



**November
2025**



Proposed Plan Change 120 Information Sheet #5

Intensification in walkable catchments

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 council's proposed approach to providing for intensification in walkable catchments. For information on how walkable catchments were determined, refer to the Information sheet #4 Walkable Catchments.

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In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn.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PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.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.

Enabling height within the walkable catchments

The NPS-UD requires the council to enable building heights of at least 6 storeys within walkable catchments from the edge of the city centre and metropolitan centres and existing and planned rapid transit stops.

Recent amendments to the RMA require that Auckland Council provide for building heights of at least 10 or 15 storeys in the following five walkable catchments:

- Mangawhau (Mt Eden) Train Station – 15 storeys (50m)
- Kingsland Train Station – 15 storeys (50m)
- Morningside Train Station – 15 storeys (50m)
- Baldwin Train Station – 10 storeys (34.5m)
- Mt Albert Train Station – 10 storeys (34.5m)

In addition to these specific walkable catchments, PC120 proposes to enable 10 and 15 storey heights in a number of other walkable catchments. Walkable catchments identified for greater building heights are places that have high demand for residential and commercial space, have a greater number of amenities such as shops, and/or have a good level of access via a range of transport modes, particularly frequent public transport services.

To determine the height in each of Auckland’s 66 walkable catchments, each catchment location was assessed against four factors or criteria. These four factors are considered collectively as an indication of whether a location could be appropriate for greater height. This process ranked all the walkable catchments in order of their suitability for additional height (beyond 6 storeys).

The criteria used for assessing whether additional building heights are appropriate within walkable catchments are set out below:

- **Strategic Importance:** reflects Auckland Council and Auckland Transport’s long-term plans. It shows where recent investment into transport stations has occurred recently and where this will occur over the next 10 years.
- **Concentration of amenities:** reflects the total area of metropolitan, town and local centre zoned land located within, or partially within, a walkable catchment.
- **Housing demand:** can be calculated by looking at land values. This is a good indication of where people want to live.
- **Accessibility:** measures how easy it is to reach key amenities and services - like parks, schools, and supermarkets - using public transport and walking. It also reflects how many jobs can be reached by public transport within 45 minutes from an area.

A full list of all 66 walkable catchments and the heights that have been identified for each is included at the end of this information sheet.

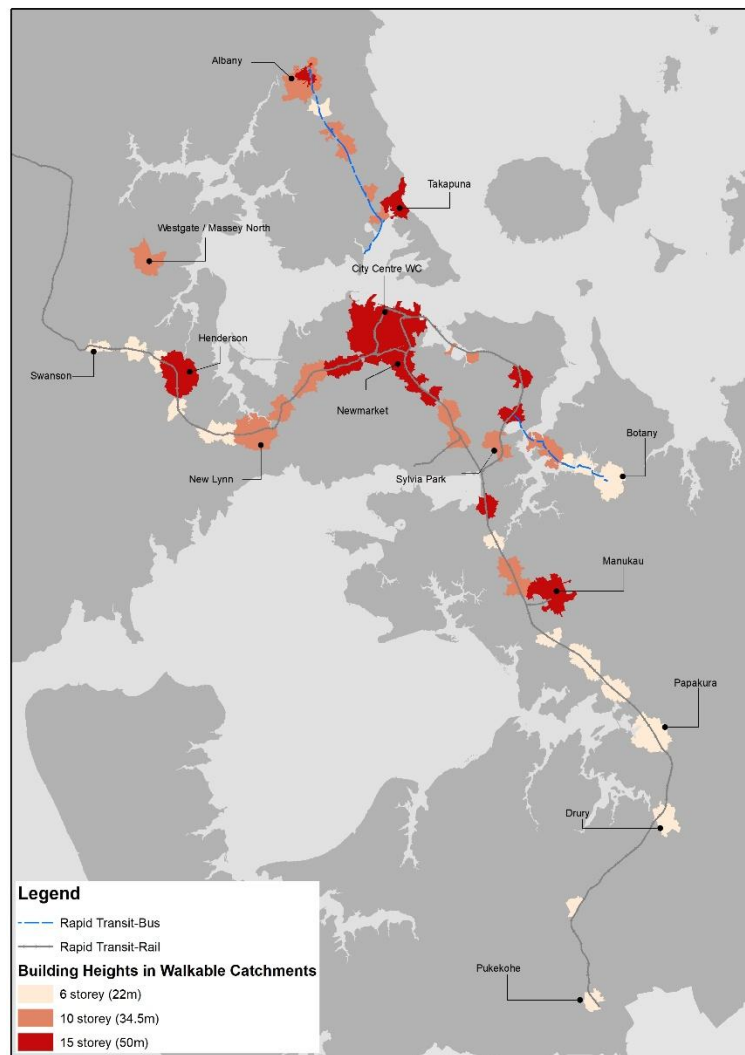


Figure 1. Walkable Catchments and proposed building heights

How will height be applied to each walkable catchment?

The council proposes that additional height is enabled in walkable catchments by zoning any residential land in that catchment to the Terraced Housing and Apartment Buildings zone (THAB). PC120 also proposes to modify the THAB zone to enable building heights of 6 storeys (22m).

