November 2025

Proposed Plan Change 120 Information Sheet #24

Coastal Hazards 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 coastal hazard information between the Plan Change 120 Map Viewer and the Council Geomaps Viewer, how the mapping information relates to the provisions in Plan Change 120, and how to access indicative information on coastal 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In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn.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PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.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 coastal hazards (amongst other things).

Is there any difference between the coastal hazard information on the Plan Change 120 viewer and the Council Geomaps viewer?

The mapping layers correspond to coastal hazard areas introduced as part of the new natural hazard risk management framework proposed in PC120. Both the PC120 viewer and the Council Geomaps viewer rely on the same data, so the information shown is the same. However, not all coastal hazard mapping layers are shown on the PC120 map viewer.

What do the different coastal hazard mapping layers mean and how do they relate to the provisions in Plan Change 120?

Plan Change 120 introduces a new risk management framework that differentiates risk, with different outcomes sought depending on the level of risk. As part of this, new coastal hazard area classifications are also proposed.

Tables 1 and 2 below provides a comparison of the different viewers and how they relate to the coastal hazard areas as proposed under Plan Change 120.

For coastal erosion, the hazard area classifications are defined by how far inland the erosion risk may extend in a given year based on sea level rise projections. This uses modelling of Areas Susceptible to Coastal Instability and Erosion (ASCIE), available as a layer in Council Geomaps. The landward extent of Hazard Area 1 is defined by the area potentially susceptible to erosion as shown by the line in GeoMaps labelled 'ASCIE 2050 (RCP8.5)'. Further inland, Hazard Area 2 applies up to ASCIE 2080. From there, Hazard Area 3 applies up to ASCIE 2130. Refer to **Table 1** below.

The ASCIE lines in GeoMaps represent council's best available regionally consistent information of the areas potentially susceptible to coastal instability and erosion and may be updated from time to time. A site-specific study by a suitably qualified and experienced person may be used as an alternative, and where this is accepted by council as the best available information, may be used in place of the information in GeoMaps.

Technical note: PC120 defines Coastal Erosion Hazard Areas 1, 2 and 3 by using relative sea level rise values (0.28m, 0.28-0.55m and 0.52 - 1.52m). This is the relative sea level rise expected over the timeframes 2050, 2080 and 2130 under the Representative Concentration Pathways (RCPs) 8.5 (for 2050 and 2080) and the more precautionary 8.5+ (for 2130) as referred to in GeoMaps.

Hazard	**Coastal erosion**			
Mapping layer	ASCIE 2050 (RCP8.5)	ASCIE 2080 (RCP8.5)	ASCIE 2130 (RCP8.5)	ASCIE 2130 (RCP8.5+)
PC120 hazard area classification	Hazard area 1	Hazard area 2	N/A	Hazard area 3
Zoning response	Down-zone to Single House (if criteria met) or retain current AUP zoning		Retain current AUP zoning	
PC120 map viewer		√	√	√
Geomaps	√	√	√	√

Table 1. Coastal erosion

For coastal inundation, hazard area classifications are based on risk of inundation in the 1% annual exceedance probability (AEP) event (or roughly, a 1 in 100 year event) and take into consideration differing levels of sea level rise (SLR) as informed by projections. These are also indicative and can be verified by a site-specific study. Refer to **Table 2** below.

Hazard	**Coastal inundation**				
Mapping layer	1% AEP	1% AEP 0.5m SLR	1% AEP 1m SLR	1% AEP 1.5m SLR	1% AEP 2m SLR
PC120 hazard area classification	N/A	Hazard area 1	Hazard area 2	Hazard area 3	N/A
Zoning response	Down-zone to Single House (if criteria met) or retain current AUP zoning		Retain current AUP zoning		
PC120 map viewer		√	√		√
Geomaps	√	√	√	√	√

Table 2. Coastal inundation

How do I access coastal hazard information in Geomaps?

Coastal hazard layers are available on the Council Geomaps. You can access coastal hazard 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 'hazard' in the search bar (labelled '3' in **Figure 1** below).
4) Click on 'add' next to the layer titled 'Natural Hazards' (labelled '4' in **Figure 1** below).

