event. More information on the modelling is available here. The landslide susceptibility maps are not part of the AUP itself; however submissions can be made where there may be concerns the modelling is inaccurate for a property or area, and will be considered where evidence can be supplied which confirms a different level of hazard risk.
My house has been given a far greater flood risk than it had previously. From my perspective flood risk is very slim. Yet with this new plan, this will affect LIM and potential sale value. What are the markers that have been used to decide flood zones.	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.
Sorry joined late in case already answered .. my property is designated 'spatially identified qualifying matters -flood plains (I) our property has never flooded there has been some road flooding in the area during Gabrielle but more due to inadequate council	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.

drainage that did not come onto our property ... why is our property labelled flood plains who decided, on what evidence - and what is the implications for us re future insurance / mortgages etc	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.
If a property comes under the inundation or erosion overlay, does this mean it cant be improved, no consents will be approved? if it destroyed by fire or similar, can it be rebuilt, will it be covered by insurance?	If buildings in identified natural hazard areas are damaged or destroyed by a natural hazard, resource consent will be required to rebuild. That does not necessarily mean that a building cannot be rebuilt. The consenting pathway will depend on the level of risk that property is exposed to, and the assessment of the application will consider the degree of risk and whether mitigations can be employed which will reduce risk to a tolerable or acceptable level.
Can you please explain what the 3 steps on the coastal erosion overlay means. They reach 90m in and 30m up which makes no sense. Why so big a reach, and what does each step in the overlay mean?	The different coastal erosion mapping layers relate to modelled extent based on various timeframes and sea level rise scenarios. For example, the ASCIE 2080 (RCP 8.5) shows land which may be subject to coastal instability and erosion by 2080, taking into account the Representative Concentration Pathways (RCP) 8.5 climate change scenario.
Why are the landslide susceptibility maps not linked to Annual Exceedance Probability values and why has Auckland Council strayed from other NZ councils that have implemented AIFR scales to their maps. This approach appears to lack national consistency.	The landslide mapping available is a 'Level A' mapping that only shows susceptibility – e.g. how susceptible certain areas of the region are to potential landslides based on characteristics and previous landslide events. Levels B-E analyses dive further into the detail of the landslide hazard and risk, however region-wide studies at these details are not available at the moment. Hence why the proposed provisions rely on the susceptibility mapping only.
How much is central government committing to flood resilience/blue-	Central government enabled the Council to withdraw PC78, recognising that PC78

green networks/climate adaptation to ensure our intensification is done in a safe manner and our city is future is proofed? Thank you.	limited the extent to which Council could manage growth in areas subject to natural hazard risks. A key focus of PC120 is ensuring further growth and intensification occurs in appropriate locations, taking into consideration natural hazards like flooding. This includes strengthened rules for new activities and developments seeking to establish in areas prone to natural hazards. In some areas exposed to high risks of flooding and coastal inundation, properties are proposed to be re-zoned to a lower intensity zone so that further intensification does not occur in these locations.
Councillor Ken Turner has posted in the Oratia Community Facebook page concerns about the model for area's zoned as very high hazard, and that "the model is programmed to assume virtually all suburban drains are blocked"...and that "shoreline inundation from tsunamis is also set up for worst-case scenarios". How can Aucklanders have confidence in the model for what might flood? Does Auckland Council work with private insurance provider who presumably also model for future flooding risks? How will changes be managed, for Aucklanders with houses that might now be zoned as flooding?	Only flood prone areas assume that the culvert is blocked. For floodplain modelling, the assumption is that these are free-flowing. The modelling for coastal erosion and coastal inundation accommodate for higher greenhouse gas emissions scenarios. This is aligned with government direction (such as the Ministry for the Environment guidance and National Adaptation Plan) and Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan. It also supports a precautionary approach as directed in the New Zealand Coastal Policy Statement. Tsunamis are not included in coastal inundation mapping. Information on flood mapping has always been available through Council Geomaps. The operative AUP already has rules that manage subdivision, use and development in floodplains. PC120 amends these provisions to provide greater policy direction on how risk should be managed, with more stringent rules applying to areas with greatest risk. PC120 focuses on managing risk for future development – it does not affect one's ability to use or occupy existing development. Furthermore,

