



Plan change 120



Guide to the Summary of Decisions requested for Plan Change 120: *Housing Intensification and Resilience*

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Summary of decisions requested - explained

Auckland Council (the council) summarises every *decision requested* in *submissions* on the plan change. The council assigns a unique number to each decision requested on the plan change and records those numbers, too. The unique numbers, submitters' details and the summarised decisions requested comprise the summary of decisions requested. Recording this information keeps track of the outcomes submitters want, and helps the hearing and decision-making processes run smoothly.

The summary of decisions requested is published on the council's website in PDF and Microsoft Excel formats. Searching the summary of decisions requested is more efficient than looking at 10,500+ submissions individually. A search guide is available from the [council's website](#) to assist readers using Microsoft Excel in searching the summary of decisions requested (we recommend the use of Excel). [Find my Submission tool](#) on the council's website provides direct access to submissions in PDF format.

Exclusions

Submitters' reasons and supporting material are excluded from the summary of decisions requested because they are not *decisions requested*. Decisions requested that are unrelated to plan change wording or mapping are usually not submissions *on the plan change*. The Independent Hearings Panel can consider consequential amendments so requests for 'consequential amendments' are excluded from the summary report. All this material remains available in submissions.

The summary of decisions requested records "no specific decision requested" where submissions do not make any requests for changes nor seek particular outcomes to Plan Change 120 maps or provisions (like rules).

All participants use the summary of decisions requested

Submitters: may be interested in the outcomes that other submitters want. Submitters who requested similar decisions may work together by presenting jointly at a hearing, or sharing the cost of independent experts, if they choose to do so.

Independent Hearing Panel: may use the summary of decisions requested to organise hearings on submissions. The Panel must record its recommendations on submissions on Plan Change 120 provisions and state whether the Panel recommends accepting or rejecting submissions (amongst other matters).

Council staff: respond to the decisions requested in expert evidence at hearings.

Councillors and local board members: are interested in constituents' views. Local Boards may present their views on Plan Change 120 to the Panel (after making decisions at local board meetings). Auckland's local government settings mean each Local Board is responsible for communicating the interests and preferences of people in its area regarding the content of Auckland Council's plans, including this plan change.

Searching the summary of decisions requested

A separate searching guide is available from the council's website [[PC 120 Guide to searching the summary of decisions requested](#)] to assist readers using Microsoft Excel (which we recommend because of its search functions).

Key content - explained

Where submissions are unclear the council uses square brackets to infer the decisions requested: '[Inferred: submission summary records what the council infers the submitter means]'

Specific changes requested to text are generally identified with ~~striketrough~~ for deleted text and underlining for proposed text.

Ellipses ... are used to indicate omitted text.

Long submissions are broken into volumes. The summary of decisions requested refers to the volume (where relevant) and the relevant submission page number.

Submissions are annotated with the unique number for every decision requested to guide readers to the part of the submission matching the summary of decisions requested. Numbering is not always sequential (due to the quality assurance process in preparing the summary of decisions requested). Additional numbers are needed when additional decisions requested are identified. The additional numbers used are out of sequence to avoid re-numbering of all subsequent decisions requested.

Example of a summarised decision requested:

Sub#/ Point	Name	Address for Service	Summary
1234-56	J. Citizen	JC@email.co.nz	Rezone Example Street, including 24 Example Street, from Mixed Housing Suburban Zone to Mixed Housing Urban Zone

[Abbreviations](#) used in the summary of decisions requested are provided at the end of this document.

Any petition is primarily attributed to the person who submitted it. For example 'J. Citizen and 97 others'.

Amended and new submissions

The government changed the Resource Management Act and the Plan Change 120 process. Key changes are to reduce the amount of housing capacity the council must enable through its planning rules, and to provide a second opportunity for everyone to make submissions. Because the housing

capacity requirement is changed, the government also requires the council to decide whether to propose any amendments to Plan Change 120.

Notification of Plan Change 120, along with any proposed amendments, will happen after the council decides whether to propose any amendments to Plan Change 120. As at 14 May 2026, no decision has been made. After the decision is made, council will contact all submitters to explain the second submission process and the decision whether to propose amendments to Plan Change 120.

A submitter can amend his/her submission (when the second submission period is open) by *submitting additional or different decisions requested* on the plan change and on the proposed amendments – if the council decides to propose any amendments. Submitters should not re-submit the same submission, or request the same decisions on Plan Change 120 again in a new submission. Existing submissions remain valid.

Any person (who did not previously make a submission) can make a submission on Plan Change 120, and on any council proposed amendments to Plan Change 120, when the second submission period opens.

Council will produce a second summary of decisions requested to capture all the decisions requested from the second opportunity for submissions.

Abbreviations

You may find useful the abbreviations used in the summary of decisions requested.

Abbreviations used in summary of decisions requested	Expanded term
AEP	Annual Exceedance Probability
ASCIE	Area Susceptible to Coastal Instability and/or Erosion
AUP	Auckland Unitary Plan (operative in part) 2016
Ave	Avenue
Business Park Zone	Business – Business Park Zone
City Centre Zone	Business – City Centre Zone
Cres	Crescent
Gen. Business Zone	Business – General Business Zone
Healthcare Facility and Hospital Zone	Special Purpose Zone – Healthcare Facility and Hospital Zone
Heavy Industry Zone	Business – Heavy Industry Zone
LiDAR	Light Detection and Ranging
LIM	Land Information Memorandum
Light Industry Zone	Business – Light Industry Zone
Local Centre Zone	Business – Local Centre Zone
Metropolitan Centre Zone	Business – Metropolitan Centre Zone
MHS	Residential – Mixed Housing Suburban Zone
MHU	Residential – Mixed Housing Urban Zone
MHWS	Mean High Water Springs

Abbreviations used in summary of decisions requested	Expanded term
Mixed Housing Suburban Zone	Residential – Mixed Housing Suburban Zone
Mixed Housing Urban Zone	Residential – Mixed Housing Urban Zone
Mixed Use Zone	Business – Mixed Use Zone
MSL	Mean Sea Level
Neighbourhood Centre Zone	Business – Neighbourhood Centre Zone
NPS-UD	National Policy Statement on Urban Development 2020 (amended 2022)
PC120	Proposed Plan Change 120 Housing Intensification and Resilience
PL	Place
QM	Qualifying matter
RCP	Representative Concentration Pathways (emissions)
RMA	Resource Management Act 1991
Rd	Road
RPS	Regional Policy Statement
RTN	Rapid Transit Network
RTS	Rapid Transit Stops
SCA	Special Character Areas
School Zone	Special Purpose – School Zone
Single House Zone	Residential – Single House Zone
SH Zone	Residential – Single House Zone
SSP	Shared Socio-Economic Pathways
St	Street
Tce	Terrace
Tertiary Education Zone	Special Purpose – Tertiary Education Zone
THAB Zone	Residential – Terrace Housing and Apartment Buildings Zone
Town Centre Zone	Business – Town Centre Zone

Metric abbreviations used in summary of decisions requested	Expanded term
C	Celsius
dB	Decibel
Ha	Hectare
Km	Kilometre(s)
L	Litres
M	Metre(s)
m ²	Square metres
m ³	Cubic metre
m ³ /s	Cubic metre per second
per cent or %	Percentage