



**November
2025**



Proposed Plan Change 120 Information Sheet #22

Why is my site zoned Single House?

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 why some sites are proposed to retain or to be rezoned to Residential - Single House (SH) 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In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn.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PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.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.

Why is my property shown as Single House Zone in PC120?

PC120 has both an intensification purpose and a natural hazard risk management purpose.

The council is proposing to apply the Single House Zone for intensification and natural hazard risk management reasons. Sometimes both plan change purposes relate to the same property. Through PC120 the council may propose:

- changing zoning to the Single House Zone
- retaining the Single House Zone

This information sheet explains the different reasons why Single House Zone is proposed or is proposed to be retained.

No change to Single House in rural locations

PC120 does not propose zone changes to existing rural settlements, outside the urban environment or places where the council previously decided not to intensify.

Properties already zoned Single House in these locations are proposed to retain Single House zoning.

Qualifying matters are shown in the property summary

The PC120 map viewer includes a property summary of spatial information for each Auckland property, based on PC120 mapping information. By searching within the PC120 map viewer using a property address, or clicking on a property in the viewer, a pop-up box will appear. The property summary will list all the qualifying matters that can be identified by the mapped information.

The presence of some data layers results in the proposed or retained Single House zoning.

Table 1 lists the relevant matters which may result in PC120 proposing or retaining the Single House Zone.

Table 1: List of qualifying or planning matters which may result in Single House Zoning
- Special Character Areas Overlay - Residential - Flood Plains - Coastal inundation / Coastal erosion - Significant Ecological Area - Historic Heritage Extent of Place - Outstanding Natural Landscape - Outstanding Natural Feature - Waitakere Ranges Heritage Area - Aircraft Noise Overlay (High Aircraft Noise Area) - Coastal Environment - Comprehensive Integrated Planning Outcome - Cohesive Zoning Response (only listed in PC120 viewer for properties within Policy 3 areas) - Sites of significance to mana whenua - Lake Pupuke

In some instances the qualifying or planning matter results in the Single House Zone only if the property is already zoned Single House in the AUP, or if a threshold is reached (like lots of the property is covered by significant ecological area).

If more than one qualifying or planning matter applies to a residential property, the council considered all of those matters in proposing the property's zoning.

Cohesive zoning response may apply

The cohesive zoning response proposed by the council may be the reason for a property's Single House Zoning in PC120.

In the PC120 map viewer, the cohesive zoning response only appears in property summaries inside walkable catchments and adjacent to town and local centres. Inside walkable catchments and adjacent to centres, this is shown with a bold purple outline:



The PC120 map viewer does not use purple outlines in other parts of Auckland, outside walkable catchments or outside the areas adjacent to town and local centres.

The council proposes the cohesive zoning response to ensure properties in the same neighbourhoods have matching zoning, to the extent that is possible, while responding to all the intensification and natural hazard factors in PC120. For more information, see information sheet #18 Cohesive Zoning.

Examples

Example 1: 3 Example Lane, Auckland

Question: I live at 3 Example Lane, Auckland, and I have checked my property summary on the proposed plan change viewer map. It says this property is within the Single House Zone. I have three **Table 1** layers listed on the property summary – what triggered the Single House Zone?

