

Memo

Date 10 June 2025

To: Celia Davison - Manager Planning – Central/ South
From: Sarah Wong - Senior Policy Planner - Planning - North/West

Subject: Plan Modification: Clause 20A error correction to Auckland Unitary Plan (Operative in Part 2016)


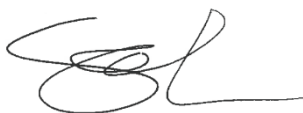

I seek your approval to correct errors pursuant to clause 20A, schedule 1, Resource Management Act 1991:

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 Chief Executive’s Delegations 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	AUP(OP) - various chapters as listed below.
Subject site and legal description (if applicable)	NA
Nature of error	<p>A number of minor errors found in AUP(OP) provisions.</p> <ul style="list-style-type: none"> • Numbering issues; • Grammatical / referencing errors; and • Spelling mistakes.
Effect of change	<p>Auckland Council accepted in full the Independent Hearings Panel’s (IHP) recommendations on the City Centre provisions in proposed Plan Change 78: Intensification, which were received on 8 May 2025.</p> <p>Plan Change 78 (as it relates to the City Centre) became Operative in Part on 6 June 2025.</p> <p>Minor errors were identified in IHP recommended provisions. These were carried through in Auckland Council’s decision to accept in full those recommendations.</p> <p>This Clause 20A memo outlines corrections to the Auckland Unitary Plan (Operative in Part) which were a result of those minor errors.</p> <p>Refer to Attachment 1.</p> <p>The change:</p> <ol style="list-style-type: none"> 1. is to correct minor errors; and 2. is neutral (it would not affect the rights of some members of the public).

Changes required to be made (text and/or in-text diagrams)	<p>Amend Chapters:</p> <ul style="list-style-type: none"> • Chapter A Introduction • E25 Noise and vibration • H8 Business - City Centre Zone • H9 Business - Metropolitan Centre Zone • H10 Business - Town Centre Zone • H11 Business - Local Centre Zone • H12 Business - Neighbourhood Centre Zone • H13 Business - Mixed Use Zone • H14 Business - General Business Zone • H15 Business - Business Park Zone • I207 Learning Precinct • I208 Port Precinct • I209 Quay Park Precinct • I210 Queen Street Valley Precinct • I214 Wynyard Precinct • Appendix 10: Business - City Centre Zone building in relation to boundary <p>Refer to Attachment 1.</p>
Changes required to be made (AUP or HGI maps)	NA
Attachments	Attachment 1: Corrections to text (strikethrough/underline, highlighted in yellow)

Maps prepared by: NA Geospatial Specialist	Text Entered by: Sarah El Karamany Planning Technician
Signature:	Signature: 
Prepared by: Sarah Wong Senior Policy Planner - Planning - North/West	Reviewed by: Clare Wall Shaw Team Leader – Central/South
Signature: 	Signature: 

Decision:

I agree to correct the error under clause 20A,
schedule 1, RMA 1991 using my delegated
authority

Celia Davison
Manager Planning – Central/ South
Date: 12 June 2025

Signature:



**Attachment 1: Corrections to text
(~~strikethrough~~/underline, highlighted in
yellow)**

Attachment 1: Minor error identified and Clause 20A correction

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)			
H8.3(13)(zaa)	Numbering is incorrect. H8.3(13)(zaa) should be H8.3(13)(zb).	... (zaa) is compatible with a qualifying matter that requires reduced height and/or density; ...			
H8.4.1(A46)	H8.4.1(A46) reference should refer to "H8.6.34" not "H8.6.33 H8.1.1".	... <table border="1"> <tr> <td>(A1)</td><td>A building that does not comply with Standard H8.6.34H8.6.33, H8.1.1. Strategic Transport Corridor Zone – Railway corridor setback</td><td>RD</td></tr> </table> ...	(A1)	A building that does not comply with Standard H8.6.34 H8.6.33 , H8.1.1 . Strategic Transport Corridor Zone – Railway corridor setback	RD
(A1)	A building that does not comply with Standard H8.6.34 H8.6.33 , H8.1.1 . Strategic Transport Corridor Zone – Railway corridor setback	RD			
H8.6.24A(1)	Referencing Map 8.11.10, missing H, should be Map H8.11.10.	... (1) On every site identified as subject to the east-west tower dimension standard on Map H 8.11.10 a new building or addition to an existing building must comply with the following: ...			
H8.8.2(1)(f)	IHP Recommendation Report Hearing Topics - City Centre, City Centre Precincts and relevant Qualifying Matters on page 41 notes that the Panel adopts Council's rebuttal evidence: <i>'[206] The Panel recommends the amendments to address through-site links as outlined in the rebuttal evidence of Council's planning witnesses Ms. Laird and Ms. Wong.'</i> This was not brought across to the IHP recommended provisions for H8 City Centre.	... (f) Where a through-site link is proposed: (i) the extent to which visibility to, from, and within the through-site link is provided to support public safety, and wayfinding elements are integrated to guide pedestrians and enhance navigability; (ii) The extent to which the quality of the pedestrian experience within the through-site link is enhanced <u>achieved</u> , including the provision of safety measures, comfort features such as seating and shelter, and amenities that contribute to a pleasant and engaging environment; (iii) The extent to which the proposed through-site link contributes positively to the overall urban design and public realm of the city centre; and			

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)
		<p>(iv) <u>The extent to which the alignment of the through-site link responds to likely pedestrian desire lines through and beyond a site; and</u></p> <p>(iv) (v) The extent to which the through-site link accommodates <u>for</u> the needs of diverse users, including people with disabilities or mobility impairments, and its adaptability to changing conditions and demands.</p> <p>...</p>
H8.8.2(1)(f)(ii), H8.8.2(1)(f)(iii), H8.8.2(1)(f)(iv)	Numbering duplicated.	<p>...</p> <p>(ii) (ii) The extent to which the quality of the pedestrian experience within the through-site link is enhanced, including the provision of safety measures, comfort features such as seating and shelter, and amenities that contribute to a pleasant and engaging environment;</p> <p>(iii) (iii) The extent to which the proposed through-site link contributes positively to the overall urban design and public realm of the city centre; and</p> <p>(iv) (iv) The extent to which the through-site link accommodates for the needs of diverse users, including people with disabilities or mobility impairments, and its adaptability to changing conditions and demands.</p> <p>...</p>
H8.8.2(6)	<p>The IHP's recommendation included the following advice note:</p> <p><small>(6) infringement of general building height, building in relation to boundary, [Advice note not to be included – subject to further analysis as per recommendations in the Report streetscape improvement and landscaping] maximum tower dimension, setback from the street and tower separation in special height area, and building setback from boundaries standards;</small></p> <p>The square bracket at the end of the advice note is in the wrong location, and should have been located at the end of the red text. Therefore, the words 'streetscape and landscaping' should be</p>	<p>...</p> <p>(6) infringement of general building height, <u>streetscape improvement and landscaping,</u> maximum tower dimension, setback from the street and tower separation in special height area, and building setback from boundaries standards:</p> <p>...</p>

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)
	included in the assessment criteria H8.8.2(6).	
H8.8.2(6)(d)	<p>IHP recommended new subclause (d) under Matters of Discretion H8.8.1(6) and Assessment Criteria H8.8.2(6) to provide for emergency responder servicing:</p> <p><small>[177] As the experts agree, the Panel accordingly recommends changes to H8.8.1(6) and H8.8.2(6) by inserting a new subclause (d) as outlined in Ms. Laird and Ms. Wong's rebuttal.</small></p> <p>IHP recommended provisions reflected the change in H8.8.1(6) but not H8.8.2(6).</p>	<p>...</p> <p>(6) infringement of general building height, streetscape improvement and landscaping, maximum tower dimension, setback from the street and tower separation in special height area, and building setback from boundaries standards:</p> <p>...</p> <p><u>(d) the safety and functionality of emergency responder access.</u></p> <p>...</p>
H9.3(13)(zaa)	Numbering incorrect. H9.3(13)(zaa) should be H9.3(13)(zb).	<p>...</p> <p>(zaab) is compatible with a qualifying matter that requires reduced height and/or density;</p> <p>...</p>
H10.3(13)(zaa)	Numbering incorrect. H10.3(13)(zaa) should be H10.3(13)(zb).	<p>...</p> <p>(zaab) is compatible with a qualifying matter that requires reduced height and/or density;</p> <p>...</p>
H11.3(13)(zaa)	Numbering incorrect. H11.3(13)(zaa) should be H11.3(13)(zb).	<p>...</p> <p>(zaab) is compatible with a qualifying matter that requires reduced height and/or density;</p> <p>...</p>
H12.3(13)(zaa)	Numbering incorrect. H12.3(13)(zaa) should be H12.3(13)(zb).	<p>...</p> <p>(zaab) is compatible with a qualifying matter that requires reduced height and/or density;</p> <p>...</p>

