

Category 2P resource consent applications



Information you may
need to provide

May 2026



PLEASE NOTE:

This information is provided as general guidance only to help applicants understand the information Auckland Council commonly asks for as part of a resource consent application.

Auckland Council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of this guidance.

The applicant is responsible for getting their own professional advice when making an application for consents, permits or licences, and relying solely on that advice when making any application for consents, permits or licences.

The information outlined is not exhaustive and does not replace the need for a site-specific assessment.

Additional information may be required following the council's review of a resource consent application, having regard to the particular characteristics of the site, the nature and scale of the proposal, and any relevant planning or technical matters.

Auckland Council retains the ability to request further information under the Resource Management Act 1991 where it is reasonably necessary to assess the actual or potential effects of a specific proposal.

Auckland Council's review at the Risk Categorisation and Category 2P feasibility stage does not constitute approval, endorsement or validation of the consultant's report, including any findings, assumptions, or methodologies used.

- Auckland Council's review of any report is undertaken solely in its capacity as funder of the project and for the purpose of confirming compliance with applicable internal standards under the 2P funding arrangement. The review does not amount to validation, endorsement, or approval of the consultant's findings, conclusions, or methodologies.

- Responsibility for the preparation of any report, including the section of methodologies and professional judgment reflected in the findings, remains with the consultant engaged by the homeowner.

- Auckland Council expects that any such consultant will exercise reasonable care, skill and professional judgement in carrying out its assessment.

- Auckland Council does not provide technical advice, direct the consultant's findings or instruct the use of any particular methodology.

Resource consents for Category 2P properties

When applying for resource consent, you must provide certain information to support your application.

This is especially important for projects that relate to flooding or landslides at a Category 2P property, as it means the council can fully assess the application and natural hazard risks.

Category 2P properties are those where:

- council has identified there is an intolerable risk to life from extreme weather, and
- changes to the property can reduce the risk to a tolerable level.

Flooding or landslide risk reports from the Categorisation process, as well as related funding discussions, are unlikely to cover the detailed matters necessary for a resource consent application.

Providing the full information required for your resource consent early can save time, reduce costs and minimise further information requests from the council.

This guidance sets out the information you will likely need to provide as part of your resource consent application. It is intended for project managers and experts supporting homeowners with their Category 2P mitigation project.

Help us identify your application as Category 2P

Please include 'Category 2P' in the description field of any new resource consent application.

Know the zoning rules for your property

You can find out which zone your property is in by searching for your address on the [Auckland Unitary Plan viewer](#).

Each zone has different development rules that must be followed. Once you know your zone, you can find the rules in the Auckland Unitary Plan.

Information to include in your application

1. Assessment of Environmental Effects and clear plans

An Assessment of Environmental Effects (AEE) explains how the activities you are proposing to carry out may impact the environment, and how you will manage those impacts.

Include Plan Change 120 rules in your AEE

In 2025, Plan Change 120 strengthened planning rules to manage the risks natural hazards like flooding, landslides and coastal erosion can pose to people and property. These rules have immediate legal effect under the Resource Management Act (section 86B (3) (f)).

Your AEE must include an assessment of the proposed activities against the Plan Change 120 rules, as well as the Auckland Unitary Plan.

What to put in your application:

- An Assessment of Environmental Effects (AEE) prepared by a suitably qualified planner or consultant, that:

- clearly notes “Category 2P” in the AEE
- includes an assessment of the proposal against the relevant Plan Change 120 objectives, policies, rules/standards, matters of discretion, assessment criteria, and other current provisions in Chapter E36 of the Auckland Unitary Plan.
- Fully dimensioned plans showing how your activity follows the rules and standards of the zone it is within. This may include (but is not limited to):
 - Building height
 - Height in relation to boundary
 - Yards, setbacks and coverage
 - Existing and proposed finished floor levels with the datum clearly marked.
- [Written approvals of affected persons](#) for any parts of your project that are non-compliant.

Information to show where projects have followed or not followed previous resource and building consent approvals, including any works undertaken without consent.

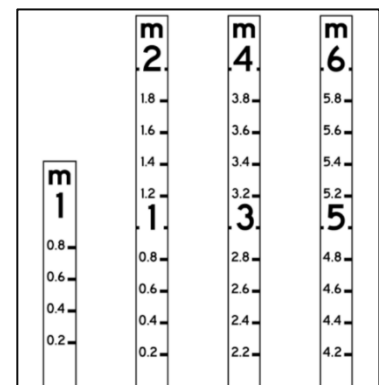
2. Flooding and flood risk

Earthworks can increase flood risk, destabilise slopes, and affect waterways. You need to include an assessment of flooding and flood risk so the council can see that your project does not increase this risk, and that people, buildings, vehicles and neighbouring properties can stay safe during flood events.

