

Memo

Date 31 January 2025

To: Phill Reid, Auckland-wide Manager
From: Lucy Rossiter, Policy Planner

Subject: **Dual Plan Modification: Clause 16 amendment to a proposed plan change: Plan Change 78 Intensification and 20A error correction to Auckland Unitary Plan (Operative in Part 2016)**

I seek your approval to make an amendment to or correct an error in a proposed plan change provision and to correct an error in the equivalent provision in the AUP.

Clause 16(2)¹ provides that:

A local authority may make an amendment, without using the process in this schedule, to its proposed policy statement or plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.

The RMA defines *proposed plan* at section 43AAC as follows:

(1) *In this Act, unless the context otherwise requires, **proposed plan**—*

- (a) *means a proposed plan, a variation to a proposed plan or change, or a change to a plan proposed by a local authority that has been notified under [clause 5](#) of Schedule 1 or given limited notification under [clause 5A](#) of that schedule, but has not become operative in terms of [clause 20](#) of that schedule; and*
- (b) *includes—*
 - (i) *a proposed plan or a change to a plan proposed by a person under [Part 2](#) of Schedule 1 that has been adopted by the local authority under [clause 25\(2\)\(a\)](#) of Schedule 1:*
 - (ii) *an IPI notified in accordance with [section 80F\(1\) or \(2\)](#).*

Plan Change 78 is a council-initiated plan change to the Auckland Unitary Plan that has been notified but has not yet been approved under clause 17, Schedule 1, or become operative.

I also seek your approval to correct an error pursuant to clause 20A²

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

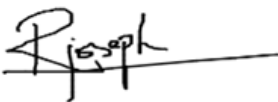
You have delegated authority, as a tier four manager, to make a decision to correct an error under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated)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

¹ clause 16, schedule 1, Resource Management Act 1991 (RMA).

² clause 20A, schedule 1, Resource Management Act 1991.