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)			
H13.3(13)(zaa)	Numbering incorrect. H13.3(13)(zaa) should be H13.3(13)(zb).	... (zaab) is compatible with a qualifying matter that requires reduced height and/or density; ...			
H14.3(2)	Missed referencing to H14.3(2) in accepted IHP recommendations ...Amend Policies H9.3(2), H10.3(2), H11.3(2), H12.3(2), H13.3(2) and H15.3(2).	... (2) Enable an increase in the density, diversity and quality of housing in the centres zones and Business – Mixed Use Zone, <u>where it is compatible with any qualifying matters and</u> while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities. ...			
H14.3(12A)	Missed referencing to H14.3(12A) in accepted IHP recommendations. Insert Policy H14.3(12A) – as per other general business zone provisions.	... (12) Recognise the functional and operational requirements of activities and development. <u>(12A) Enable building height of at least six storeys within mapped walkable catchments unless a qualifying matter applies that reduces height.</u> (13) Enable greater building height than the standard height in locations identified within the Height Variation Control, having regard to whether the greater height: ...			
H14.3(13)(zaa)	Numbering incorrect. H14.3(13)(zaa) should be H14.3(13)(zb).	... (zaab) is compatible with a qualifying matter that requires reduced height and/or density; ...			
H15.3(13)(zaa)	Numbering incorrect. H15.3(13)(zaa) should be H15.3(13)(zb).	... (zaab) is compatible with a qualifying matter that requires reduced height and/or density; ...			
I207.4.1(A24)	PC 78 Operative in part for City Centre (A24) this text was deleted. Use of '[Deleted]' added to show text has been removed.	... <table border="1"> <tr> <td>(A2)</td> <td>[Deleted]</td> <td></td> </tr> </table> ...	(A2)	[Deleted]	
(A2)	[Deleted]				
I208.4 Resource Management (National	Auckland Council accepted in full the IHP recommended provisions. Recommended changes to I208.4 paragraph two (2) did not use	... <u>Resource Management (National Environmental Standards for Freshwater) Regulations 2020</u>			

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)								
Environmental Standards for Freshwater) Regulations 2020 - paragraph two (2)	<p>standard strikethrough or underline to indicate this.</p> <p>The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 apply to coastal wetlands and to any part of the coastal marine area that is upstream from the mouth of a river.</p>	<p>The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 ('Freshwater NES') came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.</p> <p>The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 apply to coastal wetlands and to any part of the coastal marine area that is upstream from the mouth of a river.</p> <p>If an activity provided for in rules I208.4.1 to I208.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.</p> <p>...</p>								
I208.4.1(A15)	<p>Auckland Council accepted in full the IHP recommended provisions. Recommended changes to I208.4 1(A15) did not use standard strikethrough or underline to indicate this.</p> <p>Aquaculture activities (including any activities under RMA sections s.12(1), s. 12(2), s. 12(3) and s.15 of the Resource Management Act 1991).</p>	<p>...</p> <table><tr><td>(A3)</td><td>Aquaculture activities (including any activities under RMA sections s. 12(1), s. 12(2), s. 12(3) and s. 15 of the Resource Management Act 1991)</td><td>Pr</td><td colspan="2">NA</td></tr></table> <p>...</p>				(A3)	Aquaculture activities (including any activities under RMA sections s. 12(1), s. 12(2), s. 12(3) and s. 15 of the Resource Management Act 1991)	Pr	NA	
(A3)	Aquaculture activities (including any activities under RMA sections s. 12(1), s. 12(2), s. 12(3) and s. 15 of the Resource Management Act 1991)	Pr	NA							
I208.5(1)	Auckland Council accepted in full the IHP recommended provisions. Recommended changes to I208.5(1) did not use standard strikethrough or underline to indicate this.	<p>...</p> <p>(1) An application for resource consent for a controlled activity listed in Table I208.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(94) of the Resource Management Act 1991.</p>								