What to put in your application:

- Your property risk categorisation report from Auckland Council
- A flood hazard and risk assessment of your property:
 - during a heavy flood event, using the 1% Annual Exceedance Probability (AEP) (using both the published and revised TP108 rainfall depths
 - climate change allowance of 3.8%
- Plans showing:
 - Flood extents, depths and velocities across your property
 - Finished Floor Levels (FFLs) and freeboard
 - Access routes and overland flow paths
 - Earthworks plan(s) clearly showing:
 - Cut and fill locations
 - Area (m²) and volume (m³)
 - Sediment and erosion controls
 - Assessment of compliance with:
 - Floodplain standards in Chapter E12 of the Auckland Unitary Plan
 - Sediment and erosion control measures in Chapter E11 of the Auckland Unitary Plan.
 - Evidence to show earthworks do not worsen flooding or slope stability.

- Cross sections and long sections showing:
 - Accessway profiles and gradients
 - Parking layouts overlaid with flood depths (if applicable) to show they are no less than 300mm below flood levels, and:
 - if proposing a structure to support the carparking being raised to achieve this, ensure the area/structure will not impact the flow of water
 - an assessment of vehicle and pedestrian safety.
- Building stability assessment for the garage/parking area under flood conditions (including buoyancy, lateral loading, and potential scour and mitigation measures).
 - Your assessment should include the potential impacts of vehicles being moved by floodwaters, including on the structure, safety of people on-site, and effects on neighbouring/downstream properties. If this is identified as a risk, please include mitigation measures (for example: raising the garage or constructing the parking area on piles, and providing vehicle restraints (e.g. bollards) to prevent vehicles being displaced during flooding).
- Flood Emergency Management Procedure (FEMP)
 - The FEMP must be prepared by a suitably qualified and experienced professional and must include:
 - A site plan identifying all areas subject to flooding, including modelled flood depths and velocities based on the 1% AEP + 3.8% climate change hazard information.
 - Clear instructions for occupants on what to do during severe weather or flood warnings, including triggers for exiting safely or taking refuge if a safe exit is not able to be provided.
 - Any restricted areas where parking or storage is prohibited due to flood hazard.
 - Ways of keeping the subfloor unobstructed at all times to maintain floodplain storage and overland flow capacity.
 - Contact details for emergency services and information sources for council flood response updates.
 - A requirement that the FEMP is kept readily available to all occupants, and updated whenever building layout, exit routes, or site levels change.
- Geotechnical report addressing flood and debris loads
 - If any parts of the site are at a high risk of flooding, you need to manage it through on-site measures, such as flood warning signage, including clearly visible flood depth indicators, at key locations across the site, including the driveway if it carries a high flood risk. For example:



3. Landslide assessment for sites in a flood plain

Knowing your property's landslide risk helps make sure any project or development is not going to be impacted by landslides or worsen the risk.

Auckland Council published maps that show how sensitive land is to landslides in 2025, as part of Plan Change 120.

You may need to carry out additional assessments to ensure that proposed development is not impacted by any future landslide risk.

What to put in your application

- A landslide hazard risk assessment in accordance with Plan Change 120 and Auckland Unitary Plan: Appendix 24 methodology (where applicable)

4. Landslide assessment for sites in a flood plain

This section is about providing information to understand the risk currently and in future, and how new measures, such as retaining walls, will reduce that risk for homeowners safety. To ensure structures such as retaining walls must remain safe over their design life and during hazard events.

What to put in your application:

- Include the Risk Categorisation report from Auckland Council
- New geotechnical report demonstrating the risk level has been reduced to a tolerable level (less than 1 in 10⁻⁴) in accordance with the Risk Categorisation report, addressing:
 - Slope stability
 - Retaining wall design
 - Rockfall, where relevant
- Construction methodology
- Maintenance plan for long-term safety.

5. Riparian Areas and Significant Ecological Area Overlays (SEA)

Riparian areas are located around streams, lakes and other bodies of water.

Significant Ecological Areas are places with unique biodiversity. Auckland's planning rules include special measures to help protect this unique biodiversity. The rules are reflected in the Significant Ecological Area Overlays in the Auckland Unitary Plan.

If you are planning a project in a riparian or significant ecological area, you need to include the following information in your application.

What to put in your application:

- Vegetation removal plan identifying:
 - Areas affected
 - Species to be removed and retained, including for construction access

- Ecological assessment
- Mitigation and planting plan with:
 - Species, quantities and locations
 - Ongoing maintenance commitment.

6. Construction effects

You need to show how you'll manage the short-term effects that construction can have on neighbouring amenities. This includes effects such as noise, vibration and dust.

What to put in your application:

- Erosion and sediment control plans
- Construction noise and vibration assessment
- Dust control and site management measures

Further information and advice

If you would like further information on what to include in your proposal, or if your site has specific or complex constraints, early advice is strongly recommended.

- Check out our Resource consent pre-application guidance <https://www.aucklandcouncil.govt.nz/en/building-and-consents/ask-for-guidance/resource-consent-pre-application-guidance.html>
- Contact the Auckland Council Planning Helpdesk on 09 301 0101 for general guidance on planning rules, consent requirements, and application processes.
- Request a pre-application meeting with Auckland Council's planning team for more complex or constrained proposals. A pre-application meeting allows you to discuss your proposal with specialists who can help with the information that is likely to be required before lodging an application.