



FOR A NEW PERSPECTIVE ON AUCKLAND'S GROWTH

Have your say on
Auckland's future
housing plan

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Auckland's Future Housing Plan

Proposed Plan Change 120 - Housing Intensification and Resilience

Submissions open from 3 November to 19 December 2025

What we'll cover

- Overview of what Proposed Plan Change 120 is trying to achieve
- Government requirements including
 - Overall capacity for housing
 - Housing in “walkable catchments”
 - Housing in and around town and local centres
 - “Qualifying matters”
- Strengthening natural hazard controls
- How to have your say and where to go for more information



Why is the Auckland Unitary Plan changing?

2016:
**Auckland
Unitary Plan**

2022:
**Proposed Plan
Change 78**

**2021: National Policy
Statement on Urban
Development and Medium
Density Residential
Standards**

2025:
**Proposed Plan
Change 120**



Overview

- Proposed Plan Change 120 replaces Proposed Plan Change 78, which is now withdrawn
- Proposed Plan Change 120 was prepared because Proposed Plan Change 78
 - held up the council from strengthening controls on development in hazardous areas
 - imposed Medium Density Residential Standards (**three-storey medium density housing**) right across urban Auckland
 - didn't account for the cancellation of Auckland Light Rail
 - didn't maximise opportunities to leverage off the multi-billion dollar investment in Auckland's commuter rail network



Overview

Proposed Plan Change 120 by contrast

- Allows the council to apply stronger controls in areas that are too flood-prone, or in danger of coastal erosion/inundation
- Allows Auckland to opt out of Medium Density Residential Standards
- Includes land within the cancelled Auckland Light Rail corridor
- Places a stronger emphasis on the multi-billion dollar investment in Auckland's commuter rail network



Benefits of Proposed Plan Change 120

- Better protects people and property from floods and other natural hazards
- Enables more new homes in well-connected areas close to jobs, shops, services, and fast, frequent public transport
- Makes better use of existing infrastructure, such as the \$5.5 billion City Rail Link



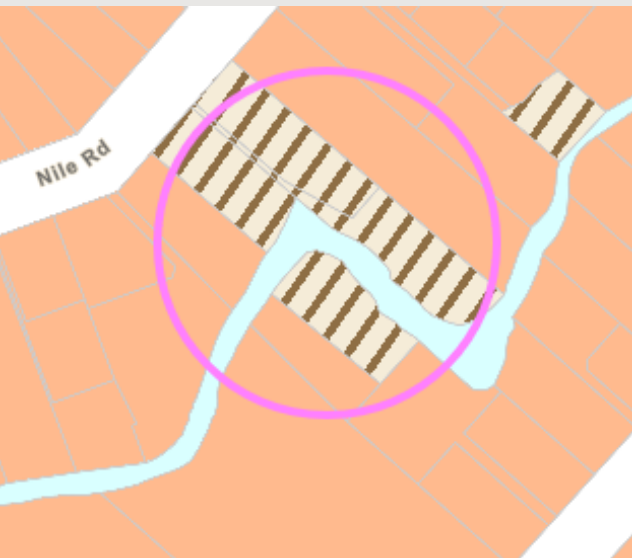
What is zoning?

- Zoning describes what is allowed without a resource consent and what needs a resource consent
- Zoning something to allow for a certain density does not mean that density is mandatory
- It also doesn't require existing land/homeowners to sell or redevelop their homes
- Market demand will largely decide where and when new homes are built



Strengthened approach to natural hazards

- Determine risk level
- Strengthen rules
- Immediate legal effect



In addition, use
zoning where
significant risk
is likely

SIGNIFICANT

- **Avoid** development (greenfield)
- **Limit** further exposure and **reduce** risk (brownfield)

MEDIUM/TOLERABLE

- **Limit** exposure where appropriate
- Development controls to **manage** risk so that tolerable level not exceeded

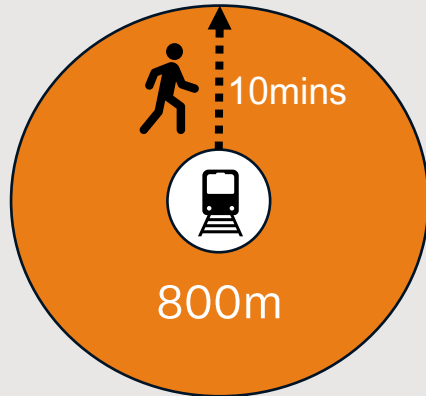
LOW/ACCEPTABLE

- **Enable** further development
- **Keep** risk at acceptable level – some development controls may be required