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)
	... section 95A(4) of
I209.3(7)(4)	Numbering continuation error.	... <i>Built form</i> ... (6) Limit building height in particular parts of the precinct to protect views to significant historic heritage places. (4) (7) Require the scale and design of development to maintain and enhance sunlight access and amenity to identified public open spaces, by managing building height and form. ...
I209.6.1(1)	I209.10.3 Precinct plan 3 was deleted as part of PC 78 Operative in Part as it relates to City Centre.	... (1) Buildings must not exceed the heights shown on Quay Park Precinct: Precinct plans 2 and 3
I209.8.1(1)(c)	Grammatical error.	... (c) Form and design of buildings adjacent or in close proximity to a historic heritage places. ...
I209.8.2(1)(c)	Numbering error.	... (b) the proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area; and (g) (c) where adjacent or in close proximity to a historic heritage place, the extent to which the new building and/ or alteration and addition to buildings has regard to and respects the scheduled heritage building's contribution to the streetscape and its historical relationship with its site surrounds and wider area, including any adjacent open space. (2) subdivision:

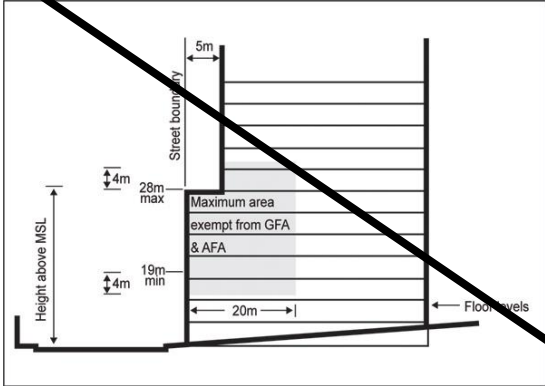
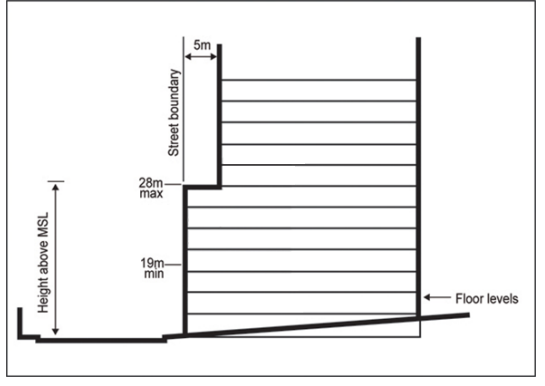
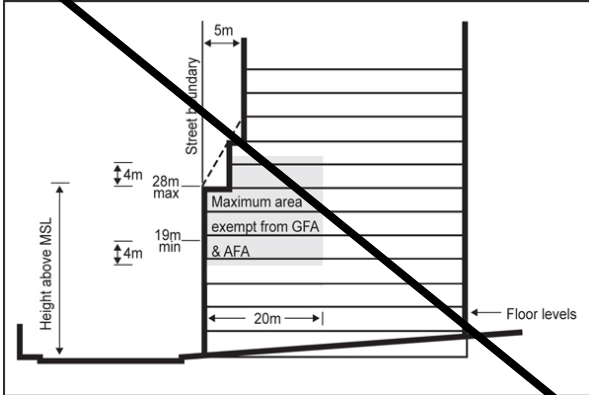
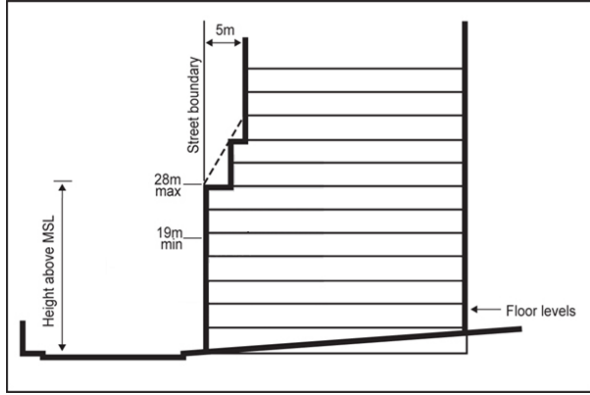
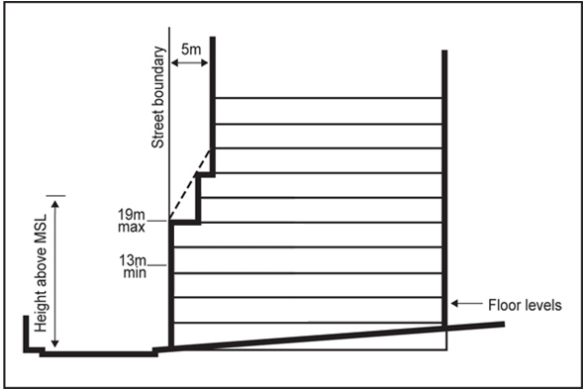
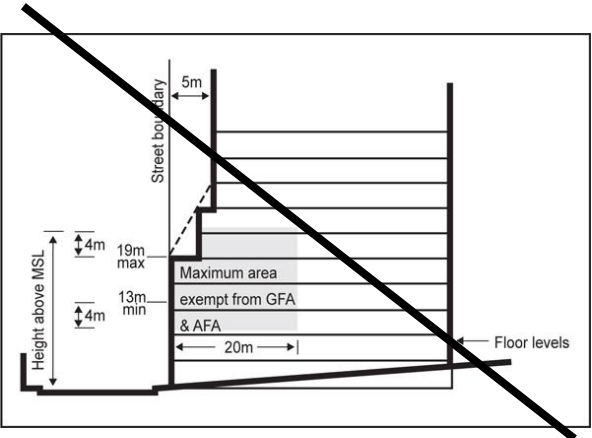
AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)	
		...	
<p>Figure I210.6.1.1</p>	<p>Figure I210.6.1.1 replaced as per paragraph 539 of the IHP recommendation report on PC 78 in respect to the City Centre:</p> <p>[539] The panel recommends the retention of the notified PC78 Queen Street Valley precinct provisions as necessary to accommodate an existing s 77O(i) "other" QM relating to 'Character buildings in City Centre zone and Queen St Valley Precinct'.</p>		
<p>Figure I210.6.1.2</p>	<p>Figure I210.6.1.2 replaced as per paragraph 539 of the IHP recommendation report on PC 78 in respect to the City Centre:</p> <p>[539] The panel recommends the retention of the notified PC78 Queen Street Valley precinct provisions as necessary to accommodate an existing s 77O(i) "other" QM relating to 'Character buildings in City Centre zone and Queen St Valley Precinct'.</p>		

