



**November
2025**



Proposed Plan Change 120 Information Sheet #10

Updates to the Residential - Mixed Housing Urban Zone (MHU)

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 approach to the Residential - Mixed Housing Urban (MHU) Zone.

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In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn.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PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.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

The purpose of the Residential - Mixed Housing Urban (MHU) Zone is to enable medium density residential development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments.

This zone supports increasing the capacity and choice of housing within neighbourhoods while promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.

Up to three dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining sites and the neighbourhood, as well as residents within the development site.

Where does the Mixed Housing Urban Zone apply

Through PC120, the council proposes increasing the extent of the MHU Zone. The MHU Zone will become the most widespread residential zone. Refer to the PC120 map viewer for more information.

The MHU zone provides an intermediate step from the higher intensity development in centres and the Residential - Terrace Housing and Apartment Buildings Zone to the lower rise, less dense development in less accessible suburban areas.

In response to identified natural hazard risks, some residential properties are proposed to be rezoned to the MHU Zone with immediate legal effect from 3 November 2025. This means the

MHU Zone activity rules relating to natural hazards will apply on notification of Plan Change 120 to those sites. (The other MHU Zone activity rules will not apply straightaway).

Refer to the PC120 map viewer for more information on where the MHU Zone is proposed to apply, and where MHU Zoning will apply with immediate legal effect.

Proposed Changes to the Mixed Housing Urban Zone

The council proposes the MHU zone will:



What is changing

Changes to standards are proposed to provide additional housing capacity, and good liveable environments. **Table 1** below summarises the proposed key changes.

Modified or new standard	Proposed change	Outcome
All standards	All standards would apply to 4 or more dwellings.	With higher densities good outcomes are required on all sites, and resource consents are required where the standards aren't complied with.
Amended height in relation to boundary	The alternative height in relation to boundary standard becomes the main permitted standard and applies along the entire side and rear boundaries.	This allows more dwelling capacity through enabling 3 storeys on typical sites while managing dominance and shading effects on adjoining sites.
Amended landscaped area	Changes are proposed to require landscaped areas to comprise of natural grass, plants or trees.	Provides for better quality living environments and a vegetated urban streetscape character.
Amended outlook	Where ground floor outlook is defined by a boundary fence, outlook depth may be reduced to 5m. Also outlook from living rooms on the ground floor cannot be over parking, vehicle access and manoeuvring areas.	Maintains privacy and a sense of space for residents on-site and on adjoining sites while allowing more dwelling capacity on typical sites.
Amended outdoor living	An additional communal outdoor space requirement for 20+ dwellings is proposed.	To provide communal spaces for residents in larger developments.
New windows to street and private vehicle	A requirement for 20% glazing required facing the street, public spaces or private vehicle/pedestrian access is proposed.	To improve the safety and attractiveness of streets, public spaces and private accessways.

and pedestrian accessways		
New deep soil and canopy tree	At least 10% net site area is used to provide for deep soil and tree plantings. This can overlap with landscaped areas and communal outdoor living space.	To increase resilience to climate change by providing sufficient soil volumes to support trees that form a canopy, store carbon, reduce urban heat island effects and increase stormwater infiltration.
New safety and privacy buffer to private pedestrian and vehicle accesses	A 1m space is required between dwellings and the access.	To provide separation between dwellings and vehicle or pedestrian access to provide for onsite safety and privacy.
New residential waste management	Onsite waste storage and collection space requirements are proposed.	To provide adequate waste storage and collection space.
New combined wastewater network control	A connection to a separated stormwater pipe must be available and the confirmation of wastewater capacity is required. Only applies in relatively small, mapped locations.	To manage effects on the environment and the network.

The new wastewater combined network control standard is proposed to be applied to the following permitted activities:

- up to three dwellings on a site
- conversion of an existing dwelling into two
- supported residential care for up to 10 people
- boarding houses for up to 10 people
- visitor accommodation for up to 10 people
- care centres for up to 10 people

Development (construction of buildings) is proposed to have the same standards as the underlying activity.

What is not changing

The MHU zone allows up to 3 dwellings per site without resource consent provided the dwellings comply with standards. This rule is unchanged. **Table 2** below summarises existing standards that are proposed to be retained, without changes, to achieve good design outcomes in the MHU zone:

Existing standard	Outcome
Building height	To achieve planned urban built character of up to 3 storeys and manage effects from height up to (11 metres – with up to 12m allowing for roof form).

Yards	Manages effects between sites and to streets and riparian areas, and minimises risk from natural hazards.
Building coverage	To manage the extent of buildings on a site to maintain open areas around buildings (45% of the net site area).
Maximum impervious area	To manage stormwater runoff, support ecology and minimise risk from natural hazards.
Daylight	To ensure adequate daylight for living areas and bedrooms.
Front, side and rear fences and walls	To allow for privacy while enabling eyes on streets and reduce large blank faces for neighbours and the street.
Minimum dwelling size	To ensure development meet the day-to-day needs of residents.
Rainwater tanks	To enable rainwater tank installation and maintain amenity values.

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. Qualifying matters can result in rules that do things such as limit building heights and densities or require a resource consent to build within an area or demolish or remove buildings or vegetation.

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.

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