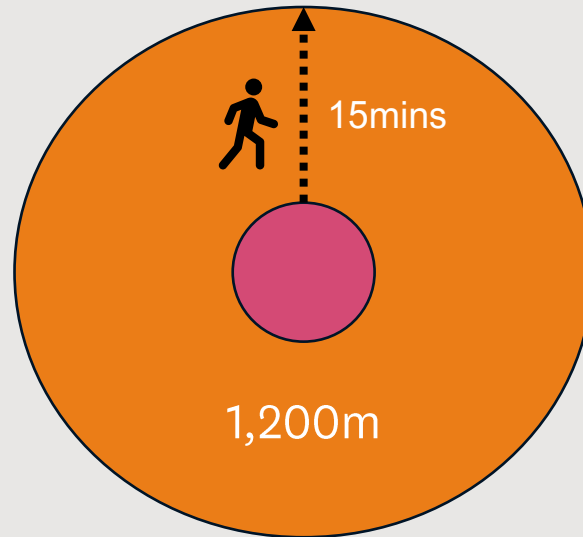


Walkable catchments

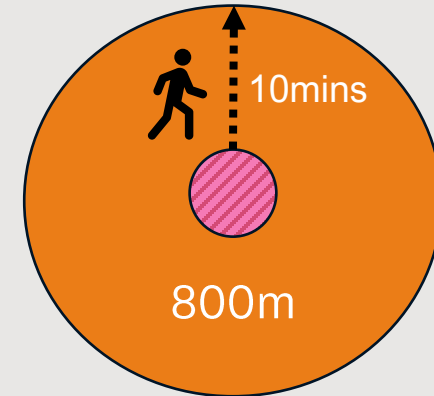
- Auckland Council is required to allow at least 6 storey buildings in walkable catchments of rapid transit stops, the edge of the city centre zone, and metropolitan centre zones
- Proposed Plan Change 120 **retains** walkable catchment distances (from Proposed Plan Change 78)