Figure I210.6.1.3

Figure I210.6.1.3 replaced as per paragraph 539 of the IHP recommendation report on PC 78 in respect to the City Centre:

[539] The panel recommends the retention of the notified PC78 Queen Street Valley precinct provisions as necessary to accommodate an existing s 77O(i) 'other' QM relating to 'Character buildings in City Centre zone and Queen St Valley Precinct'.



I214.10.5

Correct spelling of 'wharf' in legend.

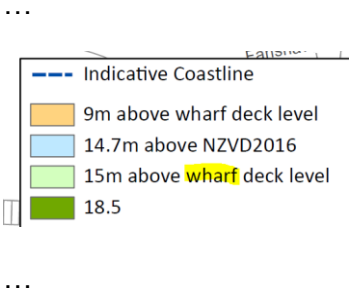
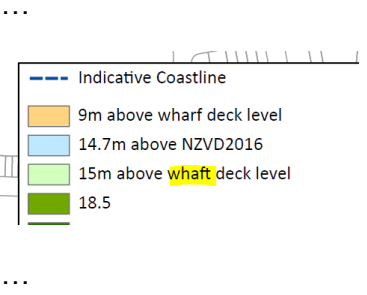


Table A1.4.8.1

Remove references to D9 and D10 - these overlays do not apply within the city centre.

