

Auckland's Future Housing Plan

Proposed Plan Change 120 - Housing Intensification and Resilience

Information Webinar

September 2026

What we'll cover this evening

- Overview of what Proposed Plan Change 120 is trying to achieve
- Government requirements including changes made earlier in 2026 to housing capacity enabled in the Unitary Plan
- Amendments to Plan Change 120 approved by the council for a second round of submissions
- How to have your say and where to go for more information

Why is the Auckland Unitary Plan changing?

2016: Auckland Unitary Plan

2020: National Policy Statement on Urban Development (NPS-UD)

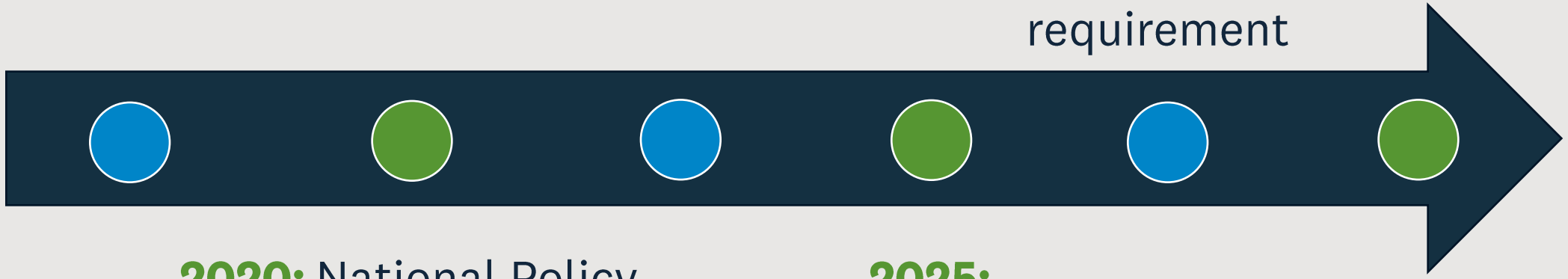
2021: Medium Density Residential Standards (MDRS)

2022: Proposed Plan Change 78

2025: Proposed Plan Change 120

2026: RMA amended to reduce housing capacity requirement

2026: Proposed Plan Change 120 amendments and partial withdrawal





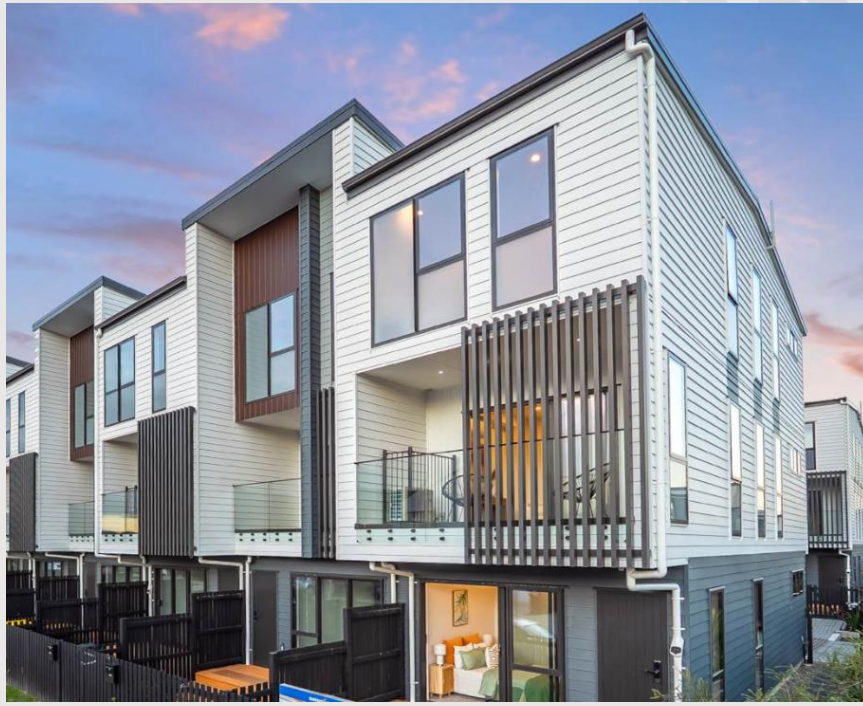
Plan Change 120

(as notified in November 2025)

Overview of Plan Change 120

Notified November 2025

- Proposed Plan Change 120 **replaces Proposed Plan Change 78**, which confirmed changes to City Centre zone and Metropolitan Centre Zone rules but is now withdrawn
- 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** (MDRS)
- Includes land within the cancelled **Auckland Light Rail corridor** that was not included in Plan Change 78

Overview of Plan Change 120

(continued...)

- Places a stronger emphasis on the **multi-billion dollar investment** in Auckland's commuter rail network
- Enables **more new homes in well-connected areas** close to jobs, shops, services, and fast, frequent public transport
- Must enable capacity in zoning for just over **2 million additional homes** in Auckland



