

31 October 2025

Hon Chris Bishop
Minister Responsible for RMA Reform
Email: c.bishop@ministers.govt.nz

Hon Tama Potaka
Minister of Conservation
Email: t.potaka@ministers.govt.nz

Tēnā kōrua,

Re: Capacity modelling for Auckland Council's Housing Intensification and Resilience Plan change

I am writing to provide an update on the housing capacity modelling undertaken to support Auckland Council's proposed Plan Change 120 – Housing Intensification and Resilience (Plan Change 120).

As part of our commitment to evidence-based planning and in accordance with the requirements of the Resource Management (Consenting and Other System Changes) Amendment Act 2025, Auckland Council has completed a comprehensive assessment of housing capacity enabled by Plan Change 120.

Modelling was carried out using the council's established Capacity for Growth Study methodology and provides a robust and transparent evidence base to support the council's notification of Plan Change 120. Please see the attached Housing Capacity Modelling report for further information, and the supplementary report for additional context.

The results of the housing capacity modelling undertaken to date identify that there are approximately 4,238 less dwellings provided for in Plan Change 120 than in Plan Change 78 as notified. It is important to note that at this stage the housing capacity assessment does not include the City Centre Zone. Also, that the modelling of the Metropolitan Centre Zoning for Plan Change 120 is based on the provisions of Plan Change 78 as notified.

Further modelling will need to be undertaken to identify the difference in housing capacity between Plan Change 78 as notified and Plan Change 78 as operative for the City Centre Zone and the Metropolitan Centre Zone. We will provide a further update on modelling outcomes in the coming months to ensure a complete comparison of housing capacity is provided against Plan Change 78.

It is anticipated that the modelling of the region-wide comparison of housing capacity including the City Centre and Metropolitan Centre zone will demonstrate that the council has complied with the requirement in the Act to amend the Auckland Unitary Plan to provide at least the same amount of housing capacity that would have been enabled if Plan Change 78 as notified were made operative.

We will continue to keep you and your officials informed as the modelling progresses and results become available.

Please do not hesitate to contact me if you would like to discuss.

Yours sincerely,



Megan Tyler

Director Policy, Planning and Governance

Attached:

1. Housing capacity modelling report for Housing Intensification and Resilience Plan Change (Plan Change 120).
2. Supplementary report: Capacity modelling for Housing Intensification and Resilience Plan Change.

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