	flood mapping remains indicative and can be verified or challenged by site-specific assessment. Typically, insurance companies make their decisions without reference to Auckland Council flood information as they undertake their own risk assessments, including flood modelling.
What flood map is used for this planning, there are areas on the North Shore that are in very high risk flood zones with 10 storeys proposed.	The floodplain mapping has been based on the latest modelling which accommodates the 3.8 degree temperature rise scenario. More information on accessing the floodplain modelling information can be found in the Information Sheet 23. The proposed changes to the AUP strengthen the consideration of risk for all development in natural hazard areas. In some cases, zoning has been applied to manage risk. In other cases, a site-specific assessment is relied upon to determine what level of development is appropriate given the conditions on site. e.g. a site with 10 storeys enabled in floodplain does not automatically mean that a 10 storey building should be established on this site.
How can housing intensification be effectively managed in and around local town centres that are within walkable distance of flood-prone areas?	PC120 proposes changes to how the AUP manages natural hazard risks. This includes a new risk management framework which enables increased consideration of the level of risk and mitigations proposed for new activities and development in areas of natural hazard risk. In some areas exposed to high risks of flooding and coastal inundation, properties are proposed to be re-zoned to a lower intensity zone so that further intensification does not occur in these locations.
The different coastal erosion mapping layers relate to modelled extent based on various timeframes and sea level rise scenarios. For example, the ASCIE 2080 (RCP 8.5) shows land which may be subject to coastal instability and erosion by	Yes submissions can be made with regards to how natural hazards are being identified and being managed as part of the AUP. Further information on the technical background to the modelling can be found in this report.

2080, taking into account the Representative Concentration Pathways (RCP) 8.5 climate change scenario. Can these models be challenged in the PC120 submissions? Or must this be done at a higher level? There are several flaws when the reach of ASCIE 2080 does not align with topographic maps used by council's Geomaps. i.e., there seems to be a too broad a brush applied without detailed understanding of topography	
Please answer this question... Can the ASCIE 2080 models that shape the coastal erosion maps be challenged in the PC120 submissions? Or must this be done at a higher level? There are several flaws when the reach of ASCIE 2080 does not align with topographic maps used by council's Geomaps. i.e., there seems to be a too broad a brush applied without detailed understanding of topography.	Yes - the Council will be considering submissions which include points on modelling. The ASCIE mapping itself is not part of the Auckland Unitary Plan and is indicative only. Further information on the technical background to the modelling can be found in this report.

Topic - Infrastructure	
Question	Answer
You talk about trains, however we on the Auckland north shore have terrible traffic already, and now we are going to have more traffic, with more of these buildings. What is going to be done about the infrastructure of traffic should this go ahead.	The NPS-UD requires that Council enable greater building heights and intensities around rapid transit stops - this includes train stations and bus stations along the Northern, Eastern, and Northwest Busways. As Auckland grows, infrastructure providers (including Auckland Transport) consider where upgrades or new infrastructure projects are required to support growth.
Has the government explained why it is imposing these astronomical numbers? There is no infrastructure to support such developments, and the infrastructure needs to be in place before the houses are built	PC120 seeks to focus growth and intensification in areas around transport nodes and centres, to make efficient use of existing and planned infrastructure. This also helps the Council, CCOs, and other infrastructure providers with planning and

	prioritisation of new and upgraded infrastructure to support growth. 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.
when you discuss , 'strengthening natural hazards' why is the council not using the funds available to upgrade the infrastructure ...?	Strengthening natural hazards' purpose is to reduce the risk to human life, and to property. Avoiding and reducing risk is one of the key strands in Plan Change 120. Other council actions, outside of planning rules, include upgrading infrastructure. Targeting intensification, as is proposed in Plan Change 120, makes it easier to plan for upgrading infrastructure (rather than having infrastructure everywhere).
What are the forecasts for the number of cars entering the streets, e.g. parking and traffic congestion as this high-density housing is being built before affordable accessible transport is available.	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. Not all capacity enabled by PC120 can or will be taken up; and development and growth is expected to occur gradually. The number of vehicles using the road network will depend on what developments are proposed - 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.
In regards to the intensification on rail corridor - which makes sense. The Glen Eden township rail crossing closes the major road	The Government and the NZTA are working with Kiwi rail on a programme to look at a number of the rail crossing across major roads on the southern and the western