Rapid transit stops

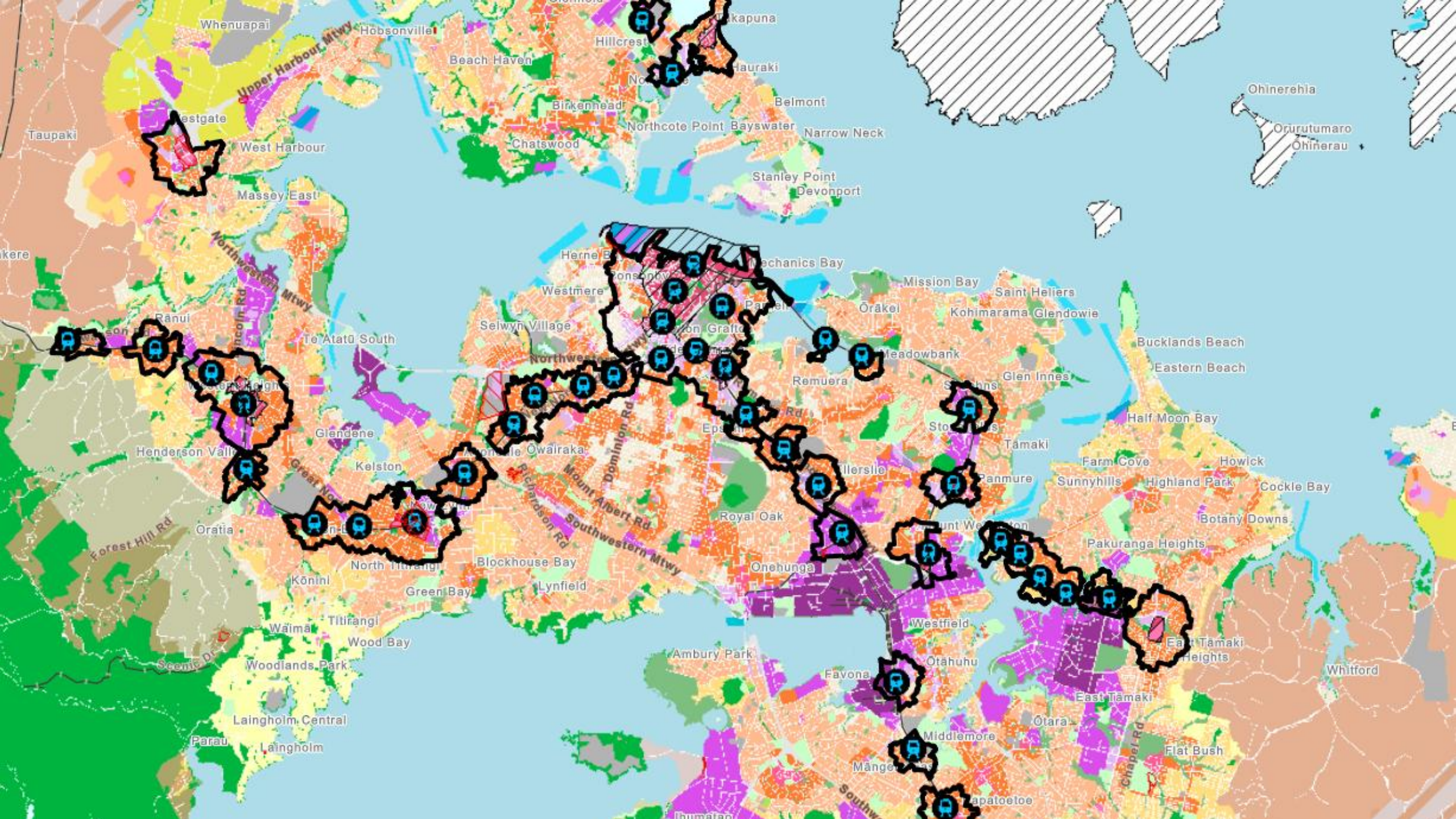


**City Centre zone
(edge)**



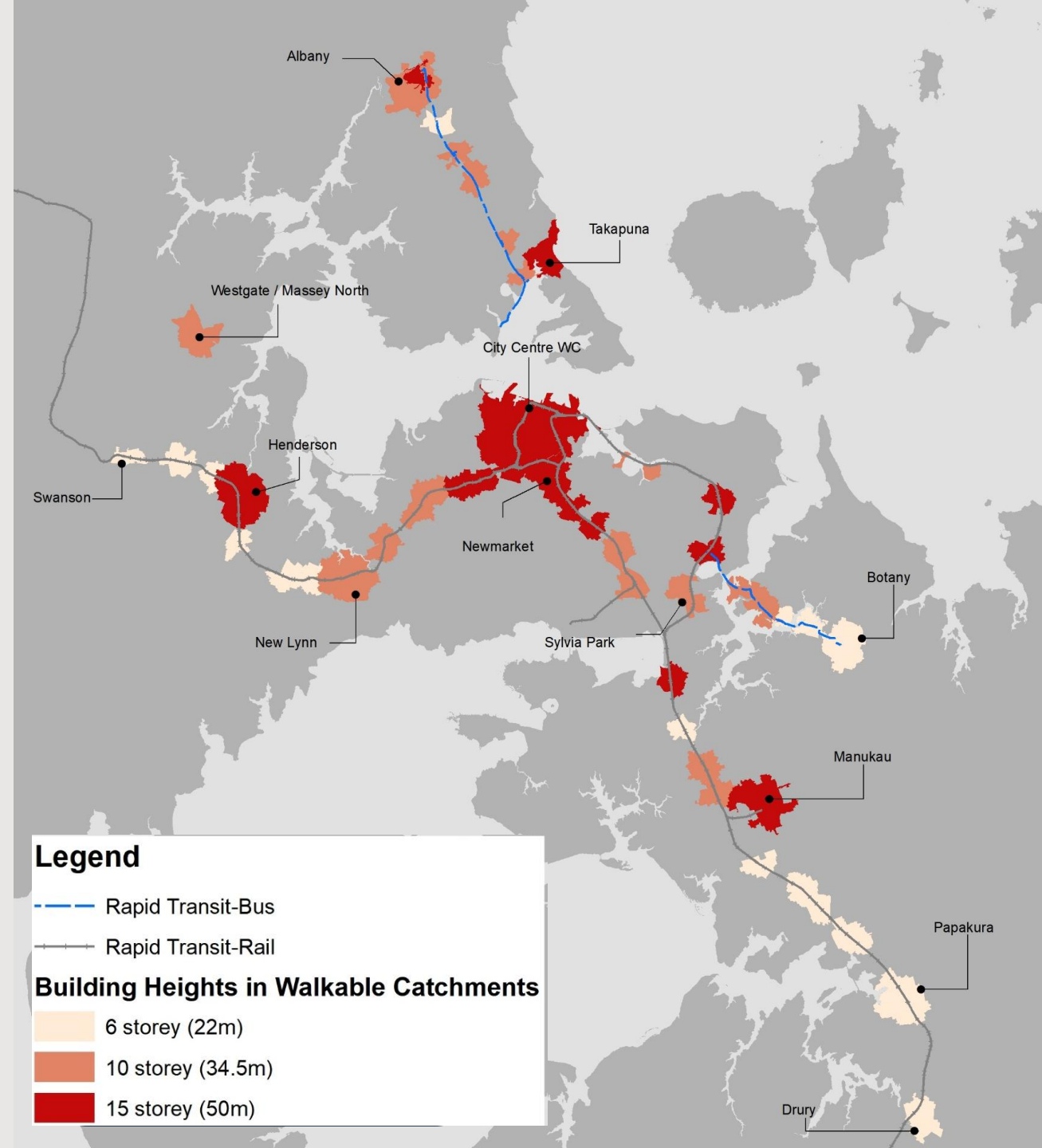
**Metro Centre zone
(edges)**





Height in walkable catchments

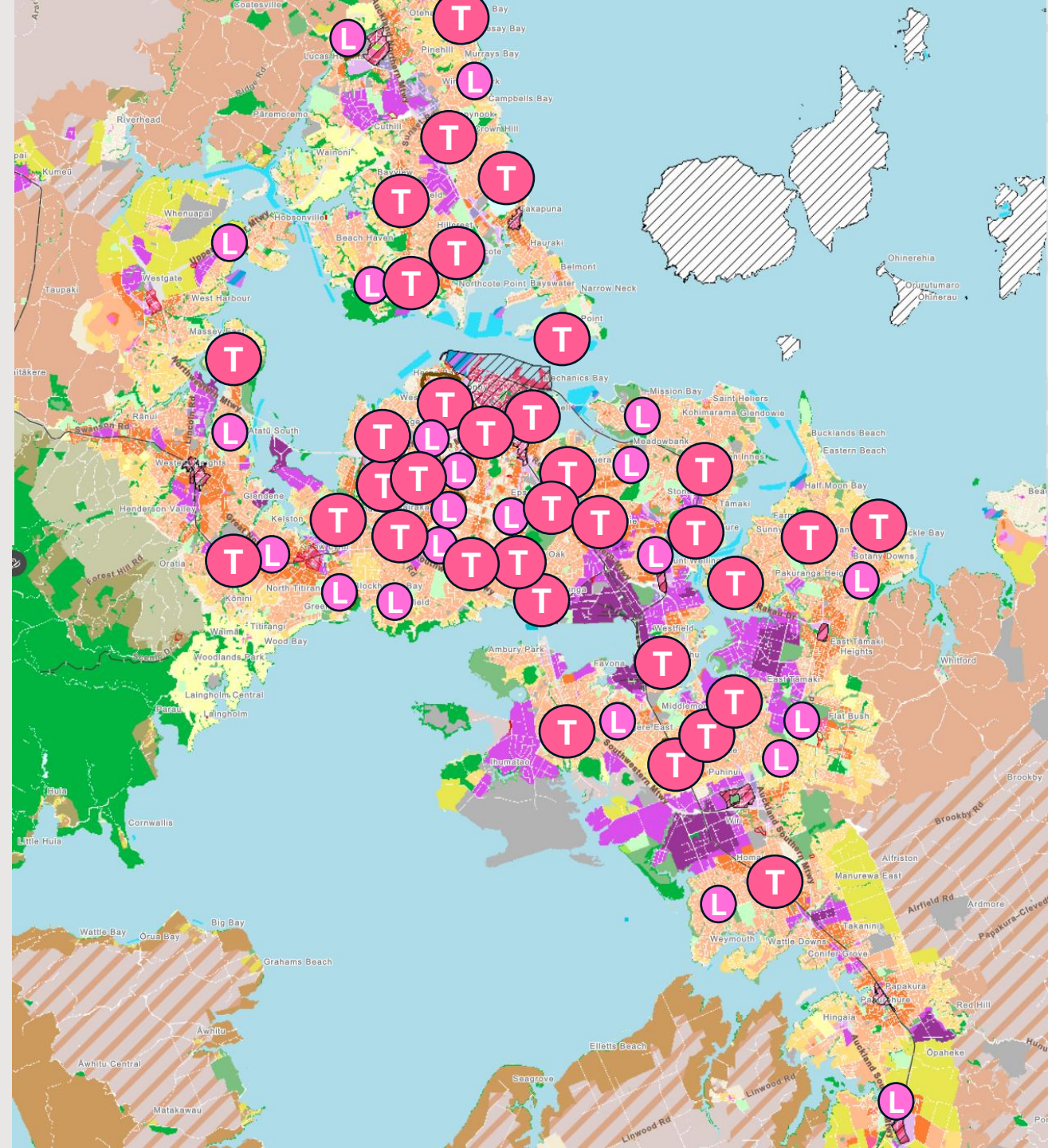
- Must allow 6 storeys (22m)
- Must allow 15 storeys in three walkable catchments and 10 storeys in two walkable catchments
- Additional height proposed in **two thirds** of all walkable catchments to focus opportunities for housing:
 - 22 catchments enable 15 storeys (50m)
 - 22 catchments enable 10 storeys (34.5m)
 - 22 catchments enable 6 storeys (22m)



