Webinar #1 – Tuesday 1 September 2026

Amendments to Auckland Future Housing Plan – Plan Change 120

Topic – Infrastructure	
Question	**Answer**
Why are properties in MDS & MDU &SHZ being upzoned to THAB zone in areas where there is a Combined Wastewater Network Control? and / or in a Flood Hazard zones ?	The proposed THAB zone has been applied based on a set of key principles regarding access to transport and amenities. A new standard applies within the proposed THAB zone where it is located in areas subject to the combined wastewater network control. The purpose of this standard is to restrict development in any area served by the combined network, and to enable development where separation is in progress If you would like us to look into a specific area, please send an email to unitaryplan@aucklandcouncil.govt.nz
You note 'to restrict development in any area served by the combined network, and to enable development where separation is in progress'. where is the information on the sepration in progress or if there is any?	Thank you for your query. Generally, the latest information on current and planned combined network separation projects can be found on the Auckland Council and Watercare websites. For example, information on the Westmere separation project can be found here: Westmere Separation Project.

Topic – Natural Hazards	
Question	**Answer**
In the areas where PC120 has been withdrawn in part, can a submitter still seek changes to the natural hazard mapping based on site-specific evidence, or is that now outside the scope of PC120?	The plan provisions related to natural hazards will apply Auckland-wide including in areas where zoning changes are being withdrawn. However the hazard maps themselves are not part of PC120, they are provided for information only - identifying areas that council's best available information shows are exposed to natural hazards as defined in Chapter J. Those definitions are part of the plan and can be submitted on. Council does have a separate process for receiving feedback on its flood hazard mapping, at any time, you can contact Healthy Waters and Flood Resilience at: HWcustomerandcommunity@aucklandcouncil.govt.nz
Where is the updated flooding information ? thanks	The amendment includes a zoning approach for areas that are subject to the most hazardous levels of flooding. The hazard areas that have informed the approach are available to view under the Plans and Places (Planning) Theme on Auckland Unitary Plan GeoMaps. There has not been a change to the

	existing flood plain and flood hazard mapping on these maps. This can be viewed under the Catchment and Hydrology Theme in Geomaps.
Could you please provide further information about the methodology & data used to produce the updated flood report for plan120 as it relates to Portland Rd, Remuera? My concern is that it was recognize by council in 2016 AUP hearings that the flooding report was flawed In this area. Has this flawed report been used or a completely new report been done. where can I access the report and view the methodology?	The amendment includes a zoning approach for areas that are subject to the most hazardous levels of flooding. The hazard areas that have informed the approach are available to view under the Plans and Places (Planning) Theme at Auckland Unitary Plan on GeoMaps. There has not been a change to the existing flood plain and flood hazard mapping on GeoMaps (noting that it has been updated since 2016). These can be viewed under the Catchment and Hydrology Theme on GeoMaps. If you would like information regarding a specific address please contact HWcustomerandcommunity@aucklandcouncil.govt.nz
You have referred landowners to the Healthy Waters and Flood Resilience email address if they consider the flood hazard mapping is incorrect. Is there actually a formal process for reviewing and amending the mapping, rather than simply an email enquiry? If so, can Council explain the process, including what technical evidence is required, how it is assessed, who makes the decision, and whether and when an accepted change is reflected in GeoMaps?	HW&FR regularly receives similar requests and has a well-established process for addressing them. This includes: Logging the requests formally as a Request for Information to ensure they are tracked and managed appropriately and timely. Responses range from simple responses through to those that require detailed technical input involving a catchment manager, specialists and potentially modelling and further assessment. Visits to the property are undertaken if required. Flood hazard modelling is updated on a rolling basis.

Topic – Walkable Catchments / FTN Corridors	
Question	**Answer**
Why are some of the THAB extensions down some streets appear a shorter distance than others?	It is not clear exactly where you are referring to, but this could be related to the actual walking distance when measured from the rapid transit station entrances and the City Centre/Metropolitan Centre edges. The walkable catchments are measured along walking networks (not as the crow flies) so there can be variation as to where the walkable catchment finishes.
Can you please confirm the exact definition of walkable? you say approx 200m but is this to the letterbox? or the house - if you have a long driveway up a steep drive - is this factored in?	The walkable catchments were measured to property boundaries and did not take into account the length of driveways. The walkable catchment distance (mostly a 800m distance or around a 10min walk) is approximate only and is not intended to be an exact cut-off distance.