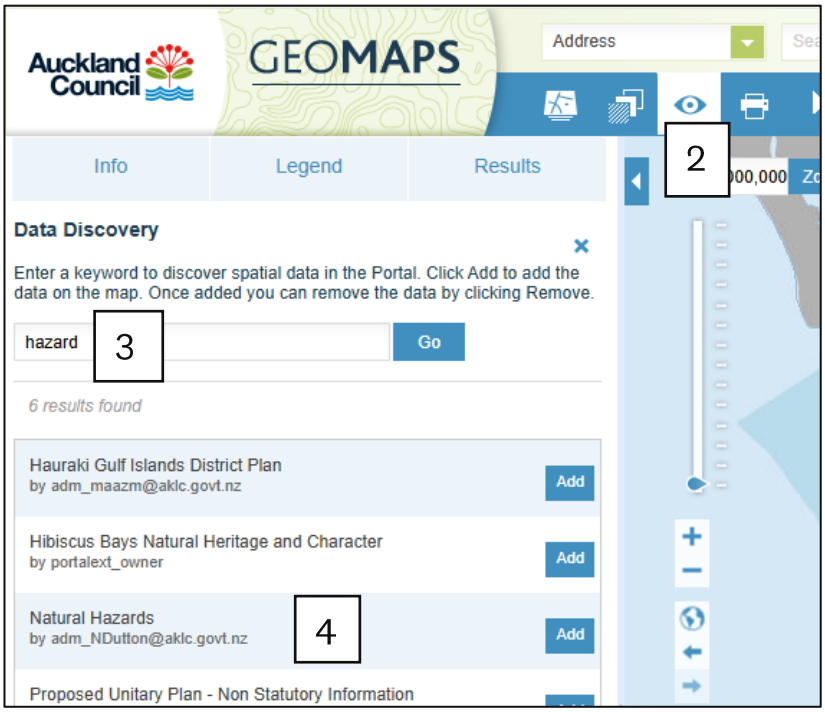

Figure 1. Steps 2 through 4

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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 'Natural Hazards' layer grouping to see the various layers available (labelled '6' in **Figure 2** below).
7) For coastal inundation information:
    a) Click on the arrow next to the 'Coastal Inundation (AEP)' layer grouping to see the various layers available (labelled '7a' in **Figure 2** below).
    b) Select the '1% Annual Exceedance Probability' layer grouping (labelled '7b' in **Figure 2** below).
    c) Click on the arrow next to the '1% Annual Exceedance Probability' layer grouping to see the various layers available (labelled '7c' in **Figure 2** below).

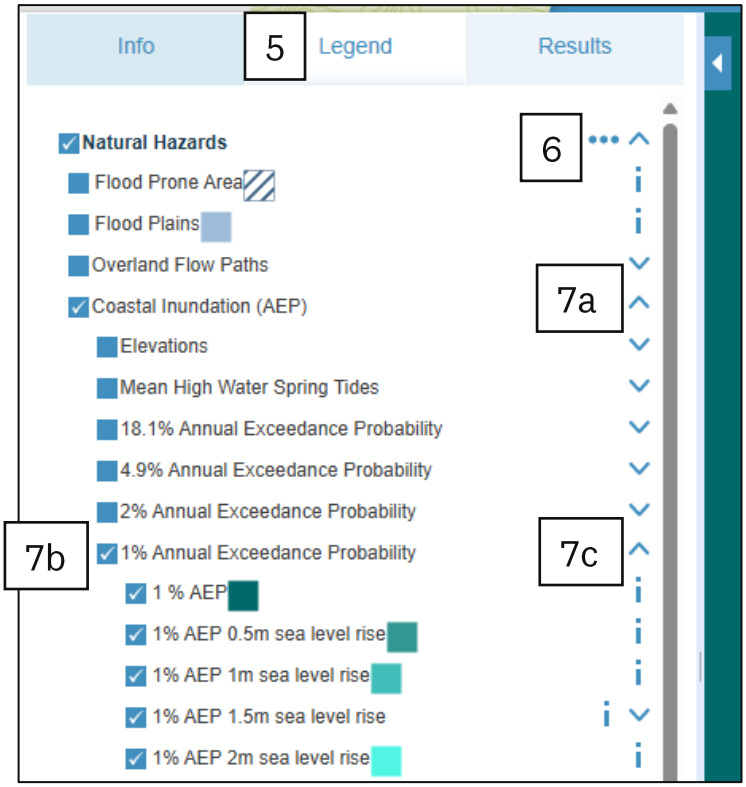

Figure 2. Steps 5 through 7

8) For coastal inundation information:
    a) Click on the arrow next to the 'Areas Susceptible to Coastal Instability and Erosion' layer grouping to see the various layers available (labelled '8a' in **Figure 3** below).
    b) Select the 'Level A (Regional)' layer grouping (labelled '8b' in **Figure 3** below).
    c) Click on the arrow next to the 'Level A (Regional)' layer grouping to see the various layers available (labelled '8c' in **Figure 3** below).

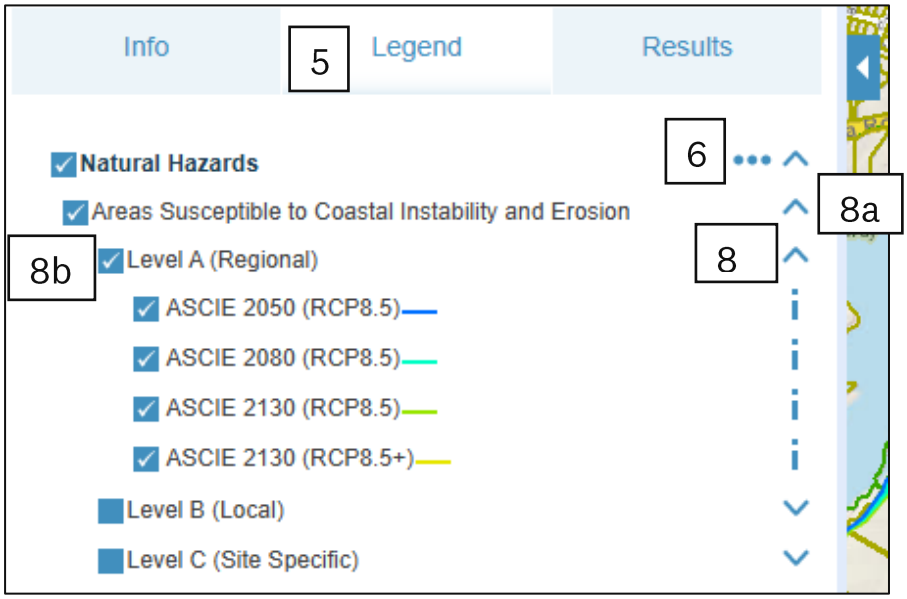

Figure 3. Steps 5, 6 & 8

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.

All information provided in this information sheet should be considered as being illustrative and indicative only. Users should take specific advice from qualified professional people before undertaking any action as a result of information obtained from this information sheet. The user waives and releases Auckland Council from any claims arising from use of the information provided in this information sheet.