Land adjacent to suburban centres

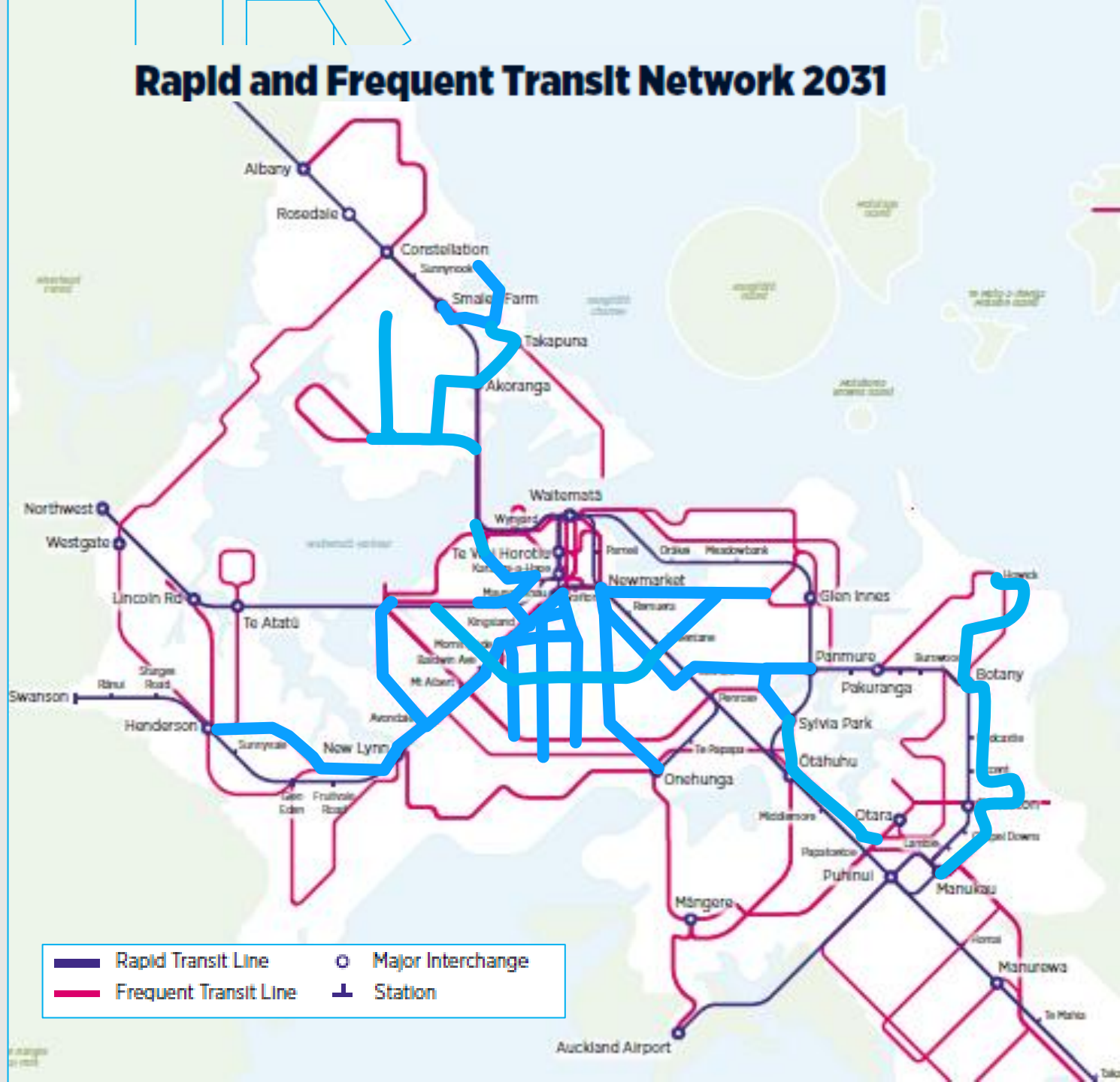
Adjacent to **Town, Local** and **Neighbourhood** Centres Auckland Council is required to enable heights and density “commensurate” with the centre’s activities and services

- 57 centres are proposed as appropriate for adjacent intensification
- Proposed to rezone residential land to Terraced Housing and Apartment Buildings zone – enabling six storeys (22m)

