



**November
2025**



Proposed Plan Change 120 Information Sheet #7

Intensification beyond centres and stations

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 residential intensification beyond the specific directives from government for walkable catchments and suburban centres. That is, residential intensification proposed along some of Auckland's Frequent Transit Network Corridors and the zoning of the wider residential area.

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In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn.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PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.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

Why is Auckland Council proposing more housing along key bus routes?

To help address Auckland’s housing needs, the NPS-UD and amendments to the RMA direct councils to enable more homes near train and busway stations (rapid transit stops), city and metropolitan centres, and smaller suburban centres.

Outside of these areas, council is also proposing to enable more housing along key bus routes, known as Frequent Transit Network (FTN) corridors. While residential intensification is not specifically directed to occur along these corridors, it will support meeting the government directed capacity requirement for Auckland and enable more housing closer to public transport, aligning with Auckland’s growth strategy.

Intensification along the Frequent Transit Bus Network

FTN Corridor Intensification Areas are key sections of Auckland’s FTN¹. These areas are main roads well-serviced by frequent buses and suitable for intensification, but that do not meet the current or proposed definition of a rapid transit service or stop.

¹ As shown in Auckland’s current [Regional Public Transport Plan 2023-2031](#)

The AUP has always created opportunity for different intensities of housing development based on proximity to centres, amenities and public transport. Intensification along some corridors is already included in the AUP, with parts of the region already providing for higher intensity developments along key transport routes.

The FTN includes over 40 bus routes, each varying in length, geographic coverage, and degree of overlap with other routes. Not all FTN routes (or sections of them) are necessarily appropriate for upzoning and intensification. Therefore, the network has been split into different segments or ‘corridors’ for assessing their suitability.

Selected FTN Corridor Intensification Areas

Auckland’s FTN was split into 69 individual segments for assessment. These segments were then ranked against the following matters:

- Bus frequency
- Accessibility
- Housing demand
- Concentration of amenities
- Strategic transport connections

From this process, the highest ranking 24 corridors were selected for intensification and mapped as FTN Corridor Intensification Areas. These areas are a method to deliver government directed plan enabled capacity in conjunction with other intensification approaches in PC120.

These selected corridors are listed below and occur principally in the Central Isthmus; North Shore around Birkenhead, Northcote and Takapuna; between Howick and Manukau; and, between New Lynn and Henderson.