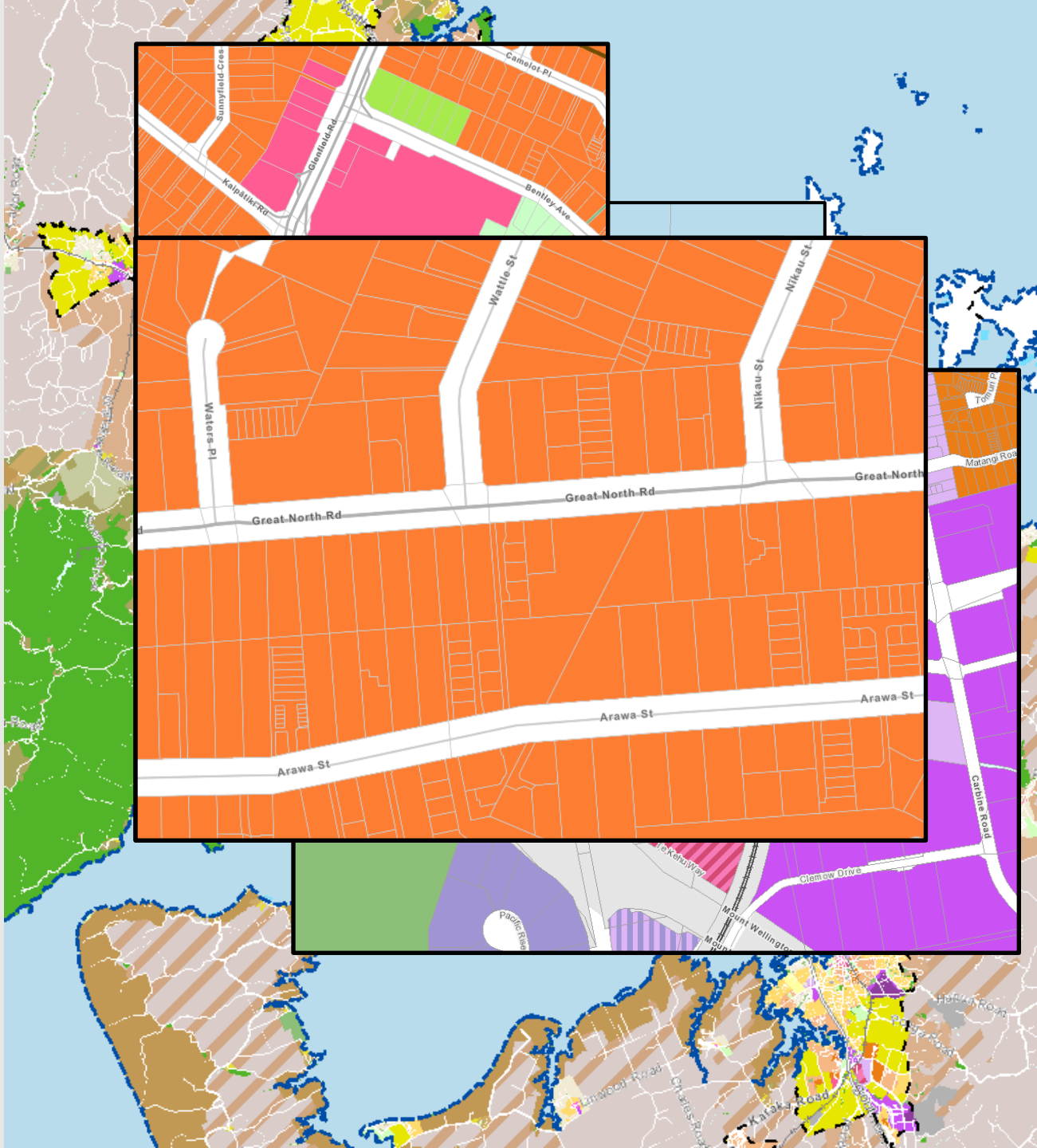
What is zoning?

- Zoning describes what is and isn't allowed without a planning approval (resource consent)
- Zoning something to allow for a certain housing density doesn't 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
- Availability of water infrastructure also plays a major factor

What is zoning?

Some key zones in the Auckland Unitary Plan (not all zones):

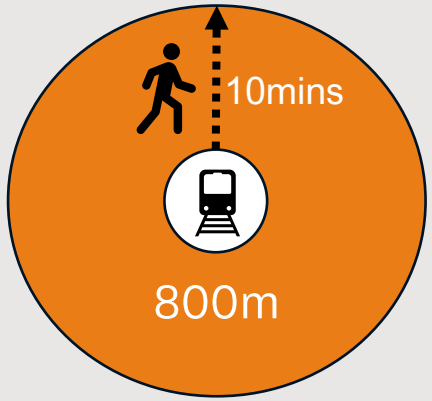
- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone



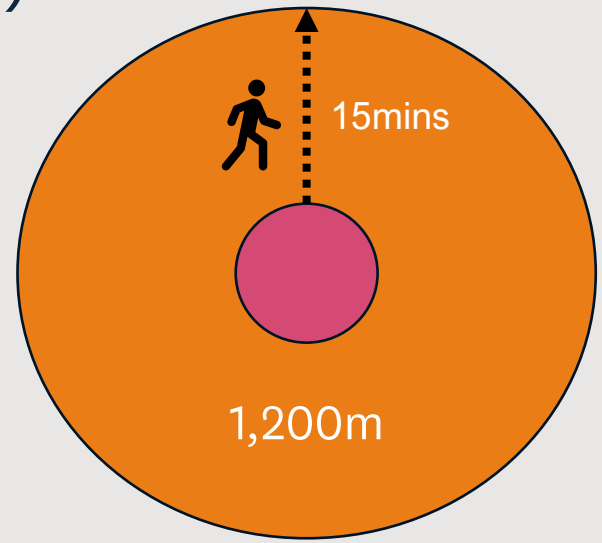
PC120 notified - walkable catchments

Council is required (NPS-UD Policy 3c) 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

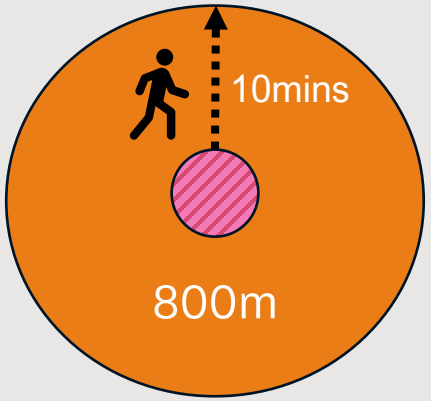
- Proposed Plan Change 120 **retains** walkable catchment distances (from Proposed Plan Change 78)