...		
Qualifying matters	Zones, overlays and Auckland-wide qualifying matter provisions:	Qualifying matter provisions related to zones', overlays', or Auckland-wide qualifying matter provisions
...		
Matters required to give effect to any other National Policy Statement or NZCPS	Chapter D9 Significant Ecological Areas Chapter D10 Outstanding Natural	Chapter H Zones Chapter K Designations Chapter L Schedules:

		<table> <tr> <td></td><td> Features and Outstanding Natural Character Chapter D26 National Grid Corridor Overlay </td><td> Schedule 3 Schedule 2 </td></tr> </table> <p>...</p>		Features and Outstanding Natural Character Chapter D26 National Grid Corridor Overlay	Schedule 3 Schedule 2									
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Table A1.4.8.1	<p>Remove designations that do not apply within the city centre zone. Replace with below designations that do apply within City Centre Zone:</p> <ul style="list-style-type: none"> Designation 6301 - KiwiRail - Newmarket Branch Railway Line Designation 6302 - KiwiRail - North Island Main Trunk Railway Line Designation 8530 - Transpower - Hobson Street Electricity Substation 	<p>...</p> <table> <tr> <th>Qualifying matters</th><th>Zones, overlays and Auckland-wide qualifying matter provisions:</th><th>Qualifying matter provisions related to zones', overlays', or Auckland-wide qualifying matter provisions</th></tr> <tr> <td>Matters required for ensuring the safe or efficient operation of nationally significant infrastructure</td><td>Land adjacent to the rail corridor in the City Centre Zone E25 Noise and Vibration</td><td>Chapter H Zones Chapter K Designations including 6301, 6302 and 8530 1100, 1101, 1102, 6500, 6501, 9100, 9101, 9102 and 9104</td></tr> <tr> <td>Matters for giving effect to designations</td><td>Chapter K Designations</td><td>Chapter K Designations including airspace restriction designations</td></tr> <tr> <td>Matters required to give effect to any other National Policy Statement or NZCPS</td><td>Chapter D26 National Grid Corridor Overlay</td><td>Chapter H Zones Chapter K Designations Chapter L Schedules: Schedule 3 Schedule 2</td></tr> </table> <p>...</p>	Qualifying matters	Zones, overlays and Auckland-wide qualifying matter provisions:	Qualifying matter provisions related to zones', overlays', or Auckland-wide qualifying matter provisions	Matters required for ensuring the safe or efficient operation of nationally significant infrastructure	Land adjacent to the rail corridor in the City Centre Zone E25 Noise and Vibration	Chapter H Zones Chapter K Designations including 6301, 6302 and 8530 1100, 1101, 1102, 6500, 6501, 9100, 9101, 9102 and 9104	Matters for giving effect to designations	Chapter K Designations	Chapter K Designations including airspace restriction designations	Matters required to give effect to any other National Policy Statement or NZCPS	Chapter D26 National Grid Corridor Overlay	Chapter H Zones Chapter K Designations Chapter L Schedules: Schedule 3 Schedule 2
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E25.6.10A	Delete the word 'Quay' in standard heading.	<p>...</p> <p>E25.6.10A Noise levels for noise sensitive spaces in the Business – City Centre Zone Quay within 100 metres of the Strategic Transport Corridor Zone subject to a KiwiRail designation</p>												

		...							
Table E25.6.10A.1	Correct spelling mistake – 'Theatre'.	<div>...</div> <table> <tr> <td rowspan="3">Education</td><td>Lecture rooms/theatres, music studios, assembly halls</td><td>35 dB</td></tr> <tr> <td>Teaching areas, conference rooms, drama studios, sleeping areas</td><td>40 dB</td></tr> <tr> <td>Library</td><td>45 dB</td></tr> </table> <div>...</div>	Education	Lecture rooms/theatres, music studios, assembly halls	35 dB	Teaching areas, conference rooms, drama studios, sleeping areas	40 dB	Library	45 dB
Education	Lecture rooms/theatres, music studios, assembly halls	35 dB							
	Teaching areas, conference rooms, drama studios, sleeping areas	40 dB							
	Library	45 dB							
Appendix 10	'Appendix 10 Business – City Centre Zone building in relation to boundary' is consequentially deleted, since the Building in Relation to Boundary provisions have been deleted.	Appendix 10 Business – City Centre Zone building in relation to boundary [Deleted]							