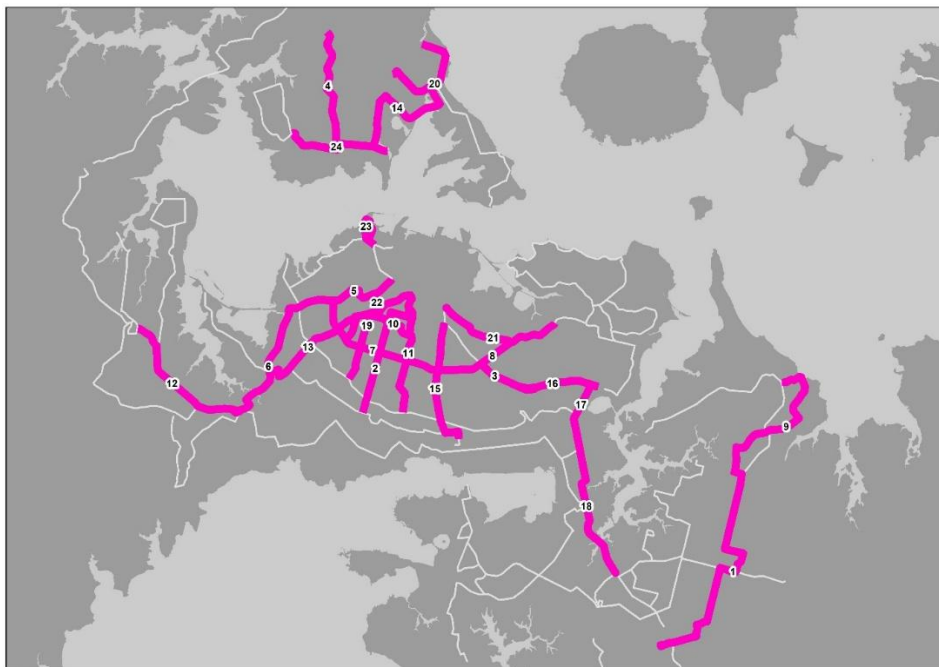


Figure 1. FTN Corridor Intensification Areas

Identified Frequent Transit Corridor Intensification Areas			
1	Botany to Manukau (via Ormiston)	13	New North Road (Morningside to Avondale)
2	Dominion Road (Mt Eden to Mt Roskill)	14	Northcote – Takapuna
3	Ellerslie - Greenlane	15	Onehunga - Newmarket (Manukau Rd)
4	Glenfield - Birkenhead	16	Panmure - Ellerslie
5	Great North Road (Ponsonby to Motat)	17	Panmure - Mt Wellington - Sylvia Park
6	Great North Road (Pt Chev, Avondale, New Lynn)	18	Papatoetoe - Otahuhu - Sylvia Park
7	Greenlane - Western Springs (Via Balmoral)	19	Sandringham Rd (Newton to Sandringham)
8	Greenlane East (Remuera Rd to Greenlane)	20	Smales Farm – Takapuna – Milford
9	Howick to Botany (via Meadowlands, Botany Rd)	21	St Johns - Remuera - Newmarket
10	Mt Eden to Sandringham Rd via Valley Rd Shops	22	St Lukes to Great North Rd (via Morningside and Kingsland)
11	Mt Eden to Three Kings (Mt Eden Rd)	23	St Marys Bay to Ponsonby
12	New Lynn to Henderson	24	Verrans Corner to Onewa Road

Note that FTN Corridor Intensification Areas are only mapped outside of walkable catchments and land adjacent to suburban centres (Policy 3(c) and 3(d) of the NPS-UD).

What changes are proposed in FTN Corridor Intensification Areas?

The council proposes zoning residential sites within around a 200m distance (or approximately one block deep) from each of the selected corridors to the Residential - Terraced Housing and Apartment Buildings (THAB) Zone within the AUP. This change only affects land currently zoned Residential - Single House (SH), Mixed Housing Suburban (MHS), or Mixed Housing Urban (MHU) Zone.

PC120 also proposes to modify the THAB zone to include an enabled building height of 6 storeys (22m). In some areas, applying the THAB zone will be a significant change to the existing character of neighbourhoods.

For more information about proposed changes to existing THAB provisions, refer to information sheet #9 Updates to the Terrace Housing and Apartment Buildings Zone.

The Business-Mixed Use and Neighbourhood Centre zones are located within a number of the FTN Corridor Intensification Areas. These zones have existing height limits which are less than 22m. In the corridors PC120 proposes to apply a Height Variation Control (HVC) of 22m to these zones so that their height is consistent with the adjacent THAB zone.

Intensification is not proposed on sites or parts of corridors where a planning constraint such as flooding, or special character warrants a SH, MHS or MHU Zone.

For more information on intensification along corridors, refer to the Section 32 report “Implementation of Intensification Directions from Resource Management Amendment Act (2025) and Policy 3 of the National Policy Statement – Urban Development”.

What zonings are being applied across the wider residential area?

Outside of the FTN Corridors, PC120 proposes to generally enable more development in the wider residential area to support meeting the government directed capacity requirement for Auckland. The wider residential area of Auckland includes all land zoned MHU, MHS, or SH in the urban area of Auckland. It does not include any residential land in the Hauraki Gulf Islands or in rural settlements around Auckland (except for the larger towns of Pukekohe, Waiuku, and Warkworth).

PC120 proposes that the wider residential area of Auckland is shown as one of two zones (MHU or MHS) based on an access ‘score’. The higher scoring areas are proposed to be MHU and the lower scoring areas MHS. The access score represents how accessible a particular area is by walking or public transport to a range of destinations shops, jobs, schools, medical facilities, and parks.

Where there is a planning constraint such as flooding, bush areas, or special character the SH zone can apply (rather than MHU or MHS).

For more information on intensification along corridors and wider residential areas, refer to the Section 32 report “Implementation of Intensification Directions from Resource Management Amendment Act (2025) and Policy 3 of the National Policy Statement – Urban Development”.

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.