

Auckland Unitary Plan

Proposed Plan Change 120 - Housing Intensification and Resilience, using streamlined planning process

Sections 80B and 80C and Part 5 of Schedule 1, Resource Management Act 1991

Auckland Council has prepared the following proposed change to the Auckland Unitary Plan (Operative in Part) in accordance with the streamlined planning process:

Proposed Plan Change 120 - Housing Intensification and Resilience, responds to a government requirement to enable more opportunities for housing and development, mainly through the rezoning of land to allow for significant increases in 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. Proposed Plan Change 120 would also strengthen the rules in the Auckland Unitary Plan that relate to building in areas prone to natural hazards (for example within flood plains and in some coastal locations). This includes applying a 'restrictive residential zone' to residential areas with the highest risk of natural hazards.

You can view the proposed plan change at www.aucklandcouncil.govt.nz/planchanges or at any Auckland Council library. Please contact the Unitary Plan team by email unitaryplan@aucklandcouncil.govt.nz if you have any questions about the proposed plan change.

The following persons may make a submission:

- any person, but if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposed plan change that
 - adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.
- a local authority in its own area.

If you would like to make a submission you can either:

1. Print and fill in the PDF submission Form 5 at <http://www.aucklandcouncil.govt.nz/planchanges> and email your submission to unitaryplan@aucklandcouncil.govt.nz or send it by post to:

Planning Technicians
Planning and Resource Consents Department
Auckland Council
Private Bag 92300
Auckland 1142

2. Fill in the online submission form at <http://www.aucklandcouncil.govt.nz/planchanges>
3. Visit any Auckland Council library or office and ask them to print a copy of Form 5 and lodge your submission there.

Public submissions on this plan change will open on **3 November 2025**. The last day for making a submission is **19 December 2025 by 5pm**.

Information about the streamlined planning process being followed for Proposed Plan Change 120 is available at <https://environment.govt.nz/assets/publications/RM-reform/housing-streamlined-planning-process-rm2.pdf>

Megan Tyler
Director Policy, Planning and Governance

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