



**November
2025**



Proposed Plan Change 120 Information Sheet #23 Flood Hazard Information in Geomaps

From 3 November to 19 December 2025, Auckland Council invites submissions on Proposed Plan Change 120: Housing Intensification and Resilience (PC120) - a change to the Auckland Unitary Plan (AUP) (our city's planning rulebook) that proposes to rezone areas of residential land for greater intensification, to enable greater building heights and densities in many parts of urban Auckland, and to strengthen management of natural hazard risks.

Submissions are now open until 5pm on Friday 19 December 2025.

This information sheet explains the differences in flooding information between the Plan Change 120 Map Viewer and the Council Geomaps Viewer, and how to access indicative information on flood hazard risks.

Background to Proposed Plan Change 120

PC78 was Auckland's former intensification plan change as required by the National Policy Statement on Urban Development 2020 (NPS-UD). It incorporated the Medium Density Residential Standards (MDRS) which was legally required at the time. This generally allowed three dwellings of up to three storeys to be built on most residential sites without resource consent.

In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn. Auckland Council withdrew PC78 (in part) and notified PC120 to improve Auckland's resilience to natural hazards and focus intensification around centres and transport nodes.

PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.

PC120 addresses central government requirements to:

- contribute to the same level of housing capacity in the AUP as was to be enabled by PC78

- enable building heights and densities within and around town and local centres which reflect the level of commercial and community activity these centres offer
- enable building heights of at least 6-storeys within walkable catchments from the edge of the city centre zone, the edge of metropolitan centre zones and around existing and planned rapid transit stops (train and busway stations) and
- enable building heights of at least 10- and 15- storeys around certain train stations listed in the RMA.

These heights and densities must be enabled unless a ‘qualifying matter’ applies to a site (see Information Sheet #13) which makes that level of development inappropriate.

PC120 also strengthens provisions that manage natural hazard risks. Areas potentially affected by flooding, land instability, coastal erosion or coastal inundation now and in the future are targeted with stronger rules and other planning measures. This approach is to improve Auckland’s resilience to severe weather events and natural hazards, following the storms in early 2023 which resulted in widespread flooding, landslips, and coastal inundation across the region.

What is the Council Geomaps Viewer?

The Council Geomaps Viewer is a mapping tool. It has spatial information on council assets and parks, infrastructure, and indicative modelling of some natural hazards, such as flooding (amongst other things).

How do I access flood hazard areas in Geomaps?

Flood hazard layers are available in the Council Geomaps Viewer. They correspond to the new natural hazard risk management framework proposed in PC120. They indicatively categorise areas subject to flooding into low, medium, high, and very high hazard areas, which then line up with proposed rules to manage natural hazards.

You can access flood information from the Council Geomaps Viewer by following the steps below:

- 1) Navigate to the following link in your web browser:
<https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html>
- 2) Click on the data discovery tool (the ‘eye’ labelled ‘2’ in **Figure 1** below).
- 3) Search for ‘flood’ in the search bar (labelled ‘3’ in **Figure 1** below).
- 4) Click on ‘add’ next to the layer titled ‘Catchments and Hydrology’ (labelled ‘4’ in **Figure 1** below).