intersection each time a train goes by causing traffic chaos...this is set to increase when train frequency increases next year. If housing density also increasing, then Glen Eden will get more and more impossible. There is currently zero plan by Auckland Council, Auckland Transport or CRL or central Government to separate the rail and road. When will the plan occur? Can housing density zoning decrease until the rail/road Glen Eden infrastructure is planned properly?	lines. They are doing this progressively and are currently prioritising those crossing with the largest volume of rail movements.
This is all based of affordable accessible transport being available. Building is happening now but transportation is lagging behind. What are the plans to address this and prevent more cars on the roads?	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. Identifying areas for growth assists in prioritising and planning infrastructure upgrades and investment.
I understand and appreciate the pc 120 or any other plan is needed to be in place for a roadmap for future expansion. But the main problem is the PC 120 will not have immediate affect or in near future (10-15years) as the current infrastructure is NOT able to cope up. We already have conngested wastewater network, restrained freshwater supply. How is this answered I PC120, if at all, or has it been even considered.	Capacity within the three waters networks has not been specifically considered in determining where zones are applied and the maximum building heights 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. As Auckland grows, infrastructure providers consider where upgrades or new infrastructure projects are required to support growth.
will the infrastructure be upgraded where the high density plan is required?	PC120 seeks to 'enable' intensification in certain locations where close to amenities, services, and transport, but does not 'require' it. Growth is expected to occur gradually. As Auckland grows, infrastructure providers (including Council, CCOs, and other infrastructure providers) consider where upgrades or new

	infrastructure projects are required to support growth.
this whole change is about housing. It seems to me that if we add lots of new houses, at higher densities, we will need more schools, more hospitals and more parks (as each dwelling will have less open area). IS this project required to cater to these needs	PC120 seeks to 'enable' intensification in certain locations where close to amenities, services, and transport, but does not 'require' it. Growth is expected to occur gradually. As Auckland grows, infrastructure providers (including Council, CCOs, and other infrastructure providers) consider where upgrades or new infrastructure projects are required to support growth. Please refer to Question 28 in the PC120 Frequently Asked Questions (FAQ).
Has there been any assessment of existing infrastructure in the proposed upzoned areas around town centres - such as open space, stormwater, water & sewerage capacity etc?	Consideration of access to open space has been factored in when determining whether additional building heights and densities may be appropriate. Capacity within three waters networks has not been specifically considered in determining where zones are applied and certain building heights are enabled - however 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. Please refer to Question 28 in the PC120 Frequently Asked Questions (FAQ).
Under PC120, developers are saying housing designs can no longer be built over existing or proposed wastewater networks, forcing costly and often impractical network redirections due to gradient constraints. How has PC120 considered these practical implications for development feasibility?	PC120 seeks to 'enable' opportunities for intensification in appropriate locations. This does not mean that all of these opportunities will or can be taken up. There are a number of factors and practical considerations which contribute to whether a particular development is feasible, external to the Auckland Unitary Plan. Site specific investigations would need to be carried out by the owner/developer in determining whether a particular development proposal will be feasible.