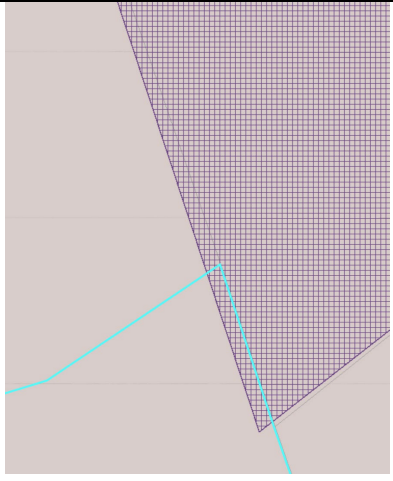
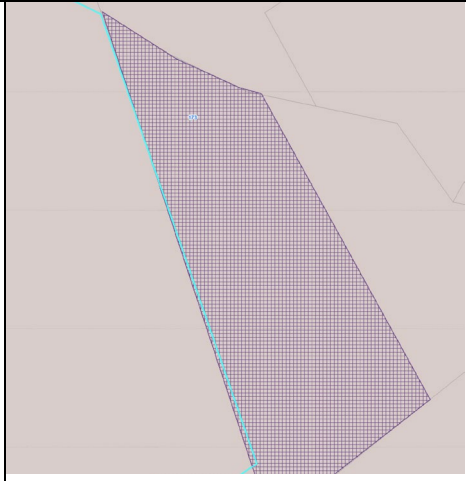
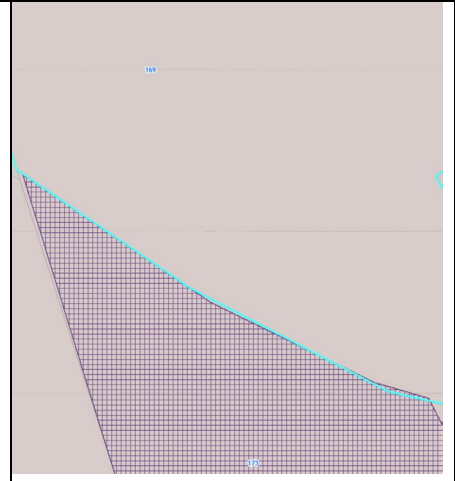
	Plan Change 78	AUP
Provision in AUP or HGI District Plan	N/A (mapping error only)	N/A (mapping error only)
Subject site and legal description (if applicable)	173 Inland Road, Punganui (PT ALLOT NE27 PSH OF ARARIMU SO 37) 169 Inland Road, Punganui (Lot 1 DP 121032) 177 Inland Road, Punganui (Lot 1 DP 182589) - Lot 1 DP 464121, Inland Road, Punganui	173 Inland Road, Punganui (PT ALLOT NE27 PSH OF ARARIMU SO 37) 169 Inland Road, Punganui (Lot 1 DP 121032) 177 Inland Road, Punganui (Lot 1 DP 182589) - Lot 1 DP 464121, Inland Road, Punganui
Nature of error	<i>Amendment to planning maps</i> There is an error in the planning maps in relation to the Historic Heritage Overlay Extent of Place (EOP) for ID 00503, Lochnorrie Estate Homestead, located at 173 Inland Road, Punganui. A sliver of the EOP extends onto three adjoining properties on Inland Road (as shown in Attachment 1). The current mapping of the EOP is an error as the properties at 169, 177 and Lot 1 DP 464121 Inland Road do not have historic heritage values associated with the scheduled extent of place for Lochnorrie Estate Homestead. The fact that a sliver of the EOP extends onto these properties means the rules in Chapter D17 Historic Heritage Overlay are triggered when development activity is proposed for these properties. This is onerous and unnecessary, given the lack of historic heritage values on that property.	<i>Amendment to planning maps</i> There is an error in the planning maps in relation to the Historic Heritage Overlay Extent of Place (EOP) for ID 00503, Lochnorrie Estate Homestead, located at 173 Inland Road, Punganui. A sliver of the EOP extends onto three adjoining properties on Inland Road (as shown in Attachment 1). The current mapping of the EOP is an error as the properties at 169, 177 and Lot 1 DP 464121 Inland Road do not have historic heritage values associated with the scheduled extent of place for Lochnorrie Estate Homestead. The fact that a sliver of the EOP extends onto these properties means the rules in Chapter D17 Historic Heritage Overlay are triggered when development activity is proposed for these properties. This is onerous and unnecessary, given the lack of historic heritage values on that property.
Effect of change	The proposed change corrects a minor error, where the mapping of the EOP has not followed exactly the boundary between 173 Inland Road and 169, 177 and Lot 1 DP 464121, Inland Road. Correcting the EOP for this historic heritage place is neutral. The proposed change will not affect the historic heritage place, which the EOP is in place to protect. The mapping change is very minor in nature. As the historic heritage place will not be affected, the minor amendment will not affect any persons. This amendment will therefore not have a material effect on any people or the environment to the extent that they would	The proposed change corrects a minor error, where the mapping of the EOP has not followed exactly the boundary between 173 Inland Road and 169, 177 and Lot 1 DP 464121, Inland Road. Correcting the EOP for this historic heritage place is neutral. The proposed change will not affect the historic heritage place, which the EOP is in place to protect. The mapping change is very minor in nature. As the historic heritage place will not be affected, the minor amendment will not affect any persons. This amendment will therefore not have a material effect on any people or the environment to the extent that they would

	have wished to make a submission.	have wished to make a submission.
Changes required to be made (text and/or in-text diagrams)	N/A	N/A
Changes required to be made (AUP or HGI maps)	Amend the EOP for ID 00503 Lochnorrie Estate Homestead in the PC78 maps.	Amend the EOP for ID 00503 Lochnorrie Estate Homestead in the AUP maps.
Attachments	Attachment 1: A sliver of the EOP for ID 00503 that extends onto three adjoining properties on Inland Road Attachment 2: Amendment to Historic Heritage Overlay Extent of Place in AUP maps	Attachment 1: A sliver of the EOP for ID 00503 that extends onto three adjoining properties on Inland Road Attachment 2: Amendment to Historic Heritage Overlay Extent of Place in AUP maps

Maps prepared by: Rachel Joseph	Text Entered by: N/A
Signature: 	Signature:
Prepared by: Lucy Rossiter Policy Planner – Heritage Unit	Reviewed by: Megan Patrick Team Leader, Heritage Policy
Signature: 	Signature: 
Decision: I agree to correct the error under clause 20A, schedule 1, RMA 1991 using my delegated authority Phill Reid Manager Planning – Auckland-wide Date: 12 February 2025	
Signature:	