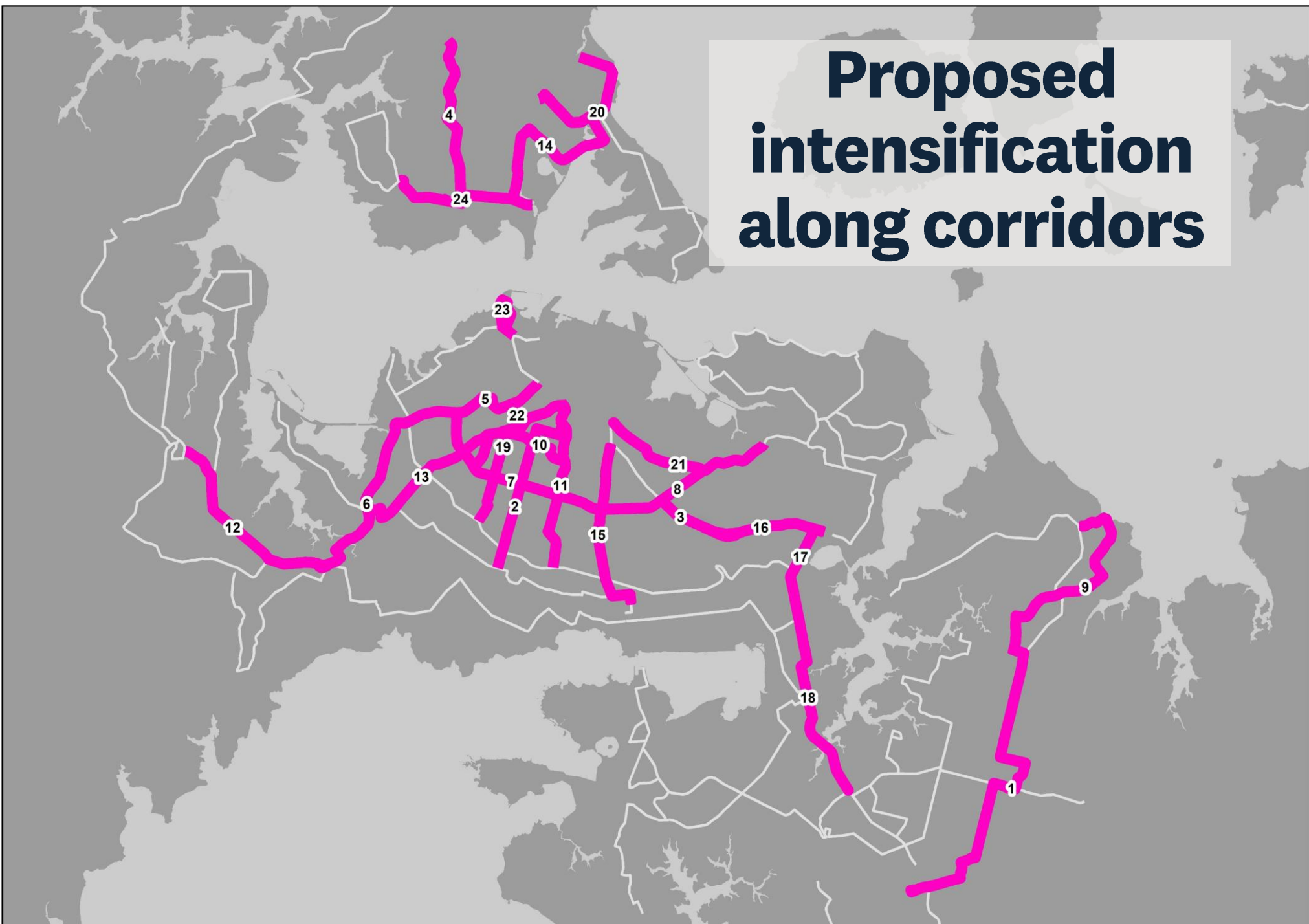


Proposed intensification along corridors

- Based on Auckland Frequent Transit Network
- Highest ranking corridors selected for intensification
- Residential areas along corridor proposed to be rezoned to Terraced Housing and Apartment Buildings zone (**6 storeys**)
- Proposed to around **200m** either side of transport corridor



Proposed intensification along corridors



Proposed zoning of Auckland's wider residential area

**Residential zoning based
on access score**

Either:

