

Auckland Unitary Plan Operative in part

PROPOSED PLAN CHANGE 120 (PC 120)

Housing Intensification and Resilience

Public notification: 3 November 2025

Close of submissions: 19 December 2025 by 5pm

This is a council initiated plan change

In accordance with section 86B(3) of the Resource Management Act 1991 the proposed plan change rules in the following sections have immediate legal effect:

**E12 Land disturbance – District
E15 Vegetation management and biodiversity
E36 Natural hazards and flooding
E39 Subdivision – Rural
H3 Residential – Single House Zone
H5 Residential - Mixed Housing Urban Zone
J1 – Definitions
Appendix 24 - Landslide hazard risk assessment methodology**

The proposed re-zoning of identified sites in the PC 120 map viewer has immediate legal effect

Explanatory note – not part of proposed plan change

This proposed plan change responds to a requirement to enable more opportunities for housing and development, mainly through the rezoning of land and increasing building heights in many parts of the city. The focus of the changes is on locations close to the city centre and other commercial centres, train and busway stations, and along a number of main bus routes. PC 120 would also strengthen the rules in the Auckland Unitary Plan relating to natural hazard risks (for example within flood plains and in some coastal locations). This includes applying a 'low intensity residential zone' to residential areas with the highest risk from natural hazards.

Plan change provisions

Note:

Amendments proposed by this plan change to the Auckland Unitary Plan are underlined for new text and ~~strike through~~ where existing text is proposed to be deleted.

Notes on proposed plan change annotations

The proposed plan change has been annotated in the text as follows.

- Qualifying matter provisions are identified in the plan change with a grey sidebar annotation to assist users of the Plan. A reference to the relevant section of the RMA is provided. An example of a sidebar annotation for a qualifying matter provision is as follows:

Qualifying matter as per Sch3 cls8(1)(a) or cls 8(1)(b) the RMA

X2.2 Building coverage

(x.x.x) The maximum building coverage must not exceed 35 per cent of net site area.
- Rules with immediate legal effect are indicated in the plan change with a green sidebar annotation to assist users of the Plan.. A reference to section 86B(3)(f) of the RMA is included as this section authorises a rule in a plan change having immediate legal effect if it relates to natural hazards.
- Other proposed plan changes are identified in the plan with a thick sidebar annotation. A reference to that proposed plan change and hyperlink to the document is available for the reader.

PC xx ([see Modifications](#))

Please see Chapter A Introduction for a more detailed explanation.

Proposed Plan Change 120

Proposed amendments to Chapters of the Auckland Unitary Plan (Operative in Part)

Chapter A Introduction

Chapter B- Regional Policy Statement

Chapter C General Rules

Chapter D Overlays

Chapter E Auckland-wide

Chapter G Rural Urban Boundary (RUB) and Walkable Catchments

Chapter H Zones

Chapter I Precincts

Chapter J Definitions

Chapter K Designations

Chapter L Schedules

Chapter M Appendices