Philip Ald

Attachment 1: A sliver of the EOP for ID 00503 that extends onto three adjoining properties on Inland Road

		
Lot 1 DP 464121, Inland Road, Punganui	177 Inland Road, Punganui	169 Inland Road, Punganui

Attachment 2: Proposed amendment to Historic Heritage Overlay Extent of Place in AUP maps

Before



Historic Heritage Extent Of Place

After



00503 Lochnorrie Estate Homestead



0 20 40 80 m

Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

**Before and After
HHEOP ID 00503**

Memo

Date 18 February 2025

To: Phill Reid, Auckland-wide Manager

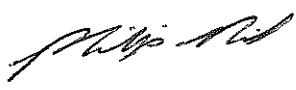
From: Lucy Rossiter, Policy Planner

Subject: Correction to the Record of Auckland Unitary Plan modifications 2025

The clause 16 delegated approval, dated 31 January 2025, to correct the extent of place errors for Lochnorrie Estate Homestead (Schedule 14.1 ID 00503) in the proposed plan change: Plan Change 78 Intensification (PC78) (see Attachment 1) has been **withdrawn**.

The place, located at 173 Inland Road, Punganui (PT ALLOT NE27 PSH OF ARARIMU SO 37), is not within the urban environment and is therefore not subject to PC78. This means no clause 16 was required.

The clause 20A delegated approval to correct the extent of place for this place within the Auckland Unitary Plan (Operative in Part 2016) remains.

Decision:
I agree to withdraw the clause 16 delegated approval, dated 31 January 2025, to correct the extent of place errors for Lochnorrie Estate Homestead (Schedule 14.1 ID 00503).

Signature:
Phill Reid
Auckland-wide Manager
Date:
18 February 2025

**Attachment 1 – Notified Clause 16 amendment to a proposed plan change: Plan Change 78
Intensification to Auckland Unitary Plan (Operative in Part 2016)**

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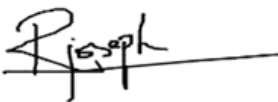
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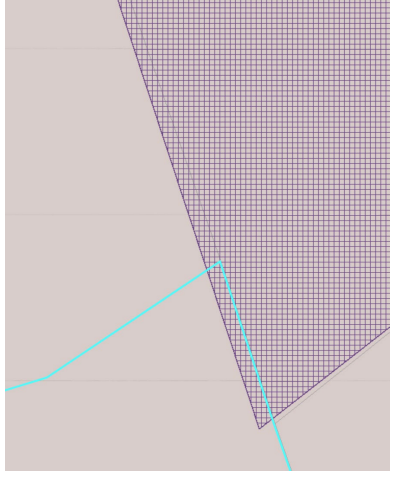
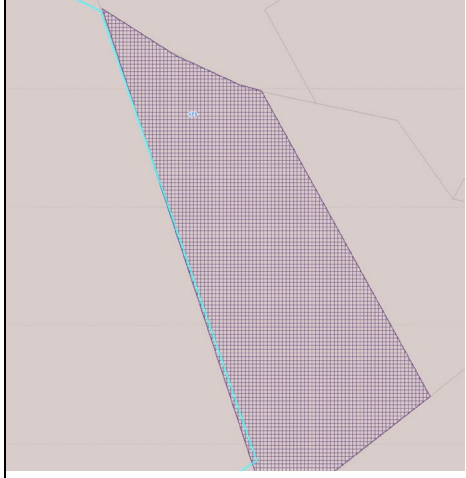
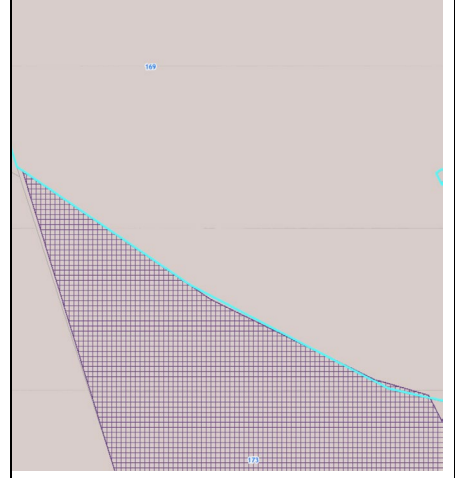
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