Where a walkable catchment is identified for either 10 storey (34.5m) or 15- storey (50m) height, a Height Variation Control (HVC) is shown in the PC120 maps with a blue outline and the corresponding height. Refer to the PC120 map viewer ‘how to’ video and information sheet #21 Map Viewer User Guide for more information on how to identify where additional height is proposed.

The enabled building heights (beyond 6 storeys) will also require consideration of effects such as building dominance, shading, privacy, and amenity for residents and communities and changes to the development standards or rules that deal with these. Refer to information sheet #9 Updates to the Terrace Housing and Apartment Buildings Zone.

Are there other changes to zones within each walkable catchment?

Yes, within each walkable catchment, the heights identified for the THAB zone (i.e. 6, 10, or 15 storeys) will also apply to the Business zones of Town, Local, and Neighbourhood centre, Mixed Use and Business Park. The amended height will be shown by a Height Variation Control in the map viewer.

Walkable Catchments identified for 15 storey heights (50m)

Walkable catchment	Type	Walkable catchment	Type
• Waitematā / City Centre	City Centre	• Manukau Metropolitan Centre	Metro Centre
• Karanga-a-Hape Train Station	Rapid Transit	• Greenlane Train Station	Rapid Transit
• Te Waihorotiu Train Station	Rapid Transit	• Remuera Train Station	Rapid Transit
• Waitematā Train Station	Rapid Transit	• Ōtāhuhu Train Station	Rapid Transit
• Maungawhau Train Station	Rapid Transit	• Kingsland Train Station	Rapid Transit
• Parnell Train Station	Rapid Transit	• Manukau Train Station	Rapid Transit
• Newmarket Metropolitan Centre	Metro Centre	• Albany Bus Station	Rapid Transit

• Grafton Train Station	Rapid Transit	• Takapuna Metropolitan Centre	Metro Centre
• Newmarket Train Station	Rapid Transit	• Henderson Metropolitan Centre	Metro Centre
• Panmure Train Station	Rapid Transit	• Morningside Train Station	Rapid Transit
• Glen Innes Train Station	Rapid Transit	• Henderson Train Station	Rapid Transit

Walkable Catchments identified for 10 storey heights (34.5m)

Walkable catchment	Type	Walkable catchment	Type
• Ellerslie Train Station	Rapid transit	• Baldwin Ave Train Station	Rapid transit
• Ōrākei Train Station	Rapid transit	• Avondale Train Station	Rapid transit
• New Lynn Metropolitan Centre	Metro Centre	• Akoranga Bus Station	Rapid transit
• New Lynn Train Station	Rapid transit	• Sylvia Park Train Station	Rapid transit
• Albany Metropolitan Centre	Metro Centre	• Westgate Metropolitan Centre	Metro Centre
• Penrose Train Station	Rapid transit	• Papatoetoe Train Station	Rapid transit
• Smales Farm Bus Station	Rapid transit	• Constellation Bus Station	Rapid transit
• Puhinui Train Station	Rapid transit	• Meadowbank Train Station	Rapid transit
• Sylvia Park Metropolitan Centre	Metro Centre	• Te Taha Wai Bus Station	Rapid transit
• Mt Albert Train Station	Rapid transit	• Williams Ave Bus Station	Rapid transit
• Sunnynook Bus Station	Rapid transit		
• Pakūranga Bus Station	Rapid transit		

Walkable Catchments identified for 6 storey heights (22m)

Walkable catchment	Type	Walkable catchment	Type
• Manurewa Train Station	Rapid Transit	• Middlemore Train Station	Rapid Transit
• Botany Metropolitan Centre	Metro Centre	• Rosedale Bus Station	Rapid Transit

• Drury Metropolitan Centre	Metro Centre	• Pōhatu Bus Station	Rapid Transit
• Drury Train Station	Rapid Transit	• Homai Train Station	Rapid Transit
• Papakura Train Station	Rapid Transit	• Rānui Train Station	Rapid Transit
• Sturges Rd Train Station	Rapid Transit	• Swanson Train Station	Rapid Transit
• Koata Bus Station	Rapid Transit	• Takaanini Train Station	Rapid Transit
• Glen Eden Train Station	Rapid Transit	• Te Mahia Train Station	Rapid Transit
• Pukekohe Train Station	Rapid Transit	• Ngākōroa Train Station	Rapid Transit
• Papakura Metropolitan Centre	Metro Centre	• Paerātā Train Station	Rapid Transit
• Fruitvale Rd Train Station	Rapid Transit	• Sunnyvale Train Station	Rapid Transit

Qualifying matters

The government has provided for building heights and housing density to be reduced from what would normally apply where there is a qualifying matter, or exemption. Qualifying matters are intended to manage specific characteristics or features of a property or area and can result in rules that limit building heights and densities or require a resource consent to build within an area or demolish or to remove buildings or vegetation.

While buildings heights of at least 6-, 10- and 15-storeys have been identified across the 66 walkable catchments around city centres, metropolitan centres and rapid transit stops, this scale of intensification may be reduced only if a qualifying matter applies. For more information on qualifying matters, refer to information sheet #13 Qualifying Matters.

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.