

Memo

Date 10 Nov 2025

To: Phill Reid, Auckland-wide Unit Manager
Copy: Dean Thompson, Team Leader Plans Geospatial
From: Becks Greaves, Lead Planner

Subject: **Plan Modification: Clause 16 amendment to a proposed plan change**
Plan Change: 120 Housing Intensification and Resilience
Auckland Unitary Plan (Operative in Part 2016)

I seek your approval to make an amendment to a proposed policy statement or plan pursuant to clause 16, Schedule 1, Resource Management Act 1991 (RMA). Clause 16(2) 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:

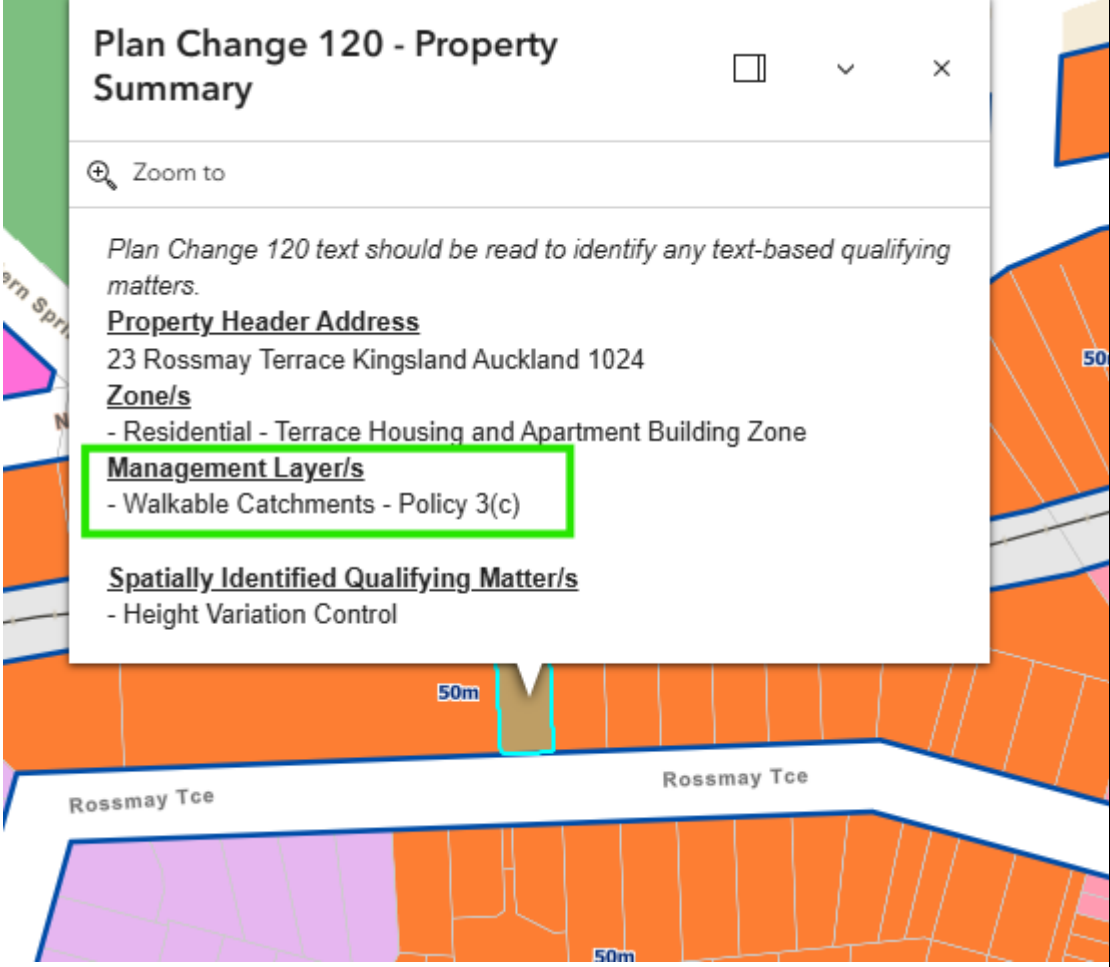
- (1) *In this Act, unless the context otherwise requires, **proposed plan**—*
- (a) *means a proposed plan, a variation to a proposed plan or change, or a change to a plan proposed by a local authority that has been notified under [clause 5](#) of Schedule 1 or given limited notification under [clause 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 120 is a 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.