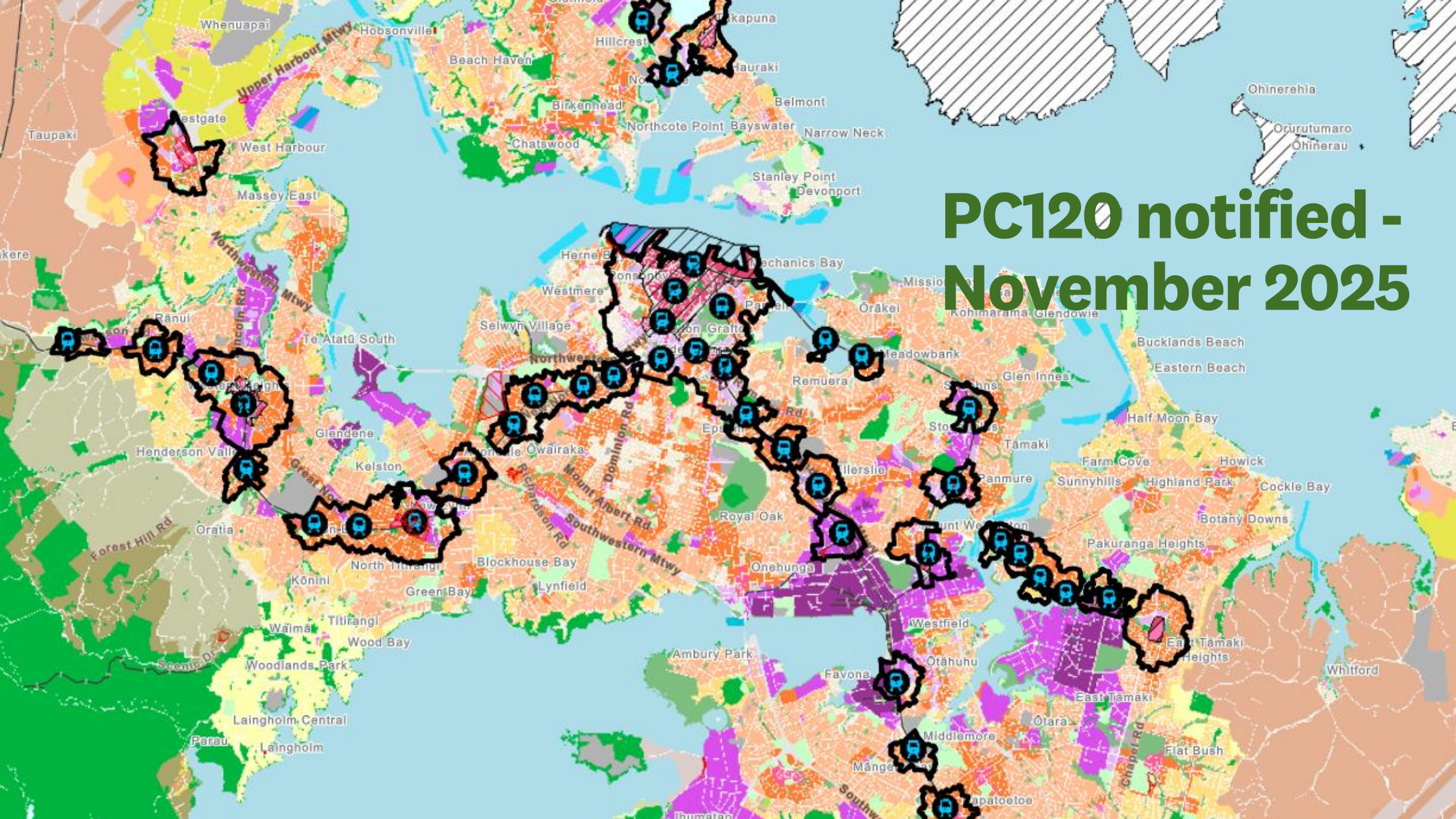
Rapid transit stops



City Centre zone (edge)

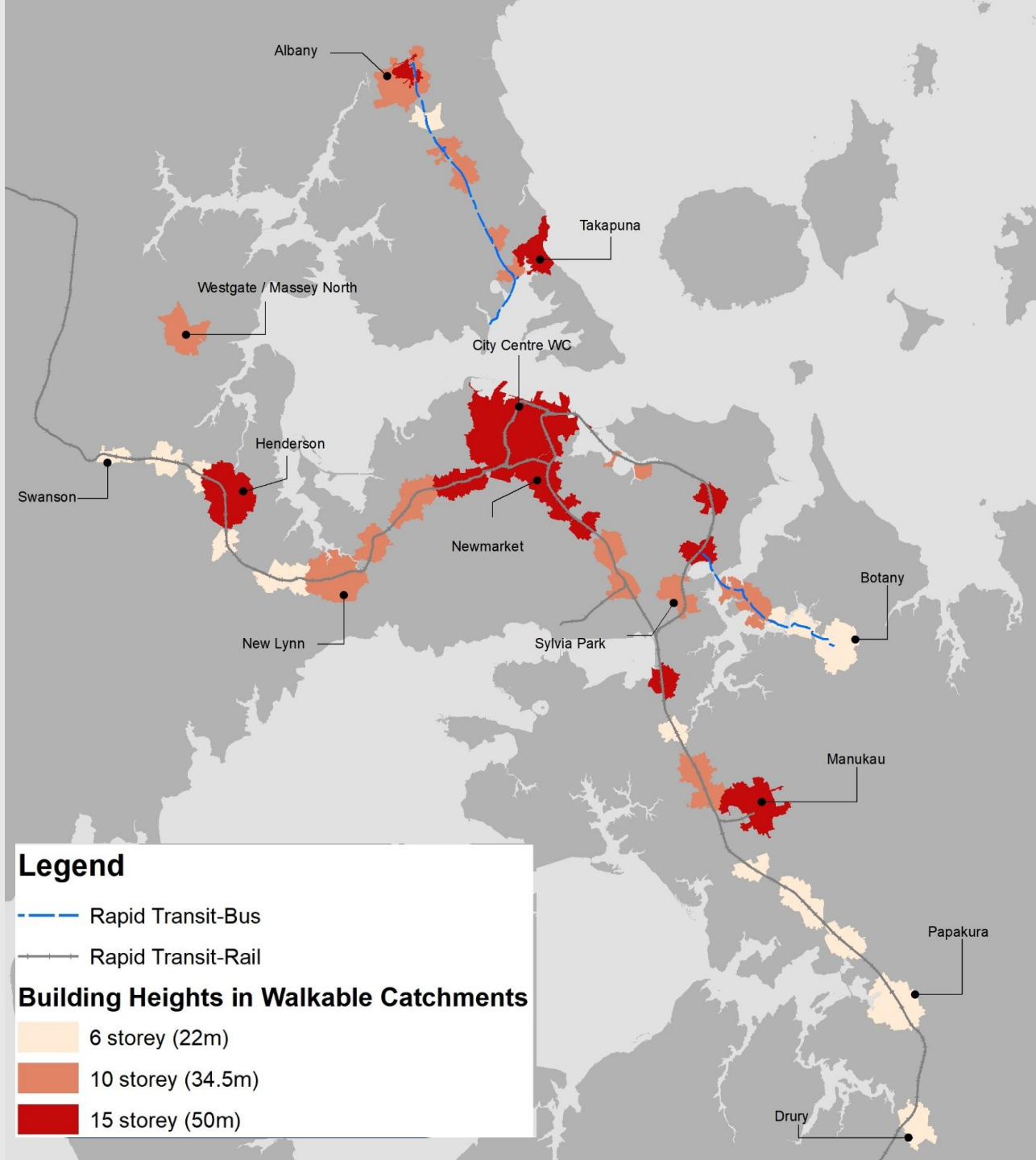


Metro Centre zone (edges)


