



**November
2025**



Proposed Plan Change 120 Information Sheet #11

Updates to the Residential – Mixed Housing Suburban Zone

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In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn.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PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.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

The purpose of the Residential - Mixed Housing Suburban (MHS) zone is to enable intensification, while retaining a suburban built character. Development within the zone will generally be two-storey detached and attached housing in a variety of types and sizes to provide housing choice.

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 Suburban Zone apply

The zone is applied to areas with lower levels of access by public transport and is predominantly located in less accessible parts of the urban environment and in some rural settlements. Refer to the PC120 maps for more information.

Proposed Changes to the Mixed Housing Suburban Zone provisions

Some changes to the standards of the MHS zone are proposed to improve the liveability of the environment. It will keep its two-storey built form character.

The council is seeking to achieve the following outcomes for the MHS zone:



What is changing

Table 1 below summarises the proposed key changes to standards in the MHS zone.

Modified or new standard	Proposed change	Outcome
All standards	It's proposed that 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 landscaped area	The area of landscaping required is not proposed to be changed (40% net site area). However, 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	It's proposed that 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 onsite 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 and pedestrian accessways	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.
New deep soil and canopy tree	It's proposed that at least 10% net site area is used for deep soil and tree plantings. This can overlap with landscaped area 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	It's proposed that 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	It's proposed that 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

Table 2 below summarises existing standards that are proposed to be retained with no changes to achieve good design outcomes in the MHS zone:

Existing standard	Outcome
Home occupations	To enable people to work from home at a scale consistent with residential amenity.
Conversion of an existing dwelling into two dwellings	Provides for more efficient use of existing dwellings with adequate outdoor living space.
Building height	To achieve planned urban built character of up to 2 storeys and manage effects from height up to 8metres (with up to 9m allowing for roof form).

Height in relation to boundary	To manage the height and bulk of buildings at boundaries.
Yards	Manages effects between sites and to streets and riparian areas.
Building coverage	To manage the extent of buildings on a site to maintain open areas around buildings (40% of the net site area).
Maximum impervious area	To manage stormwater runoff and support ecology.
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 meets 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 sheets #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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