



**November
2025**



Proposed Plan Change 120 Information Sheet #1 Streamlined Planning Process

From 3 November to 19 December 2025, Auckland Council invites submissions on Proposed Plan Change 120: Housing Intensification and Resilience (PC120) - a change to the Auckland Unitary Plan (AUP) (our city's planning rulebook) that proposes to rezone areas of residential land for greater intensification, to enable greater building heights and densities in many parts of urban Auckland, and to strengthen management of natural hazard risks.

Submissions are now open until 5pm on Friday 19 December 2025.

PC120 is required to use the Streamlined Planning Process (SPP). This information sheet explains what the SPP is and how this differs from a standard plan change process.

Background to Proposed Plan Change 120

PC78 was Auckland's former intensification plan change as required by the National Policy Statement on Urban Development 2020 (NPS-UD). It incorporated the Medium Density Residential Standards (MDRS) which was legally required at the time. This generally allowed three dwellings of up to three storeys to be built on most residential sites without resource consent.

In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn. Auckland Council withdrew PC78 (in part) and notified PC120 to improve Auckland's resilience to natural hazards and focus intensification around centres and transport nodes.

PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.

PC120 addresses central government requirements to:

- contribute to the same level of housing capacity in the AUP as was to be enabled by PC78

- enable building heights and densities within and around town and local centres which reflect the level of commercial and community activity these centres offer
- enable building heights of at least 6-storeys within walkable catchments from the edge of the city centre zone, the edge of metropolitan centre zones and around existing and planned rapid transit stops (train and busway stations) and
- enable building heights of at least 10- and 15- storeys around certain train stations listed in the RMA.

These heights and densities must be enabled unless a ‘qualifying matter’ applies to a site (see Information Sheet #13) which makes that level of development inappropriate.

PC120 also strengthens provisions that manage natural hazard risks. Areas potentially affected by flooding, land instability, coastal erosion or coastal inundation now and in the future are targeted with stronger rules and other planning measures. This approach is to improve Auckland’s resilience to severe weather events and natural hazards, following the storms in early 2023 which resulted in widespread flooding, landslips, and coastal inundation across the region.

What is the Streamlined Planning Process and how does it differ from a standard plan change process?

The Streamlined Planning Process (SPP) is an alternative to the standard plan change process and is sometimes used where there is a need for a quicker decision-making process, or where the RMA specifies the SPP must be used. The SPP can save time relative to the standard plan change process as parts of the standard plan change process may be sped up or removed.

When the SPP is used, a government Minister decides on timeframes for the process and whether some plan-making steps can be removed, amongst other decisions. The Minister may appoint up to half the members of the Independent Hearings Panel panel (SPP panel) that considers plan change submissions and makes recommendations to the council about the plan change. The SPP panel may recommend changes.

The SPP will speed up finalising PC120 by treating as final a decision by the council to accept a panel recommendation.

Limited appeal rights support decision-making being finalised sooner than under the standard process for changing a plan. There will be some appeal rights if the council rejects a recommendation from the SPP panel.

Amendments to the RMA in August 2025 require that Auckland Council uses the SPP for PC120. PC120 is required to give effect to the intensification requirements of the NPS-UD and the RMA.

What decisions were made on the Streamlined Planning Process for PC120?

The council must notify:

- PC120 on 3 November 2025 and receive submissions up to 19 December 2025.
- its decisions on PC120 before the end of June 2027.

The council was allowed to include strengthened provisions for managing natural hazard risks in using the SPP for PC120.

The panel that will consider submissions and make recommendations can have eight or nine members, with Ministers appointing four people and the council appointing the rest of the panel members. The panel is required to hold public hearings on PC120 which means submitters who indicate they want to be heard can present their submissions in-person.

Ministers included a 'statement of expectations' for the SPP. Both the SPP panel and the council must have particular regard to those expectations in making recommendations and decisions.

More information is available on the Auckland Council PC120 web page.

Further information

- For detailed information about the National Policy Statement on Urban Development 2020 (NPS-UD) [visit the Ministry for the Environment website.](#)
- For more information on the amendments to the RMA [visit the Ministry for the Environment website.](#)

Please note:

This information sheet is a summary document to assist with understanding Proposed Plan Change 120 – Housing Intensification and Resilience, which gives effect to Policies 3 and 4 of the National Policy Statement on Urban Development 2020 and addresses the requirements of Schedule 3C of the Resource Management Act 1991.

Proposed Plan Change 120 to the Auckland Unitary Plan was publicly notified by Auckland Council on 3 November 2025.

All information provided in this information sheet should be considered as being illustrative and indicative only. Users should take specific advice from qualified professional people before undertaking any action as a result of information obtained from this information sheet. The user waives and releases Auckland Council from any claims arising from use of the information provided in this information sheet.