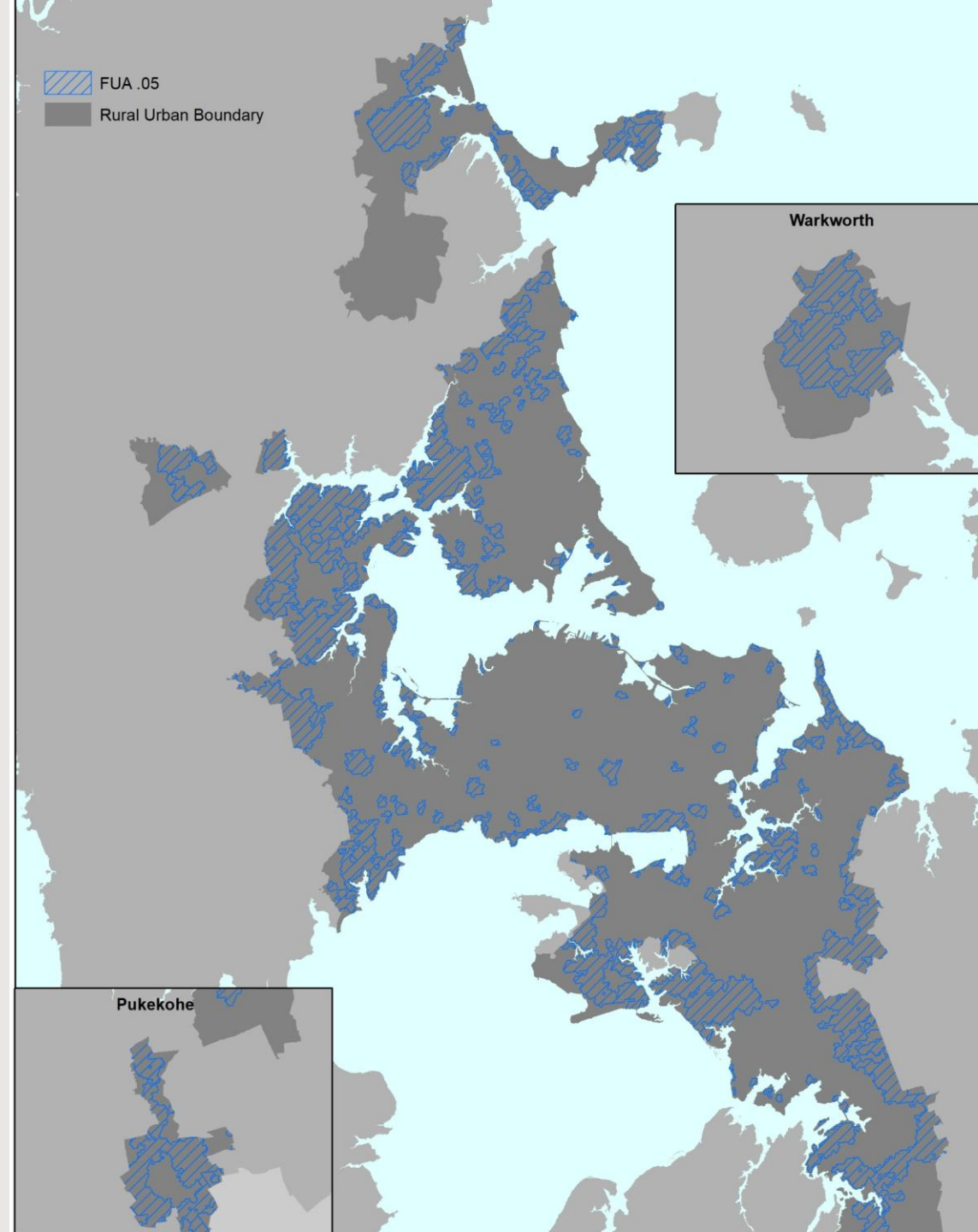
**Mixed Housing Suburban
(two storey low to medium
density) or**