Why does the rezoning cover all of Auckland and is not specific under or undeveloped areas where infrastructure spend can be targeted, rather than a lolly scramble type approach?	PC120 seeks to provide for more targeted growth around rapid transit and certain centres, relative to PC78. PC78 enabled MDRS (or three dwellings, three storeys high) across most residential areas in Auckland, however this has since been withdrawn.
How will the increase in housing be managed with servicing capacity / infrastructure? Wastewater, stormwater, water..	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.
can you explain why there are no plans to expand services such as Schools, Cemeteries, parking, corner stores or shopping centres etc to accommodate the increased numbers of residents? And community centres/gyms/pools	Please refer to Question 28 in the PC120 Frequently Asked Questions (FAQ) .
This plan focuses heavily on housing intensity, but how about the infrastructure that goes with it? Public transport network, new roads...etc. Without these investments, these changes are useless. It will just make everyone more miserable. Are there any new major developments planned?	PC120 seeks to focus growth and intensification in areas around transport nodes and centres, to make efficient use of existing and planned infrastructure. Not all of the capacity enabled by PC120 will or can be taken up - in some cases, development opportunities on a site may be limited because of infrastructure constraints, etc. Development and growth is expected to occur gradually, which enables infrastructure providers to plan and prioritise projects to further support growth.
Most older suburbs were built when each section had a single dwelling, with corresponding infrastructure to support that low intensification, e.g. water supply, sewerage , drainage , electricity supply. The proposed	Capacity within the three waters networks has not been specifically considered in determining where zones are applied and the maximum building heights enabled. Where infrastructure capacity is constrained, this will limit the extent to

intensification increases pressure on this older infrastructure way beyond design capacity. Is the council going to upgrade such infrastructure prior to this large intensification? Failure to do so could increase in pollution on local beaches, streams etc, also may reduce fresh water	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.
World cities are to car dependence, with technology there are different modes of transport, it called transit-oriented development called TOD	PC120 seeks to focus enablement of intensification around transport nodes and centres.

Topic – Parking	
Question	Answer
What are the planning strategies going to be for the infrastructure upgrades and managing the significant increase in on street parking, given that many of the new residential buildings only have one garage or parking space per apartment or townhouse. Street parking is causing narrowing of the road network. Many streets are reduced to one lane.	The NPS-UD prevents the Council from setting minimum car parking rates, except in relation to accessible car parking. Minimum car parking requirements were previously removed from the AUP based on NPS-UD requirements. PC120 seeks to focus growth around transport nodes and centres to make efficient use of existing infrastructure, including active and public transport mode infrastructure.
These increase requirement by the Government to increase new multiplex housing around the urban centres mean more residents, I am aware that there is No requirement for Parking ...already we have problems with congested streets due to off street parking?. Are there any plans to incorporate parking for new developments or is the Governmrnt is looking to force people in this locations to use more public transport.	
Parking is one of the biggest concerns for residents in our area. Currently, many developments provide minimal or no parking, which	

increases congestion and impacts liveability. Will PC120 include provisions requiring developers to provide at least two car parks per dwelling to address these practical issues?	
Is there any consideration for roading, parking or traffic management other than public transport	The NPS-UD prevents the Council from setting minimum car parking rates, except in relation to accessible car parking. Minimum car parking requirements were previously removed from the AUP based on NPS-UD requirements. PC120 seeks to focus growth around transport nodes and centres to make efficient use of existing infrastructure, including active and public transport mode infrastructure. As Auckland grows, infrastructure providers (including Auckland Transport) consider where upgrades or new infrastructure projects are required to support growth.

Topic – Process	
Question	Answer
What are the council's obligations with regard to receiving and considering submissions?	Council must record the changes that submitters request, and the parts of PC120 that submitters want to keep. This information is provided to the independent panel that will weigh up all the different points of view, and the evidence provided in support. Submitters need to clearly say what outcomes they want so the panel can consider submitters' ideas. Submitting, and saying you want to be heard, means the council and the Panel will advise you of steps along the way, like hearing dates
Are the slides being shown going to be available to the public afterward.	The recording of the webinar will be available on AK Have your Say including slides. We can also look to upload the slides separately.
So will it be possible to appeal to the Environment Court once the Council has made a decision?	PC120 utilises the Streamlined Planning Process (SPP), rather than the standard plan change process. Appeal rights will be