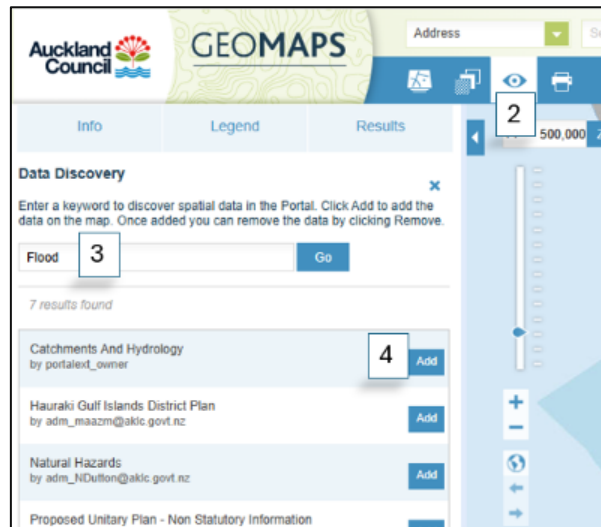


Figure 1. Steps 2 through 4

- 5) Click on the Legend tab to see the new layers (labelled '5' in **Figure 2** below).
- 6) Click on the arrow next to the 'Catchments and Hydrology' layer grouping to see the various layers available (labelled '6' in **Figure 2** below).
- 7) Turn on the Flood Hazard Areas and the layer will appear when zoomed in to the correct scale (labelled '7' in **Figure 2** below).

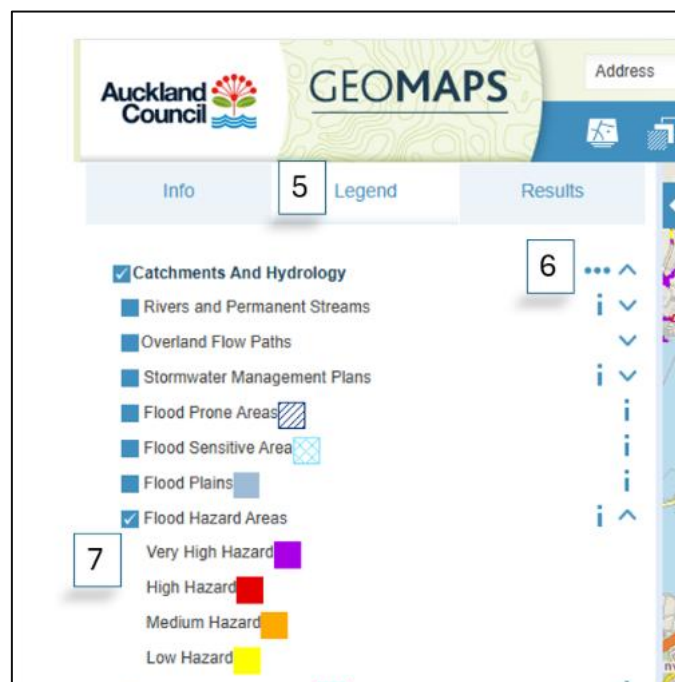


Figure 2. Steps 5 through 7

Why does flooding information differ between the Plan Change 120 viewer and the Council Geomaps Viewer?

The flooding and natural hazard information in Auckland Council’s Geomaps Viewer is the most current. It is regularly updated to reflect the latest information available on indicative flood hazards across the region.

How is this different to the PC120 map viewer?

The PC120 map viewer will not be updated after the date the plan change was notified, on 3 November 2025. It includes a version of the flood layers from Geomaps to identify flooding as a qualifying matter. This is based on the information that was available at the time PC120 was notified (3 November 2025). This layer in the PC120 map viewer is unable to be updated, even when there have been updates to the floodplain layer in Geomaps, because it is part of PC120.

This means the PC120 map viewer may not reflect all natural hazards over time. Over time, differences will become greater between flood information in the PC120 map viewer and flooding in Geomaps because only Geomaps is being updated. Geomaps shows the latest flooding information.

At the time this information sheet was written the ‘floodplain’ layer and the ‘flood hazard area’ layer in Geomaps were being updated to include the most up-to-date information (scheduled for completion by the end of 2025).

Further information

- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) [visit the Ministry for the Environment website.](#)
- For more information on the amendments to the RMA [visit the Ministry for the Environment website.](#)

Please note:

This information sheet is a summary document to assist with understanding Proposed Plan Change 120 – Housing Intensification and Resilience, which gives effect to Policies 3 and 4 of the National Policy Statement on Urban Development 2020 and addresses the requirements of Schedule 3C of the Resource Management Act 1991.

Proposed Plan Change 120 to the Auckland Unitary Plan was publicly notified by Auckland Council on 3 November 2025.

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