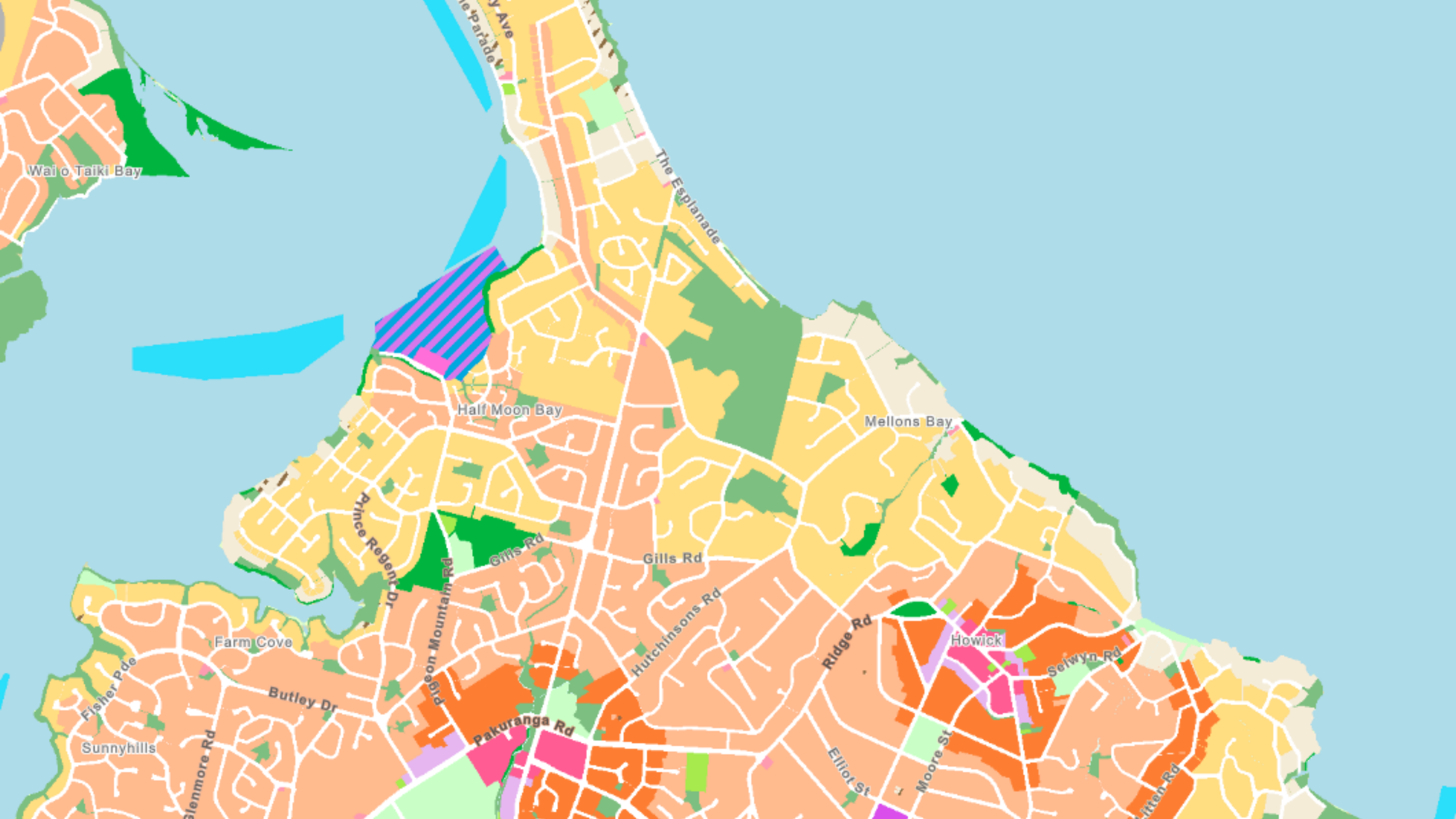
**Mixed Housing Urban
(three storey medium
density)**



Proposed zoning of Auckland's wider residential area

- Framework for Urban Access Tool
- Access by walking or public transport to a range of destinations
- Based on New Zealand Household Travel Survey (what sort of trips do people make)
- Gives a score (0-1) for all locations across the city





Wai o Taiki Bay

Half Moon Bay

Mellons Bay

Gills Rd

Howick

Farm Cove

Pakuranga Rd

Sunnyhills

Butley Dr

Hutchinsons Rd

Ridge Rd

Selwyn Rd

Elliot St

Moore St

Witten Rd

Half Moon Mountain Rd

Prince Regent Dr

The Esplanade

Paradise Ave



Qualifying Matters

- Can reduce the default heights and densities required by the Government
- Mapped wherever possible
- Includes Historic Heritage, Maunga Viewshafts, Significant Ecological Areas, Special Character Areas (reduced extent) and Natural Hazards areas



Government requirements summary

- Auckland Unitary Plan must enable the same or more homes as it would have under the previous plan change (Proposed Plan Change 78)
- Must apply walkable catchment requirements
- Must allow for more homes around town and local centres
- Can apply “qualifying matters”



How to have your say

- Submissions are open now, until **December 19, 5pm**
- Go to AK Have your Say and click on Auckland's Future Housing Plan
- Go to aucklandcouncil.govt.nz and search "PC120"



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Where to get information

There is information, an explainer video, Q&A and more at:

AK Have Your Say 'Auckland's Future Housing Plan' page

More detailed information sheets, and the online maps

aucklandcouncil.govt.nz – search “PC120”

Email us

unitaryplan@aucklandcouncil.govt.nz

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Next steps

- Submissions close on 19 December 2025
- Summary of submissions prepared and notified (early 2026)
- Further submissions open (early 2026)
- Hearings begin (early 2026)
- Independent Hearings Panel makes recommendations to Auckland Council
- Auckland Council makes decisions by June 2027
- Limited opportunities to appeal to the Environment Court



FOR A NEW PERSPECTIVE ON AUCKLAND'S FLOOD PROTECTION

Have your say on
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housing plan

[akhaveyoursay.nz](https://www.akhaveyoursay.nz)

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