PC120 notified - November 2025
Whenuapai
Hobsonville
Upper Harbour Mtwy
Hillcrest
Beach Haven
Hauraki
Belmont
Birkenhead
Northcote Point
Bayswater
Narrow Neck
Chatswood
Taupaki
West Harbour
Massey East
Stanley Point
Devonport
Ohinerehia
Orurutumaro
Ohinerau
Herne Bay
Mechanics Bay
Westmere
Selwyn Village
Northwestern Mtwy
Rānui
Te Atatū South
Ōrākei
Kohimarama
Glendowie
Meadowbank
Bucklands Beach
Eastern Beach
Glen Innes
Remuera
Half Moon Bay
Tāmaki
Glendene
Henderson Valley
Kelston
Owairaka
Mount Albert Rd
Dominion Rd
Great North Rd
Richardson Rd
Farm Cove
Howick
Sunnyhills
Highland Park
Cockle Bay
Panmure
Oratia
Forest Hill Rd
Royal Oak
Southwestern Mtwy
Botany Downs
Pakuranga Heights
Blockhouse Bay
Onehunga
North Titirangi
Kōnini
Green Bay
Lynfield
Tītīrangi
Waima
Wood Bay
Westfield
Ambury Park
Ōtāhuhu
Favona
East Tāmaki Heights
Whitford
Woodlands Park
East Tāmaki
Ōtara
Middlemore
Flat Bush
Chapel Rd
Laingholm Central
Parau
Laingholm
Māngere
Papatoetoe

PC120 notified – Building height in walkable catchments

- Must allow **6 storeys** (22m)
- Must allow **15 storeys** and **10 storeys** in 5 legislated 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)

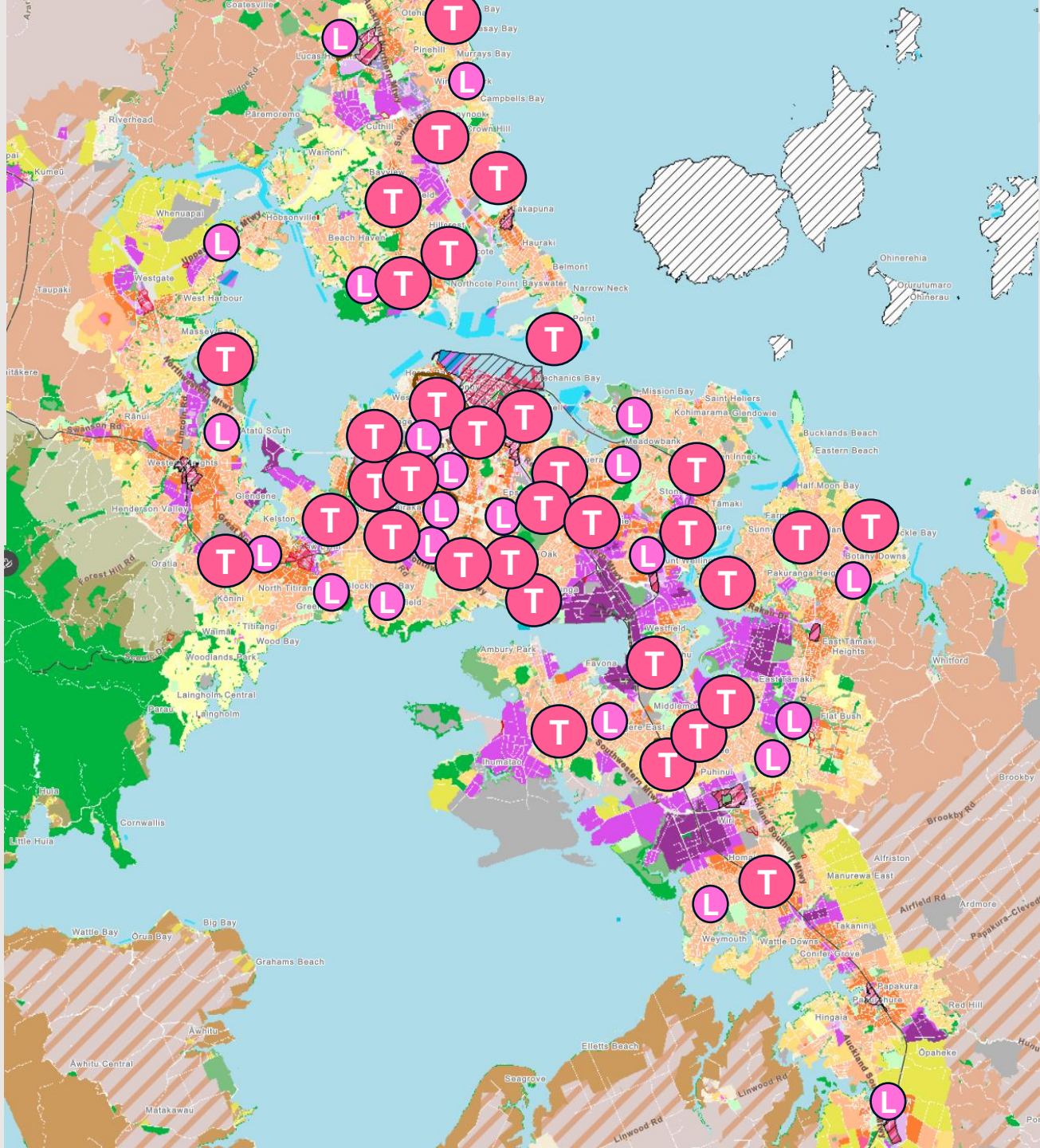


PC120 notified - Land adjacent to suburban centres

(NPS-UD Policy 3c): Adjacent to **Town**, **Local and Neighbourhood Centres** Auckland Council is required to enable heights and density "commensurate" with the centre's activities and services