	limited. Appeal rights will be available in relation to any recommendation by the Independent Hearings Panel (SPP Panel) that the Council rejects. More information on the SPP is available here .
At the latest when can developments start after this process is completed.	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).
Will there be a webinars available for each Local Board areas where specific questions can be asked why a decision has been made and discussed that affects their area?	We aren't able to do webinars for each local board area but we are doing in person information sessions, where there will be subject matter experts who you can speak to about your specific local board area. The in person info session details are available on AK Have your Say.
Is it possible to extend the submission period? It is too short and at a time when people have extra family obligations	The submission period has been directed by the Minister. Auckland Council will need to adhere to this submission period. The submission period will close on 19 December. See the Minister's direction here for more information.
The "hazardous" areas are now being dealt with why does the rest of PC120 have to have such tight deadlines ?	Auckland Council is required to publicly notify decisions on the plan change within 20 months of the Minister's direction being gazetted.

Topic – Urban Form and Intensification	
Question	Answer
Is there a minimum lot size for 6 storey apartments?	No there isn't a minimum lot size for 6 storey apartments. However the Subdivision – Urban chapter of the Auckland Unitary Plan does set out a minimum lot size for <i>vacant</i> lots in the Terrace Housing and Apartment Building Zone. The size of the land required for an apartment will be determined by the package of rules that control the height and bulk of the building on the site.

Why is Auckland Council REQUIRED to allow at least 6 storey buildings? Is this mandatory??	Yes, Council is required to enable buildings of at least 6 storeys in walkable catchments from the edge of the City Centre, Metropolitan Centres, and rapid transit stops. This requirement applies to larger cities across Aotearoa, and has been mandated by central government through the National Policy Statement on Urban Development.
Are there restrictions on flight paths that previously prevented building heights? E.g., Whenuapai flight paths?	Yes, in some parts of the region building heights are restricted so that aircraft can take-off and land safely. These restrictions have limited impact - generally close to the airports or airfields. Other parts of Auckland are unaffected as the height limit is very high. The restriction on height is a 'qualifying matter' or 'planning matter' you can see on the Plan Change 120 map viewer available here.
Will light considerations be taken into account. i.e. if your sun and light will be removed by the height of a proposed building can one object	There are a suite of rules that manage the effects of the bulk building, its visual dominance and how the building interacts with neighbouring buildings. This includes a height in relation to boundary rule that manages dominance and shading effects and also setbacks from boundaries and for buildings higher than 6 storeys there is a tower dimension rule to limit the bulk of the building and allows sunlight and daylight access. You can put in a submission if you consider that your sun and light will be removed.
Overseas high density housing comes with built in shared community spaces. Is this part of the plan?	Yes, it is proposed to introduce rules that require additional communal outdoor space for 20 or more dwellings on a site to provide communal spaces for residents in larger developments in the Terrace Housing and Apartment Building Zone.
are the criteria for the ranking of corridors on the web site & the results of the ranking?	Yes - a brief overview of these can be found in the information sheet. There is further detail on the criteria and the ranking in the section 32 report.

The Council Information Sheet on Apartments states that the council will Manage privacy, building dominance and shading on adjoining sites. How will the council do this ?	The height in relation to boundary rules and the setback rules will manage the effects of dominance and shading effects on adjoining sites by setting back buildings for front side and rear boundaries. These rules can be found in proposed Chapter H6 of PC120 and the information sheet also sets out which rules manage these effects.
Is there a minimum requirement for each zone for what can be built. i.e. If a zone is mixed Suburban what does that mean for what can be built in that site for size and number of properties and proximity to boundaries. How can we find out about these minimum requirements.	There are standards which apply in each zone, including in all residential zones. These standards apply to activities and developments in these zones; development proposals can breach certain standards however where standards are not complied with, these will need to be appropriately assessed through the resource consenting process. Please refer to Information Sheets 9-12 depending on the zone of interest – these can be found on the PC120 web page.
Will planner consider move trees in regenerative design and development. Will Council give developers bonus for smart green buildings with trees and green plants on different stories and the roof?	There is no specific 'top up' or bonus for developments in residential zones that incorporate green building design. However, PC120 proposes that at least 10% of net site area is used to provide for deep soil and tree plantings. This is in addition to requirements for landscaped areas to comprise natural grass plants and trees. This will increase resilience to climate change by providing sufficient soil volumes to support trees, store carbon and reduce heat island effects and increase stormwater infiltration.
You've said intensification will go near rapid transit hubs, but can Council actually control that? With density controls removed, high-intensity development is already happening ad hoc across our suburbs. How is that	The level of intensification enabled in certain areas will depend on things like the zoning proposed, the standards applying within these zones, and whether additional height is provided for.