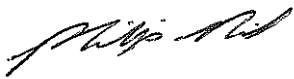
You have delegated authority, as a Tier 4 manager, to make a decision to amend the plan change under clause 16 where the alteration is of minor effect or to correct any minor errors. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

In my professional view the minor changes proposed to the PC120 map viewer do not require authorisation under clause 16, Schedule 1, RMA as the amendments to the metadata are informative rather than proposed plan change content. No provisions (objectives, policies, methods, zones) are proposed to be amended of any kind. The purpose of this memorandum is to create a record of the change made to the Plan Change 120 map viewer, after notification. Two changes are proposed to the property summary tool as detailed in Table 1.

Table 1: Summary of proposed amendments

Provision in Plan Change	NA
Subject site and legal description (if applicable)	NA
Nature of error or alteration	<p>A. <u>Name of walkable catchment not identified in property summary</u></p> <p>Site specific information pertaining to the plan change is displayed in a pop-up text box when a site is selected in the PC 120 map viewer. The location of a property within a walkable catchment is identified, if relevant. However, the name(s) of the relevant walkable catchments is not displayed. This information would be useful to submitters, and the Panel, especially for those sites in more than one walkable catchment.</p>  <p>B. Clarifying rezoning exclusions for intensification does not prevent rezoning for natural hazard reasons</p> <p>The property summary metadata for land outside the urban environment was loaded using</p>

	<p>outdated data. The highlighted text was omitted. Also it would be helpful to reiterate that rezoning may be proposed for natural hazard reasons.</p> <p>For all sites in the following zones/locations</p> <p>Zones in Hauraki Gulf Islands</p> <p>Residential – Rural and Coastal Settlement Zone</p> <p>Future Urban Zone</p> <p>Rural Zones</p> <p>Green Infrastructure Corridor (operative in some Special Housing Areas)</p> <p>Land within the 23 settlements excluded from MDRS in PC78</p> <p>“ ...</p> <p><i>Land with a zoning outside the urban environment is excluded from intensification (including rezoning) aspects of Plan Change 120: Future Urban, Rural, Residential – Rural and Coastal Settlement, Green Infrastructure Corridor and all zones in the Hauraki Gulf Islands District Plan. Land within settlements with a population less than 5000 people in the 2018 census is excluded from rezoning aspects of Plan Change 120. ”</i></p>
Effect of changes	<p>A. Displaying the name(s) of any walkable catchment provides additional information to users of the PC 120 map viewer. No change is proposed to any spatial identification of walkable catchments or any PC 120 provisions. No persons’ rights are affected. More specificity is provided which enhances the ability of people to participate in the submission and hearings process.</p> <p>B. Inserting the omitted text and adding a sentence about rezoning for natural hazard reasons being part of the Plan Change 120 proposal provides additional information to users of the PC 120 map viewer. No change is proposed to any spatial information or any PC 120 provisions. No persons’ rights are affected. More specificity is provided which enhances the ability of people to participate in the submission and hearings process.</p> <p>The changes proposed do not affect the application of any PC 120 content. Change B is entirely consistent with metadata elsewhere in the PC 120 viewer which repeatedly states the natural hazard aspects of the plan change apply region-wide, and the mapping legends that include symbology for residential land proposed to be rezoned with immediate legal effect.</p>
Changes required to be made (text and/or in-text diagrams)	NA
Changes required to be made (PC maps)	<p>Amend property summary metadata by:</p> <p>A. Specifying the name or names of any applicable walkable catchment (no changes to walkable catchment geoshape files)</p> <p>B. Applying an updated property summary – see Attachment 1</p>
Attach	Attachment 1: Corrections to text (additional text highlighted)

<p>Prepared by: Becks Greaves Lead Planner Date: 10 November</p>
<p>Signature:</p> 
<p>Decision: I agree to make an amendment of minor effect or correct the error under clause 16, schedule 1, RMA 1991 using my delegated authority.</p> <p>Phill Reid Manager Planning – Auckland-Wide Date: 11 November 2025</p>
<p>Signature:</p> 

Attachment 1

For all sites in the following zones/locations

Zones in Hauraki Gulf Islands
Residential – Rural and Coastal Settlement Zone
Future Urban Zone
Rural Zones
Green Infrastructure Corridor (operative in some Special Housing Areas)
Land within the 23 settlements excluded from MDRS in PC78

“ ...

Land with a zoning outside the urban environment is excluded from intensification (including rezoning) aspects of Plan Change 120: Future Urban, Rural, Residential – Rural and Coastal Settlement, Green Infrastructure Corridor and all zones in the Hauraki Gulf Islands District Plan. Land within settlements with a population less than 5000 people in the 2018 census is excluded from intensification rezoning aspects of Plan Change 120. All properties may be subject to the significant risk from natural hazards purpose of Plan Change 120 and this may include a rezoning proposal. ”