



Dear Residents and Business Owners,

The Gulf Harbour Marine Village Residents' Association (GHMVRA) is concerned about the potential impact of Plan Change 120 (PC120) on all residents and property owners within Gulf Harbour. PC120 introduces new flood plain, coastal inundation and zoning provisions that may affect property rights, development opportunities, insurance and property values.

What is GHMVRA Doing?

The Committee has been proactive in representing the interests of the Gulf Harbour community.

On behalf of members, GHMVRA has:

- Met with Hon. Mark Mitchell MP and Jake Law, Deputy Chair of the Hibiscus and Bays Local Board
- Raised concerns that the flood modelling does not adequately account for Gulf Harbour's significant stormwater infrastructure, which was designed and constructed as part of the original 1995 development
- Received positive feedback acknowledging that there may be errors and limitations in the current flood predictions that warrant further investigation
- Continued to seek information and engage with decision-makers to ensure Gulf Harbour residents are fairly represented.

The Committee remains committed to working on behalf of all residents and property owners as the PC120 process continues.

What do you need to do?

A further four-week submission period is expected in late August or September 2026.

Your individual submission is important and will add to the strength of the concerns being raised by GHMVRA. Please check how Plan Change 120 affects your property and be ready to make your own submission when the submission period opens.

Why Does This Matter?

The current mapping is based on an extreme climate change scenario (SSP8.5) and future projections extending well beyond the next century. As a result:

- The rainfall used to determine Flood Plain classifications for a 1-in-100-year storm event has been increased by a further 32.7%, based on projected rainfall conditions beyond 2110. [devstack.co.nz]
- The sea level used to determine Coastal Inundation classifications has been increased by a further 2 metres, based on projections beyond 2150. [devstack.co.nz]
- The Flood Plain assessment uses broad, simplified modelling assumptions rather than detailed, site-specific analysis that fully accounts for the significant stormwater infrastructure designed and constructed as part of the original 1995 Gulf Harbour Resource Consent. [devstack.co.nz]
- As a result, the current PC120 mapping shows:
- All GHMVRA properties are identified as being within a Flood Plain and subject to Coastal Inundation. [devstack.co.nz]
- Approximately 24% of GHMVRA properties have been rezoned from Terrace Housing and Apartment Building Zone to Single House Zone.

These classifications may affect:

- Future building, renovation and redevelopment opportunities.
- Insurance availability and premiums.
- Property values and future saleability.
- Information recorded on LIM reports

Key Actions for Residents

1. Be aware that another submission period is coming Auckland Council is expected to open a four-week public submission period in late August or September 2026.

2. Understand how your property may be affected

Check whether your property:

- Is identified as being within a Flood Plain.
- Is subject to Coastal Inundation.
- Has been affected by zoning changes.

3. Review the maps

Use the PC120 Map Viewer to see how your property is affected:

<https://experience.arcgis.com/experience/a69c494d01e341689b68a89a6eea2b86/page/Page?views=Legend>

4. Make your own individual submission

While GHMVRA will continue advocating on behalf of the community, every Body Corporate and property owner is encouraged to make their own submission when the next consultation period opens.

5. Watch for further guidance from GHMVRA

The Association will provide additional information and guidance before the next submission period opens, including practical advice on preparing and lodging submissions.

GHMVRA will advocate for Gulf Harbour — but we need every property owner to make their own voice heard.

Plan Change 120 map viewer, notified 3 November 2025

Legend:

- National Grid Yard Uncompromised
- Notable Trees Overlay**
 - Verified position of tree
 - Unverified position of tree
- Notable Group of Trees Overlay
- Regional Maunga Viewshafts And Height and Building Sensitive Areas Overlay**
 - Viewshafts
 - Height and Building Sensitive Areas

Zoning

Plan Change 120: Zones subject to spatial change

- Residential - Single House Zone
- Residential - Single House Zone: Immediate Legal Effect
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Urban Zone: Immediate Legal Effect
- Residential - Terrace Housing and Apartment Building Zone
- Zones in Hauraki Gulf Islands District Plan*

AUP Residential Zones

- Residential - Rural and Coastal Settlement Zone*
- Residential - Large Lot Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone

AUP Business Zones

- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

AUP Open Space Zones

- Open Space - Conservation Zone

Map View:

Find address or place

Plan Change 120 - Property Summary

Plan Change 120 text should be read to identify any text-based qualifying matters.

The proposed rezoning of this property to Residential – Single House Zone has immediate legal effect in accordance with section 86B(3)(f) Resource Management Act 1991.

Property Header Address
573 Laurie Southwick Parade Hobbs Bay Auckland 0930

Zone/s
- Residential - Single House Zone

Management Layer/s

Spatially Identified Qualifying Matter/s
- Flood Plains (i)
- Coastal Inundation (i)

 Residential - Single House Zone: Immediate Legal Effect