strategic planning, and how will Council ensure it aligns with our infrastructure capacity?	With regards to 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. Growth is also expected to occur gradually over time - this enables infrastructure providers to plan and prioritise projects to support growth.
Height changes are planned, what is happening about reducing area needed per house, so more house come through more subdivision	Areas where additional height is enabled (e.g. 10 or 15 storeys) have zonings that do not require a specific area of land per dwelling. The Unitary Plan has a minimum dwelling size of 30m² for studio apartments and 45m² for one or more bedroom dwellings. Minimum lot sizes in the Mixed Housing Suburban, Urban, and Terraced Housing and Apartment Buildings Zones only apply to vacant lot subdivision.
Is there a minimum size for the sites, under Mixed Housing Suburban Zone - up to 3 dwellings on 600sqm - so 200sqm each site?	The mixed housing suburban zone provides for two storey attached and detached houses on a site. Up to 3 dwellings are permitted on a site subject to compliance with the standards. There is a 2.5 metre front yard setback and 1 metre setback on side and rear yards. There are other rules that control how development happens on a site and these can be found in Chapter H4 of proposed PC120 and in the information sheet relating to this zone which can be found on the website.

	Minimum lot sizes in the Mixed Housing Suburban only apply to vacant lot subdivision.
In West Auckland I can see from the ridge I live on the trees coming out, the private developers 2 to 3 story terraces go up, concrete poured and the entire green of old orchards and vineyards and mature trees are gone - how can Auckland Council planning rules ensure ongoing greening?	Urban development only occurs inside the Rural Urban Boundary - and so the old vineyards and orchards close to the urban area (such as Bruce McLaren Road) are being urbanised. Plan Change 120 requires landscaping as part of housing development, and council continues to acquire land for parks and reserves.
A review of the University generated sun paths for Auckland, shows that a 6 storey apartment building will block Sun from an existing house on an adjoining site all year apart from December. The council says it will manage privacy, building dominance and shading on adjoining sites. How can it do this if the apartment blocks all sunlight ?	There are several residential zone standards which manage access to sunlight, including height in relation to boundary controls in the Terrace Housing and Apartment Buildings Zone. For more information on residential zone standards, there are Information Sheets available on the PC120 web page containing a summary of residential zone standards that are proposed to change.
How will residents be protected from the negative consequences of having a large development built in an adjacent site?	There are Auckland-wide and zone standards which seek to manage effects on persons and the environment. Some of these standards are proposed to change. For more information on what these standards are, there are Information Sheets available on the PC120 web page containing a summary of residential zone standards that are proposed to change.
Is the council consider looking at other developed cities previous plans? when you buy a house in European cities , you can be reassured that your next door will not interfere with sun , gardens..... for many years to go , why Auckland is different ?	There are Auckland-wide and zone standards which seek to manage effects on persons and the environment. Some of these standards are proposed to change. For more information on what these standards are, there are Information Sheets available on the PC120 web page containing a summary of residential zone standards that are proposed to change.
What increase in density is being put in place around schools?	Please refer to the Plan Change 120 GIS Maps - this shows where the increased residential density is located - you can