	The term “walkable catchment” is only used once in the National Policy Statement on Urban Development (NPS-UD) and it is not defined. The Council has based walkable catchments in Auckland on the distance the average person would walk to access a centre, or a rapid transit stop. PC120 proposes to use a distance of around 800m (as a proxy for a 10-minute walk) to identify walkable catchments for Auckland’s 11 metropolitan centres and 54 rapid transit stops. This is a commonly used metric used for how far people will generally walk to a centre and/or rapid transit stop. PC120 proposes to use a distance of around 1,200m (as a proxy for a 15-minute walk) to identify the walkable catchment for the City Centre zone. While there are not many studies on walking to very large centres, there is evidence to show people will walk further than 800m to a destination with a variety of amenities, particularly one that is the final destination for their journey or commute. The size of Auckland’s city centre is significantly larger than Auckland’s metropolitan centres and the amenities in the city centre are unique.
If you look at the map - THAB extends further down some streets compared to others look at St Leonards Rd and Rahiri Rd in Mt Eden vs other streets in the area?	The THAB zoning on Rahiri Rd and Saint Leonards Rd are not related to a 'walkable catchment' around a train/bus station or major centre. Rather this rezoning is based on upzoning along Frequent Transit Network Corridors. Corridors are a form of linear intensification between centre and station nodes along frequent transit routes that complement the overall strategy of a compact urban form. Auckland’s corridors are based on the 2031 Frequent Transit Network. This was split into corridors and these were ranked using a multi-criteria analysis. Only the highest ranking corridors were identified as being most suitable for intensification. The width of residential intensification along the selected corridors is around a 200m ‘straight line’ buffer (or approximately one block). PC120 proposes to rezone existing residential zoned land along these corridors to the proposed THAB zone.
The basis for upzoning corridors was to use the standard THAB zone, with six-storey building height, for a depth of around 200 metres each side of the you are saying that the corridor does not include the distance from the	This is correct. The driveway length is not included in the walkable catchment distance. The 200m is approximate only and is not intended to be an exact cut-off distance. This is a issue you may wish to raise through a submission and the Independent Hearings Panel will consider this matter further.

street to the road despite a house being 90 m from a shared driveway rear-access constraints.	

Topic - Zoning	
Question	**Answer**
Our house is the only property on our street changing from Residential – Mixed housing urban zone to Residential – Single house zone. What does that mean and why is it just this property?	Thank you for your query. If you have a question about a specific property or properties, please send your query through to unitaryplan@aucklandcouncil.govt.nz
The zoning should not create an expectation that intensified development is appropriate where the site constraints mean any such development would likely face significant access, safety, servicing and emergency-response barriers at consent stage. If Council already knows, or ought to know, that these constraints make THAB-level development unsafe or impractical, the appropriate planning response is to reflect that constraint in the zoning or through a site-specific control now, rather than leaving the issue to future resource-consent disputes between neighbours, developers and Council. If you can present these issues at a site - will council consider changing a zone allocation?	PC120 seeks to treat properties with similar levels of exposure to natural hazards the same. However, if you feel that PC120 does not get these settings right, including in the zoning that has been applied to a specific property, we encourage you to make a submission. Submissions will be considered by an Independent Hearings Panel who will make their recommendations back to Council on both the plan provisions and zoning of properties.
Why is there no graduation in some areas, Chatswood/Birkenhead in particular, where you have THAB right next to Single House and in steep north facing terrain.	Thank you. This depends on the location but is likely to represent the boundary between intensification around the centre or the intensification around the high frequency bus corridor. Please feel free to email unitaryplan@aucklandcouncil.govt.nz if you want a specific site response.
In terms of scope, at this stage, the white areas could ultimately still be rezoned if the IHP decide that was appropriate. So if someone had origional concerns about proposed zoning of a site/ area, and that's now in the white area,	Thank you for your query. Ultimately, the Independent Hearings Panel (IHP) will make determinations on whether submission points in the 'whiteout' areas are in or out of scope after hearing from the council and submitters. While the council is no longer proposing to rezone properties in the 'whiteout' area, the IHP may recommend that some

they shouldn't assume the current Unitary Plan zoning will ultimately stay and should make another submission on the latest change now?	of these areas be rezoned as a result of submissions made. We would encourage you to make a submission if you would like to request retention of your existing zone or rezoning of your property.
Continuation of question above... I am now confused, so Birkenhead is within the 10km? So we are 6 storeys max as a local centre or 10-15 storeys as within the 10k?	Birkenhead is a town centre not a local centre, so under NPS-UD Policy 3(d) it has 6-storey Terrace Housing and Apartment Buildings around it. Note that the business zones in the centre can go higher - either 27m or 32.5m. Thanks

Topic – General	
Question	**Answer**
Council explain what consideration has been given to: • existing owners who have committed significant capital to their properties before notification of the proposed zoning change; • the potential effect of substantial rezoning on residential property valuations and lending; • the financial consequences where a change in valuation affects an owner's ability to complete existing works or meet existing financing commitments; and • whether the magnitude of these individual effects has been considered when determining whether a particular property should experience a change as significant as Single House Zone to six-storey THAB.	Generally speaking, no. The directives to Council for intensification from central government do not enable the council to consider previous capital expenditure, impacts on property values and economic impacts from changes in zoning.
What happens to fast tracks in plan change areas? What happens if they break the rules of the new plan change?	Fast Track applications are processed under separate legislation, and are not processed as part of plan changes. Once consented, Fast Track applications are legal, and while they may not align with future plan rules, future plan rules will not render the consents illegal.