



**November
2025**



Proposed Plan Change 120 Information Sheet #2

Friend of Submitter

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.

This information sheet explains the Friend of Submitter service, a free of charge service to help the public participate in the 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In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn.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PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.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 a ‘Friend of Submitter’?

This is a free of charge service which is provided by independent planning consultants outside of Auckland Council. The service is available to members of the public who are seeking to understand and participate in PC120.

Who can use the Friend of Submitter service?

The Friend of Submitter service is provided to support those who are not familiar with planning and plan change processes, or who do not have access to professional planning advice.

What can the Friend of Submitter do?

The Friend of Submitter service offers impartial advice to members of the public on information or procedural matters associated with PC120.

They can help people to identify and understand technical information, including the evaluation reports supporting the proposed regulations (s32 reports). They also can provide assistance with using the online planning maps, and advise on any guidance that may have been issued by the hearing panel during the hearing process.

The Friend of Submitter service can explain the legislative requirements of PC120 and how the Streamlined Planning Process works. They can also provide guidance on good practice approaches to the drafting of submissions and evidence as well as what to expect during hearings.

What can't the Friend of Submitter do?

The Friend of Submitter service does not provide professional advice on the planning merits of the plan change or a specific submission. They do not assist in the drafting of submissions or evidence, and do not appear at hearings with submitters. They do not replace submitters getting their own independent professional advice on matters that are of concern to them.

How do I access this service?

There are two Friend of Submitter services, a general service and one which caters to submitters interested in matters which are specific to Māori. They can be accessed via email or phone and will respond to your query within 24 hours:

Friend of Submitter General:

Email: FOS1PC120@rdbconsult.com

Ph: 0274 612 315

Email: FOS2PC120@planningplus.co.nz

Ph: 027 525 7214

Friend of Submitter Māori:

Email: FOSMAORIPC120@duenorth.nz

Ph: 021 380 985

Please note that the Friend of Submitter service will not be available from 5pm on 19 December 2025 until 9am on 12 January 2026. Messages left during that time period will be responded to once the service resumes.

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.