	then reference the increased density in the context of local schools. Note that access to schools has been factored into considerations of which walkable catchments etc may be appropriate for greater building heights.
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Topic – Viewshafts	
Question	Answer
Can you please tell me where I can find more info on: Height Variation Control* (I cant see D14.6.2 and/or D19) - And the Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay	Height Variation Controls (HVCs) are contained in each residential zone, and identify a building height that differs to the zone standard. In some cases the HVC acts as a qualifying matter. These are identified on the Plan Change 120 Map Viewer - look for the sites with a blue border and a number that identifies the maximum height for those sites. If a site is located within the Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay, this will be noted in the property summary when you click on the property in the PC120 map viewer. For more information on this overlay as a qualifying matter, please refer to Information Sheet 17.
Curious to know why we have maunga view shafts but not view shaft to the Waitemata harbour?	There are different types of viewshafts, of which Maunga viewshafts are one. There are also local public views and viewshafts between the Auckland War Memorial Museum and the Waitemata harbour which are proposed to be identified as qualifying matters within PC120.

Topic – Walkable Catchments	
Question	Answer
are the 66 walkable catchments separate from the 57 suburban centres or can some places be both/	In some cases the walkable catchments will overlap with each other (e.g. Henderson Metropolitan Centre and Henderson Train Station) and walkable

	catchments can also overlap with the land adjacent to suburban centres. Where areas overlap, the higher intensification directives prevail (e.g. if a site is within a walkable catchment enabling 10-storey buildings and in land adjacent to a suburban centre enabling 6-storeys, the 10-storeys of the walkable catchment prevails).
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Topic – Other	
Question	Answer
Who will own these housing, will you restrict vacant housing or short-term leases that lend themselves to high transit populations that degrade local communities?	PC120 and the AUP do not manage ownership of residential developments. Whether a residential development will accommodate owner occupiers or renters is up to the developer and/or owner provided that it is used for a residential activity. There are other types of activities - supported residential care facilities, boarding houses, and visitor accommodation - which are not residential activities and may require resource consent in residential zones, depending on their scale (amongst other matters).
How will the council allow for better advancements in transport, as technology move on, like light rail v trackless trams. Light Rail is very emission driven in the build with concrete, steel and trucks emissions. Where trackless trams roads on roads.	This will generally be assessed and determined by relevant infrastructure providers.
Will planners consider building that are green buildings, where the developer builds a development with less emission from concrete and steel and use wood, also the transport of building material to the site which are emission friendly that diesel trucks etc.	PC120 proposes that at least 10% of net site area is used to provide for deep soil and tree plantings. This is in addition to requirements for landscaped areas to comprise natural grass plants and trees. This will increase resilience to climate change by providing sufficient soil volumes to support trees, store carbon

	and reduce heat island effects and increase stormwater infiltration.
Once these homes are built, what is the percentage of owner occupiers Vs rentals as this greatly changes the value of an area?	PC120 seeks to 'enable' intensification in certain locations where close to amenities, services, and transport, but does not 'require' it. Whether development opportunities are taken up will depend on a number of factors, and this is expected to occur gradually. The AUP and PC120 does not distinguish between residential activities based on tenure - whether owner occupied or occupied by renters.
With the rise of autonomous vehicles forecast to enable cheap and plentiful public transport has this been a consideration within PC120?	No, this has not specifically been considered. Council has considered availability of public transport and other modes in determining application of zones and enabled building heights.
What will happen to land value from a rateable valuation point to view in those areas that are upzoned? Will raters increase?	Refer to Question 26 in the Frequently Asked Questions sheet .
Sorry if this has been asked already, but what proportion of the new builds will be reserved for our houseless whānau?	The AUP (and PC120) does not specifically require developments to incorporate affordable or public housing. However PC120 seeks to enable intensification in areas close to transport and centres, which would provide more opportunities for all types of housing.
Is there going to be an ongoing impact to rates due to Plan Change 120	Refer to Question 26 in the Frequently Asked Questions sheet .
Are there any plans to make the train stations/bus stops weather proof?	At times, weather can impact operation of the transport network. Guidance on using public transport during weather events can be found on the Auckland Transport website .
What if we would prefer to just keep using our cars?	PC120 does not require anyone to use a certain mode of transport. It seeks to enable the greatest levels of intensification in areas which are accessible to key transport nodes and centres.