

Memo

Date 13 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. One change is proposed to the property summary tool as detailed in Table 1. That change, if authorised, would apply to two zones.

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><u>Typo 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.</p> <p>The map viewer proposes rezoning of some properties to Residential Single House Zone, and others to Residential – Mixed Housing Urban Zone. Where this rezoning is for natural hazard reasons the proposed rezoning has immediate legal effect, as indicated in the PC120 map viewer (and explained in the relevant section 32 evaluation report).</p> <p>The ability for a provision to have immediate legal effect for natural hazard reasons is enabled by section 86B(3)(f) of the RMA. Unfortunately, a typographical error occurred and the affected property summaries refer to 86A(3)(f) instead of section 86B(3)(f).</p>
Effect of changes	<p>Correcting the RMA cross reference is consistent with the proposed rezoning for natural hazard reasons in Plan Change 120. Correcting the information assists users of the PC 120 map viewer by enabling the relevant section of the RMA to be read, should a user wish to do so. No change is proposed to any spatial information or any PC 120 provisions. No persons' rights are affected. Section 86E requires rules with immediate legal effect to be identified in a proposed plan change which is what the PC120 map viewer already does, it is just that the cross reference to the RMA is incorrect. Section 86E specifies that the identification is not part of the proposed plan change.</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. Correcting the RMA cross reference in relevant property summaries for proposed rezoning to Single House Zone and Mixed Housing Urban Zone that has immediate legal effect:</p> <p><i>The proposed rezoning of this property to [zone name] has immediate legal effect in accordance with section 86B(3)(f) Resource Management Act 1991.</i></p>
Attach	NA

Prepared by:

Becks Greaves

Lead Planner

Date: 10 November

Signature:



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

Phill Reid

Manager Planning – Auckland-Wide

Date: 13 November 2025

Signature:

