

Memo

Date 10 Sept 2025

To: Eryn Shields – Manager Regional, North, West and Islands Planning (Acting)
From: Kath Coombes – Team Leader - Planning

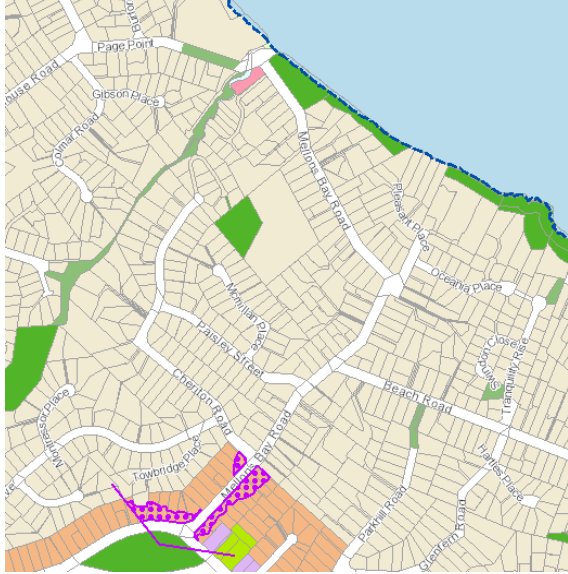
Subject: Plan Modification: Clause 20A error correction to Auckland Unitary Plan (Operative in Part 2016) or Hauraki Gulf Islands District Plan (Operative 2018)

I seek your approval to correct an error pursuant to clause 20A, schedule 1, Resource Management Act 1991:

A local authority may amend, without using the process in this schedule, an operative policy statement or plan to correct any minor errors.

You have delegated authority, as a tier four manager, to make a decision to correct an error under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

Provision in AUP or HGI District Plan	Chapter D20A Stockade Hill Viewshaft Overlay
Subject site and legal description (if applicable)	NA
Nature of error	The Stockade Hill Viewshaft Overlay text is annotated with 'rcp' which indicates it is a regional coastal plan provision. The overlay applies only to a mapped area which is entirely over land. The provisions cannot apply in the coastal marine area and so cannot be regional coastal plan provisions. The D20A.1 Overlay Description notes that the overlay is "used to restrict building heights to ensure that new development is of a height that does not intrude into or obstruct views to the coastal environment". The coastal environment includes the coastal marine area and adjacent land. The overlay protects views from Stockade Hill towards the coastal environment, and does not apply in the coastal marine area. The overlay text in D20A.2 and D20A.3 provides a cross reference to D16 Local Public Views Overlay objective and policies which are regional coastal plan provisions. That overlay only applies as a regional coastal plan where the relevant viewshaft extends over the coastal marine area. The mapped area of the D20A overlay is the area in purple below. The closest coastal marine area is 700m to the northeast.

	 The note above the D20A activity table states that the table specifies the activity status of development activities in the Stockade Hill Viewshaft Overlay pursuant to section 9(3) of the Resource Management Act 1991. This means they are district plan rules only. The GIS map for the overlay is not marked as [RCP].
Effect of change	The proposed correction: • is to correct a minor error and • is neutral (it would not affect the rights of some members of the public). The maps and the note above the rules make it very clear that the overlay applies on land as a district plan provision. It cannot be interpreted as applying in the coastal marine area and so the removal of 'rcp' cannot affect any activity or requirement.
Changes required to be made (text and/or in-text diagrams)	In the AUP, where there is no annotation, the objectives and policies are a district plan provision (AUP section A1.4). This means that both the 'rcp' and 'dp' should be removed from D20A. Amend the headings in Chapter D20A as follows: D20A.2. Objectives [rcp/dp] (1)Objective D16.2.(1) applies to this overlay. D20A.3. Policies [rcp/dp] Policies D16.3.(1), D16.3.(2) and D16.3.(3) apply to this overlay. D20A.4. Activity table ...

Changes required to be made (AUP or HGI maps)	NA.
Attachments	Attachment 1: Corrections to text (strikethrough/underlining) Attachment 2: Corrected text

Maps prepared by: NA	Text Entered by: Sarah El Karamany Planning Technician
Signature:	Signature: 
Prepared by: Kath Coombes Team Leader - Planning	Reviewed by: Kath Coombes Team Leader – Planning
Signature: 	Signature: 
Decision: I agree to correct the error under clause 20A, schedule 1, RMA 1991 using my delegated authority Eryn Shields Manager Planning – Regional, North, West and Islands (Acting) Date: 10/09/2025	
Signature: 	

Attachment 1: Corrections to text (strikethrough/ underlining)

D20A. Stockade Hill Viewshaft Overlay

D20A.1. Overlay description

This overlay is used to restrict building heights to ensure that new development is of a height that does not intrude into or obstruct views to the coastal environment.

PC 78 ([see Modifications](#))

[new text to be inserted]

D20A.2. Objectives ~~[rep/dp]~~

(1) Objective [D16.2.\(1\)](#) applies to this overlay.

D20A.3. Policies ~~[rep/dp]~~

(1) Policies [D16.3.\(1\)](#), [D16.3.\(2\)](#) and [D16.3.\(3\)](#) apply to this overlay.

D20A.4. Activity table

Table D20A.4.1 Activity table specifies the activity status of development activities in the Stockade Hill Viewshaft Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply to network utilities and electricity generation in the Overlay are located in [E26 Infrastructure](#).
- For the avoidance of doubt, it is noted that the Stockade Hill Viewshaft Overlay does not apply any height limits to road network activities within the legal road.

Table D20A.4.1 Activity table

Activity		Activity status
Development (where it intrudes into the viewshaft)		
(A1)	Temporary construction and safety structures	P
Buildings in the 8m height area depicted in Figure D20A.6.1.1, excluding network utilities, electricity generation facilities, broadcasting facilities and road networks		
(A2)	Buildings, structures and external additions and alterations to buildings that do not comply with D20A.6.1	RD

D20A.5. Notification

- (1) Any application for resource consent for an activity listed in Table D20A.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

D20A.6.Standards

D20A.6.1 Height

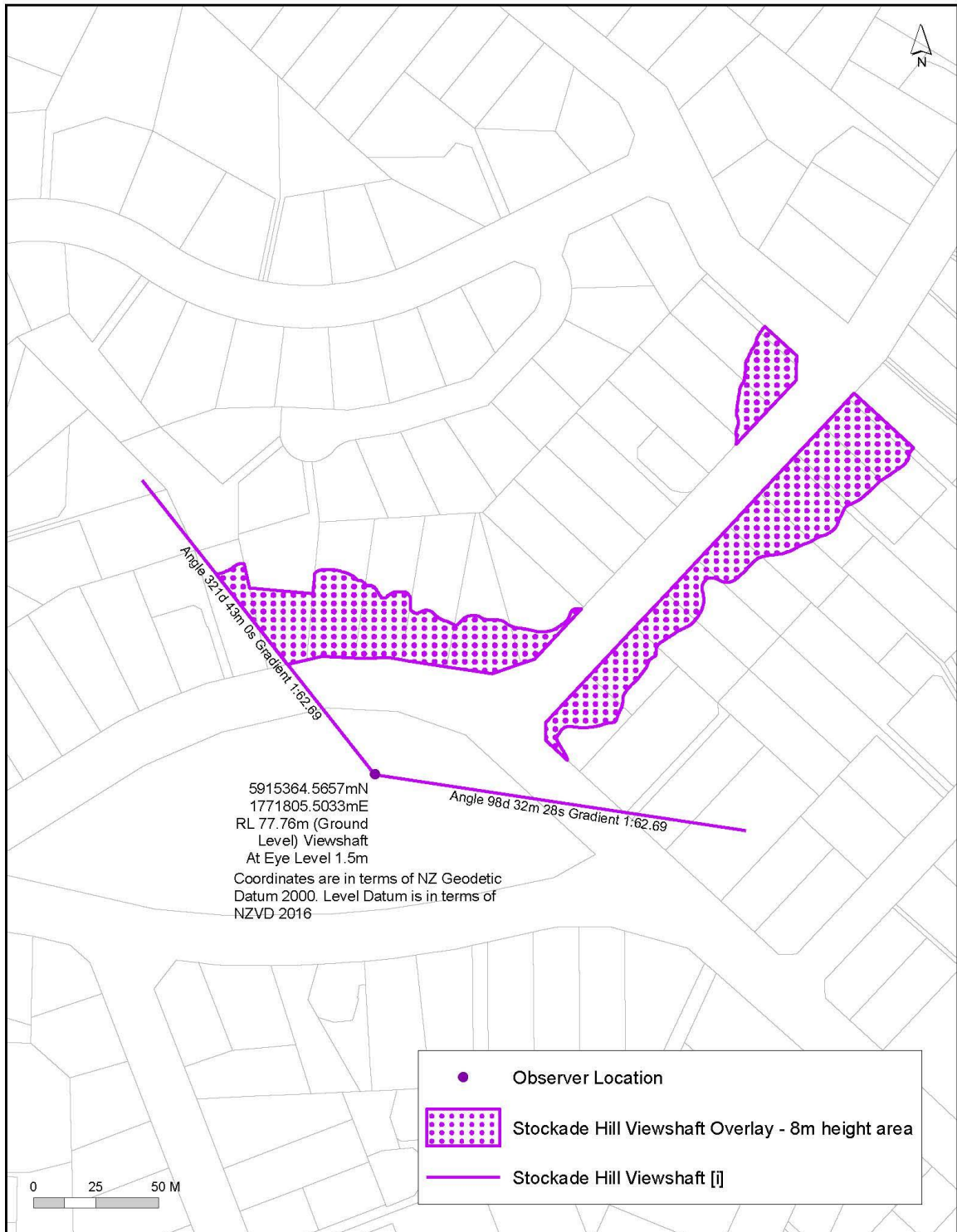
Purpose: to manage the height of buildings to:

- maintain the visual integrity of the view by minimising the visual intrusion of buildings
- protect views to the coastal environment from public open spaces, including scheduled historic heritage place

- (1) In applying these standards, height must be measured using the average ground level method.
- (2) Buildings within the Stockade Hill Viewshaft must not exceed a maximum building height of 8m within the areas as shown on Figure D20A.6.1.1

Figure D20A.6.1.1 Building Height

PC 78 ([see Modifications](#))



D20A.7. Assessment – Controlled activities

There are no controlled activities in this overlay.

D20A.8. Assessment – Restricted discretionary activities

D20A.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) buildings and structures that intrude into the viewshaft:
 - (a) effects on the visual integrity of the view from the identified viewing point;
 - (b) location, nature, form and extent of proposed works;
 - (c) the functional need or operational need for the proposal and any alternatives considered to fulfil that need without the intrusion into the view; and
 - (d) the relevant objectives and policies in D20A.

D20A.8.2. Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

- (1) buildings and structures that intrude into the viewshaft:
 - (a) whether the nature, form and extent of the building adversely affects the visual integrity of the viewshaft and its view;
 - (b) whether the proposed building has a functional or operational requirement to be in the location proposed and the proposed height of the building is consistent with that requirement; and
 - (c) whether there are practicable alternatives available that will not intrude into. or will minimise the intrusion into the viewshaft.

D20A.9. Special information requirements

There are no special information requirements in this overlay.

Attachment 2: Corrected text

D20A. Stockade Hill Viewshaft Overlay

D20A.1. Overlay description

This overlay is used to restrict building heights to ensure that new development is of a height that does not intrude into or obstruct views to the coastal environment.

PC 78 ([see Modifications](#))

[new text to be inserted]

D20A.2. Objectives

(1) Objective [D16.2.\(1\)](#) applies to this overlay.

D20A.3. Policies

(1) Policies [D16.3.\(1\)](#), [D16.3.\(2\)](#) and [D16.3.\(3\)](#) apply to this overlay.

D20A.4. Activity table

Table D20A.4.1 Activity table specifies the activity status of development activities in the Stockade Hill Viewshaft Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply to network utilities and electricity generation in the Overlay are located in [E26 Infrastructure](#).
- For the avoidance of doubt, it is noted that the Stockade Hill Viewshaft Overlay does not apply any height limits to road network activities within the legal road.

Table D20A.4.1 Activity table

Activity		Activity status
Development (where it intrudes into the viewshaft)		
(A1)	Temporary construction and safety structures	P
Buildings in the 8m height area depicted in Figure D20A.6.1.1, excluding network utilities, electricity generation facilities, broadcasting facilities and road networks		
(A2)	Buildings, structures and external additions and alterations to buildings that do not comply with D20A.6.1	RD

D20A.5. Notification

- (1) Any application for resource consent for an activity listed in Table D20A.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

D20A.6.Standards

D20A.6.1 Height

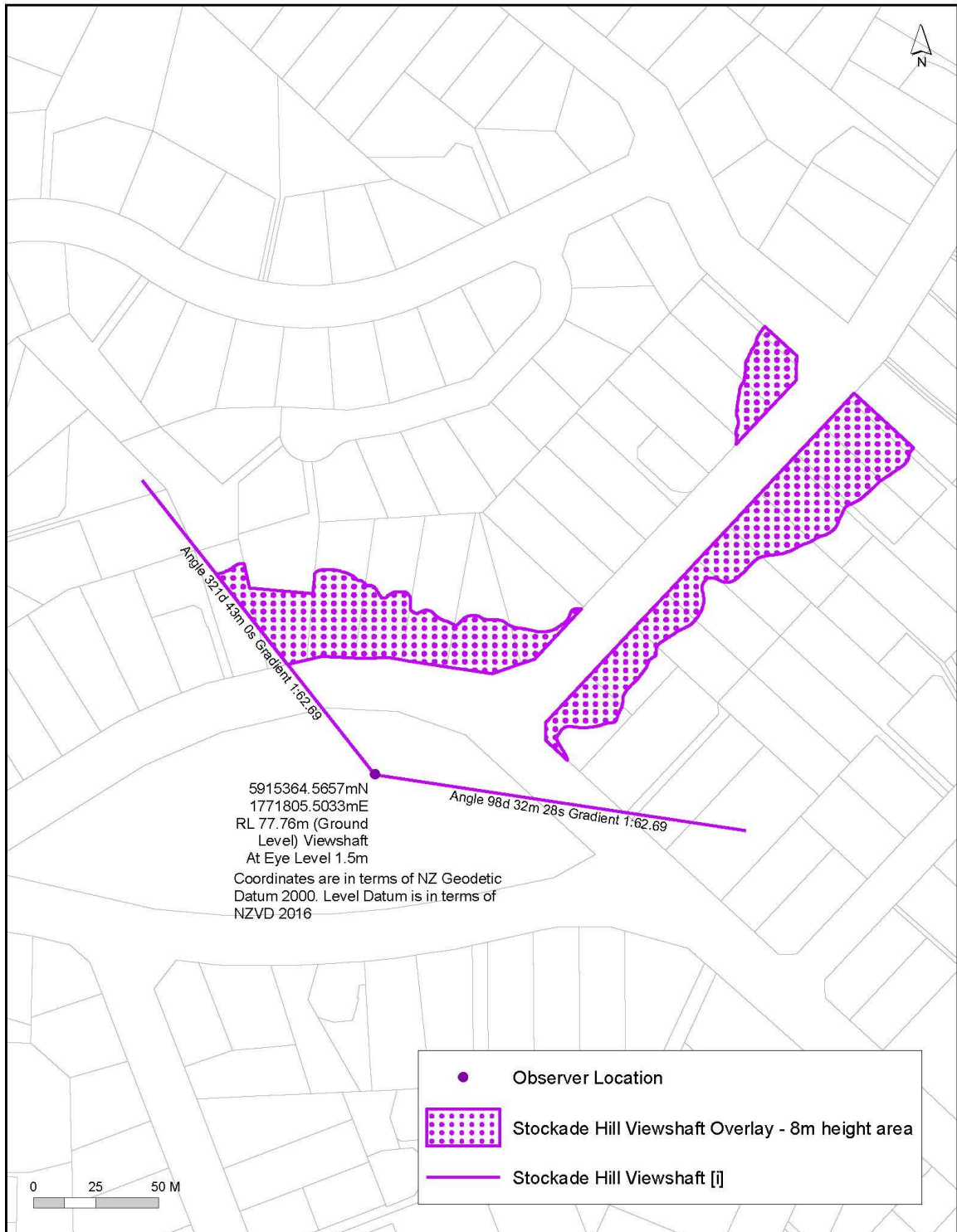
Purpose: to manage the height of buildings to:

- maintain the visual integrity of the view by minimising the visual intrusion of buildings
- protect views to the coastal environment from public open spaces, including scheduled historic heritage place

- (1) In applying these standards, height must be measured using the average ground level method.
- (2) Buildings within the Stockade Hill Viewshaft must not exceed a maximum building height of 8m within the areas as shown on Figure D20A.6.1.1

Figure D20A.6.1.1 Building Height

PC 78 ([see Modifications](#))



D20A.7. Assessment – Controlled activities

There are no controlled activities in this overlay.

D20A.8. Assessment – Restricted discretionary activities

D20A.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) buildings and structures that intrude into the viewshaft:
 - (a) effects on the visual integrity of the view from the identified viewing point;
 - (b) location, nature, form and extent of proposed works;
 - (c) the functional need or operational need for the proposal and any alternatives considered to fulfil that need without the intrusion into the view; and
 - (d) the relevant objectives and policies in D20A.

D20A.8.2. Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

- (1) buildings and structures that intrude into the viewshaft:
 - (a) whether the nature, form and extent of the building adversely affects the visual integrity of the viewshaft and its view;
 - (b) whether the proposed building has a functional or operational requirement to be in the location proposed and the proposed height of the building is consistent with that requirement; and
 - (c) whether there are practicable alternatives available that will not intrude into. or will minimise the intrusion into the viewshaft.

D20A.9. Special information requirements

There are no special information requirements in this overlay.