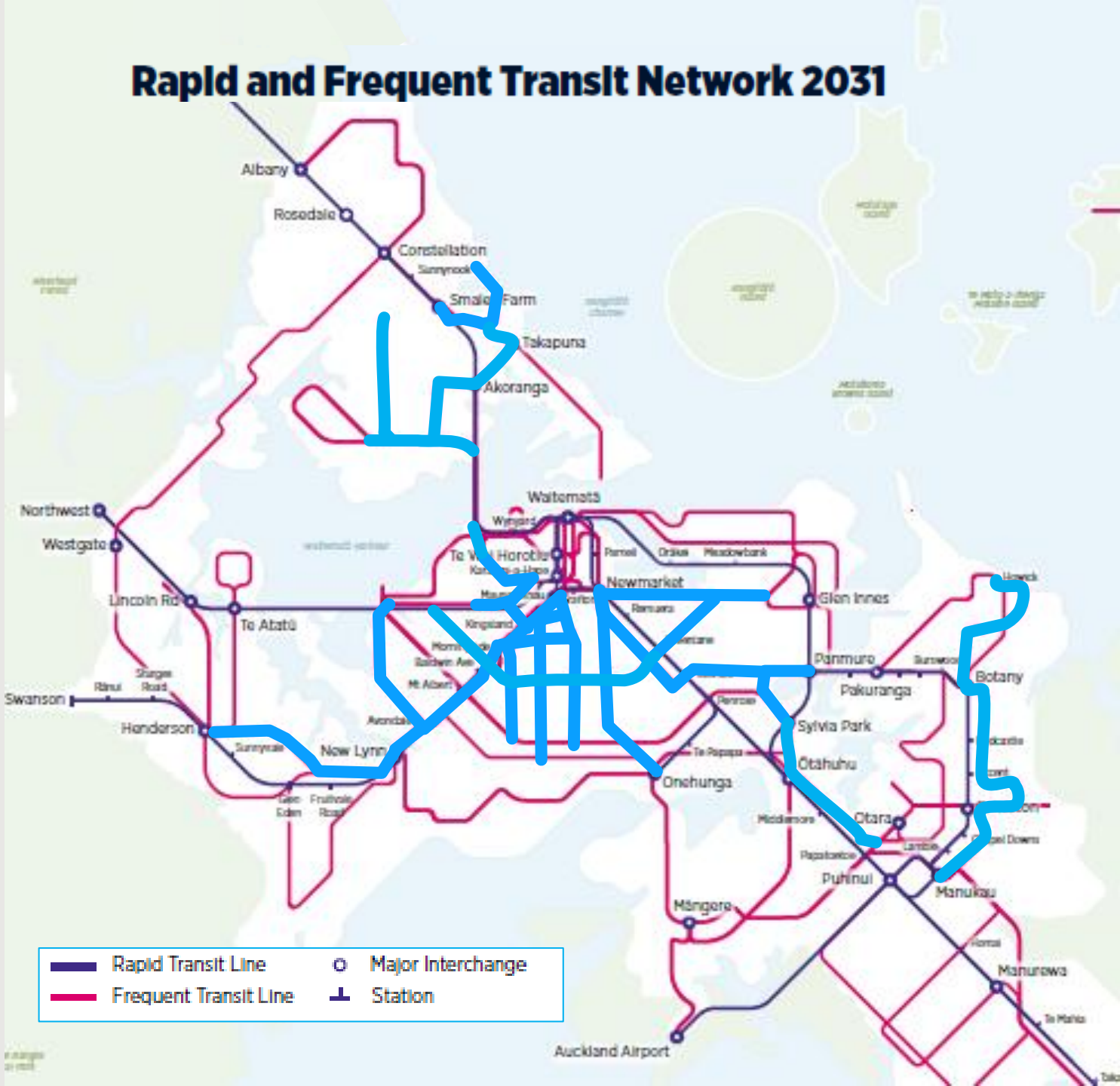
- **57 town and local centres** are proposed as appropriate for adjacent intensification

- Proposed to rezone residential land around these centres to Terraced Housing and Apartment Buildings zone – enabling **6 storeys** (22m)



PC120 notified - Proposed intensification along transport corridors

- Not required by NPS-UD policies
- Based on Auckland's Frequent Transit Network (FTN)
- Highest ranking corridors selected for intensification
- Residential areas along corridor proposed to be rezoned to Terraced Housing and Apartment Buildings zone - enabling **6 storeys** (22m)
- Proposed for properties around **200m** either side of transport corridor