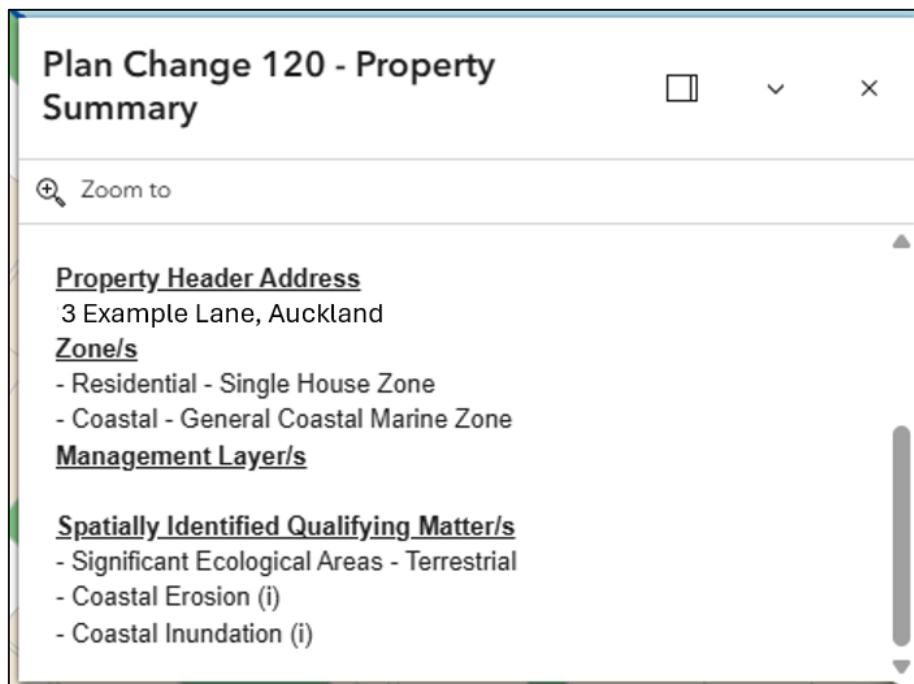


Figure 1. Snippet of property summary box for 3 Example Lane

Answer: Any of the three qualifying matters listed for 3 Example Lane can result in the Single House Zone being proposed in PC120. Coastal erosion and coastal inundations are natural hazards.

Example 2: 2 Sample Street, Auckland

Question: I own a property at 2 Sample Street, Auckland. None of the **Table 1** matters are listed in my property summary – why would I still have the Single House Zone proposed?

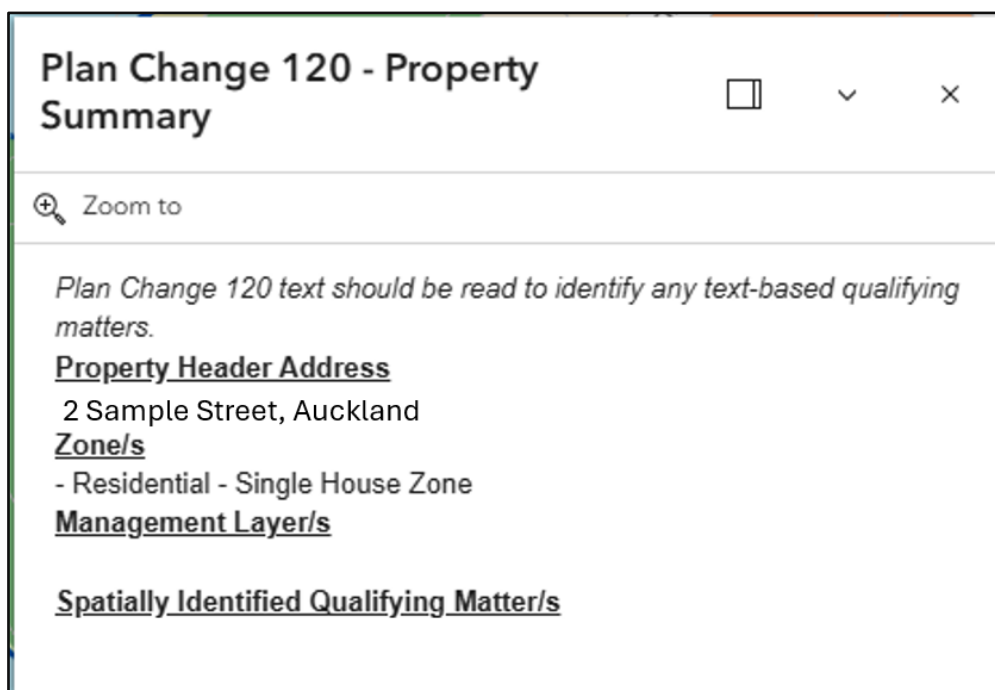


Figure 22. Snippet of property summary box for 2 Sample Street.

Answer: the Single House Zone was likely proposed as a cohesive zoning response to match the Single House zoning of surrounding properties. No purple outline is shown in the PC120 viewer because the property is not in a walkable catchment or adjacent to a town or local centre.

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.