



**November
2025**



Proposed Plan Change 120 Information Sheet #12

Updates to the Residential – Single House 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 approach to the 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In August 2025, the government amended the Resource Management Act 1991 (RMA) which enabled PC78 to be withdrawn.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PC78 was withdrawn in part from 5pm on 9 October 2025, and included withdrawal of the MDRS in PC78.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.

What is the Residential - Single House Zone

The purpose of the Residential - Single House (SH) Zone is to provide for lower intensity residential neighbourhoods where one or more types of values are present. The purpose of the zone includes preventing intensification of development in areas known to be exposed to coastal or flooding hazards.

Multi-unit development is not anticipated. This zone is generally characterised by one to two storey buildings consistent with a suburban built form character.

Where does the Residential - Single House Zone apply

Through PC120, the extent of the SH Zone is proposed to decrease in some areas. The council proposes this zone applies in limited urban areas that are subject to natural hazards or contain ecological, natural, built and cultural heritage values. No changes are proposed to rural settlements.

In response to identified natural hazard risks, some residential properties are proposed to be rezoned to the SH Zone with immediate legal effect from 3 November 2025. This means the SH Zone activity rules relating to natural hazards will apply on notification of Plan Change 120 to those sites (the other SH Zone activity rules will not apply straightaway).

Reasons for retaining or applying the SH Zone

Council proposes to keep the SH Zone and to apply it through PC120 in different locations for several reasons. See information sheet #22 Why is my site zoned Single House? for more information.

Refer to the PC120 map viewer to see where the SH Zone is proposed to apply, and where SH Zoning will apply with immediate legal effect.

Proposed Changes to the Residential - Single House Zone provisions

Changes to the SH Zone provisions are limited. The zone is proposed to retain its two-storey character. Most changes proposed by the council are to the policies which explain the outcomes the zone intends to provide for and the types of values and constraints that may be present, like natural hazards.

Through PC120, the council proposes the SH zone will:



What is changing

Table 1 below summarises the proposed key changes to standards in the Single House Zone.

Modified or new standard	Proposed change	Outcome
Amended landscaped area	Changes are proposed to require landscaped areas to comprise of natural grass, plants and trees.	Provides for better quality living environments and a vegetated suburban streetscape character.
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 limited areas as can be seen in the PC120 map viewer.	To manage effects on the environment and the network. Refer to Information Sheet #13 Qualifying Matters.

The new combined wastewater network control standard will apply to the following activities:

- dwellings
- conversion of an existing dwelling into two
- minor dwellings
- 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
- additions to an existing dwelling

What is not changing

Table 2 below summarises existing standards that are proposed to be retained with no changes to continue to achieve good design outcomes in the Single House Zone:

Existing standard	Outcome
Minor dwelling	To provide secondary accommodation.
Building height	To achieve planned urban built character of up to 2 storeys and manage effects from height up to (8 m – 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, and minimises risks from natural hazards.
Building coverage	To manage the extent of buildings on a site to maintain open areas around buildings (35% of the net site area).
Maximum impervious area	To manage stormwater runoff, support ecology and minimise risks from natural hazards.
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.
Rainwater tanks	To enable rainwater tank installation and maintain amenity values.

Qualifying matters

The government has provided for building heights and housing density requirement 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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