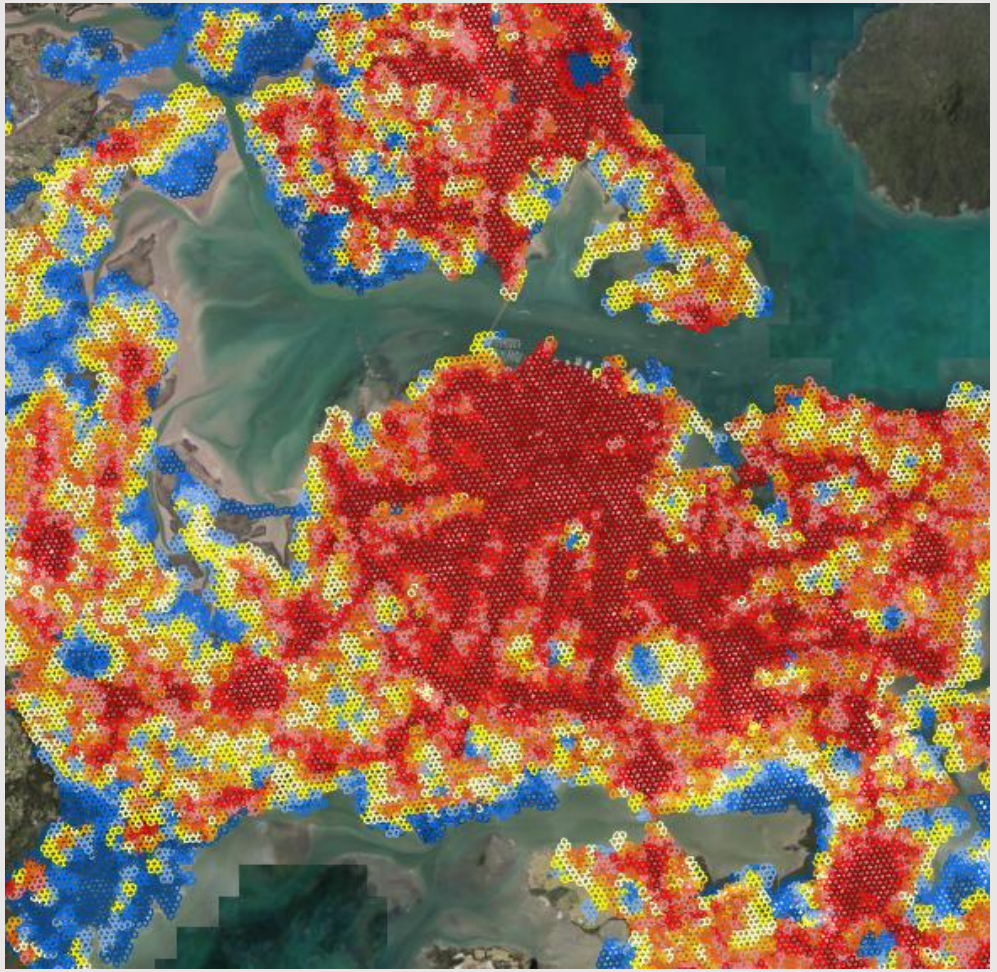


PC120 notified - Proposed zoning of Auckland's wider residential area

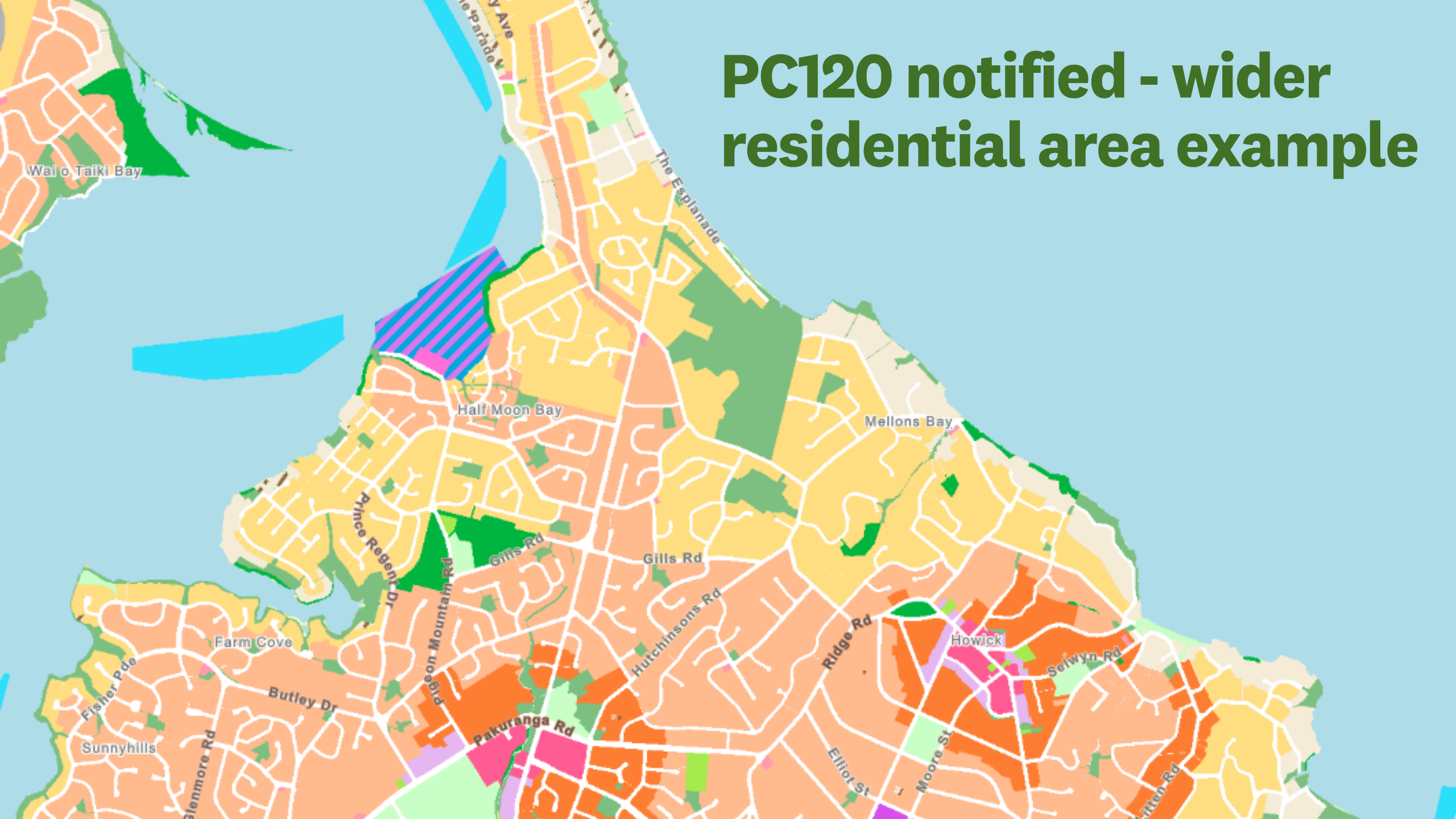
Residential zoning based on access score

Either:

- Mixed Housing Suburban (two storey low to medium density) or
- Mixed Housing Urban (three storey medium density)



PC120 notified - wider residential area example



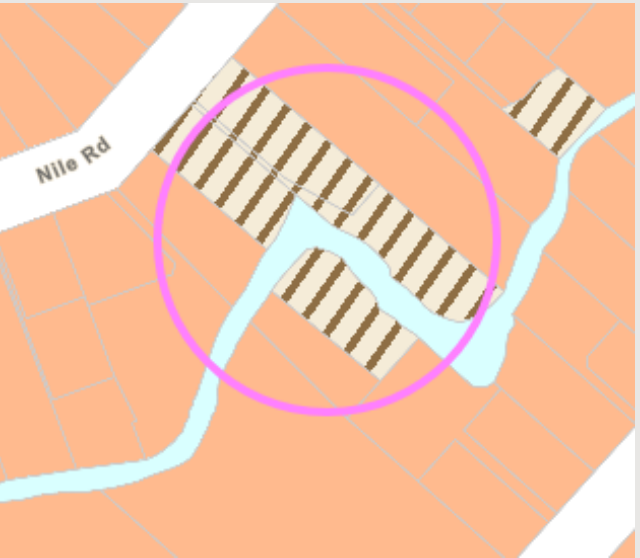
Qualifying Matters

- 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



PC120 notified - Strengthened approach to natural hazards

- Determine risk level
- Strengthen rules
- Propose change in zoning on worst affected properties
- 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

Progress on PC120 after it is was notified

- Over **10,500 submissions** received
- Independent Hearings Panel set up late in 2025
- The Government announces in February 2026 there will be changes to the Resource Management Act
- **RMA amended in April 2026** - reduces housing capacity requirement to **"at least 1.4 million"** homes
- All submissions published in April 2026
- 'Summary of Decisions Requested' in submissions published in May 2026

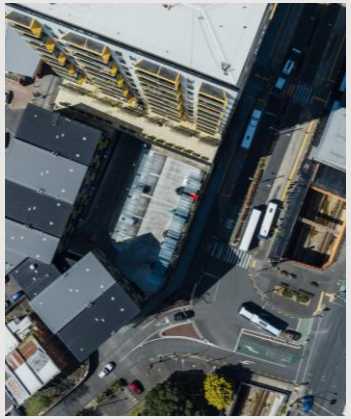


Plan Change 120

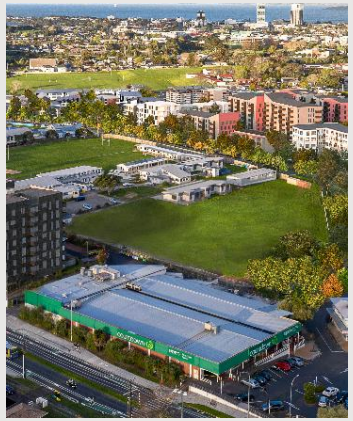
(as amended in August 2026)

Potential 'levers' to reduce housing capacity

Heights in walkable catchments



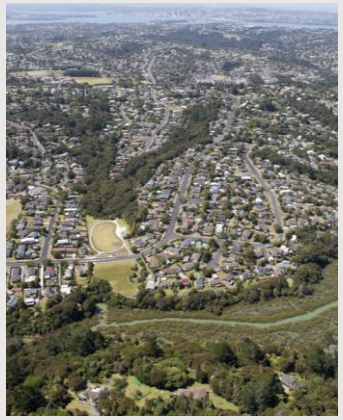
Intensification around smaller centres



Frequent Transit Network corridors



Wider residential area



Zone rules (text)



Natural hazards

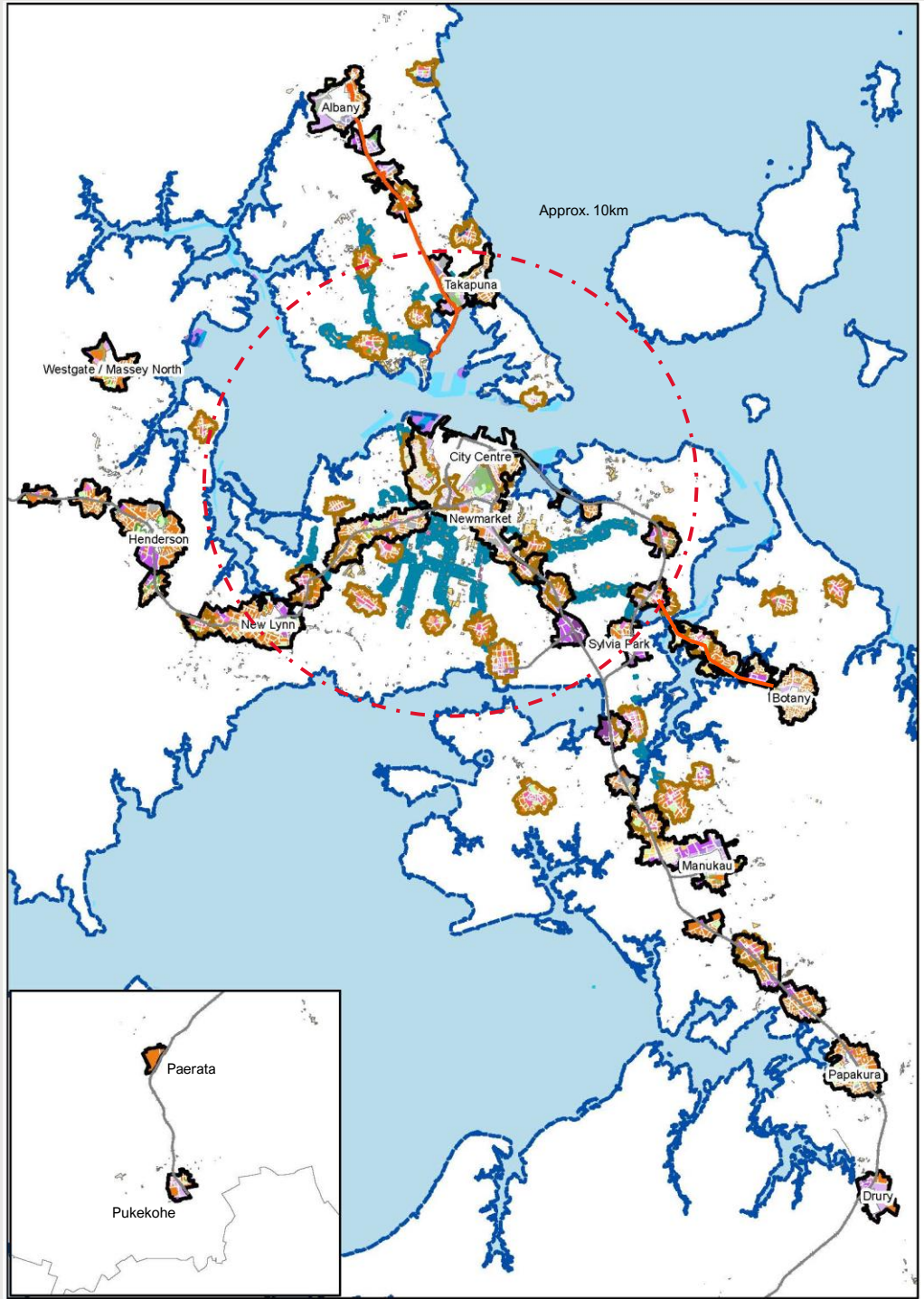


On 21 July 2026 the council decided to propose amendments to Plan Change 120 for a second round of submissions.

The council also agreed to withdraw parts of the plan change.

Proposed PC120 amendments

- Rail line
- Busway
- Rapid Transit Station
- City Centre zone
- Metropolitan Centre zone
- Walkable Catchment boundaries
- 15 storey (enabled building area)
- 10 storey (enabled building area)
- 6 storey (enabled building area)
- Town Centres (adjacent land)
- Frequent Transit Network Corridor
- FTN rezoning area



What is partial withdrawal?

- If a property is in an area shown in white area on the amended Plan Change 120 maps, the council is no longer proposing to rezone the property

But...

- Given the intensification requirements from central government relating to areas close to the city centre, train and busway stations, metropolitan centres, town and other smaller centres, it's possible the independent hearings panel may recommend changes to PC120, including to the zoning of properties in the areas shown in white

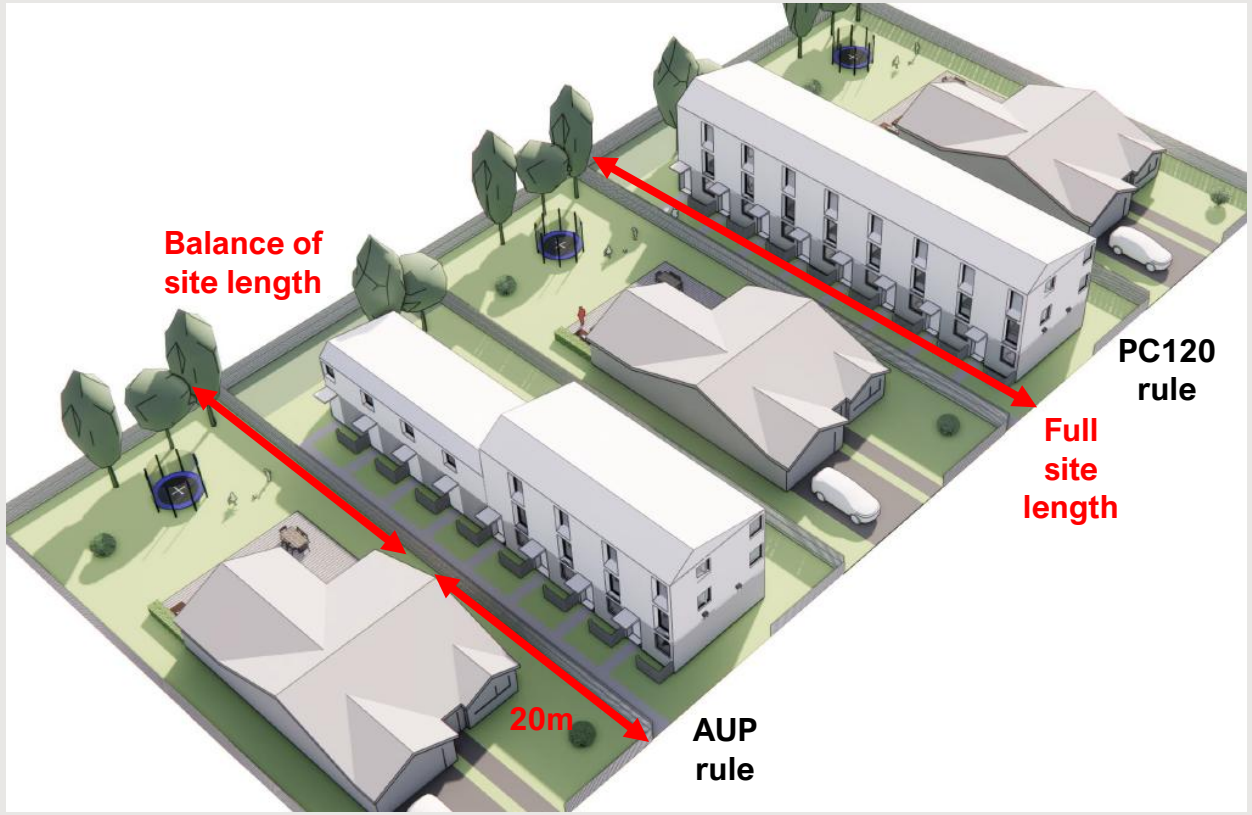
What is partial withdrawal?

- Plan Change 120 also proposes some changes to hazard and other planning rules that apply in the areas shown in white on the amended Plan Change 120 maps

- Aucklanders who live in or own property in these may therefore wish to submit on the council's response to the requirements from central government in these and any other locations, and the hazard and other planning rule changes

Other approved changes

- Height in relation to boundary for the **Mixed Housing Urban Zone** is proposed to be amended to align with the operative AUP standard
- More properties with **zone changes based on additional flood modelling** for the 5% Annual Exceedance Probability floodplain using updated rainfall data and updated flood modelling for 1% Annual Exceedance Probability floodplain



Height in relation to boundary

Making a submission

- Anyone can make a new submission on Plan Change 120 and/or the amendments
- Submissions made before on Plan Change 120 for inside the withdrawn areas will be 'out of scope' and not proceed
- Previous submitters can withdraw their submission or make a new and different one - no need to repeat the previous submission

How to have your say

- Second round of Submissions are open now, from 27 August to **Thursday 24 September, 5pm**
- Go to **aucklandcouncil.govt.nz** and search “PC120” or through:
- **akhaveyoursay.nz** and click on "Auckland’s Future Housing Plan - Plan Change 120"
- Complete the submission form

Where to get information

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

akhaveyoursay.nz click on Auckland's Future Housing Plan - Plan Change 120

More detailed information sheets, and the online maps:

aucklandcouncil.govt.nz – search "PC120"

Email us:

unitaryplan@aucklandcouncil.govt.nz

Next steps

- Summary of submissions prepared and notified (November 2026)
- Hearings begin (Later in 2026)
- Independent Hearings Panel makes recommendations to Auckland Council
- Auckland Council makes decisions by **30 June 2027**
- Limited opportunities to appeal to the Environment Court


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Have your say on Auckland's future housing plan
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