

Memo

Date 7 July 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 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 Chief Executive’s 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	AUP (OP) – various chapters (listed below)
Subject site and legal description (if applicable)	N/A
Nature of error	<p>Errors were found in the AUP (OP)’s provisions.</p> <p>In particular, Plan Change 78: Intensification saw amendments to the general objectives and policies for all centres, Business - Mixed Use Zone, Business - General Business Zone, and Business - Business Park Zone in Chapter H8 Business – City Centre Zone. However, these amendments were not reflected in the other business zones where these provisions were intended to apply, due to missing referencing in the IHP’s recommended provisions that noted where these amendments applied.</p>
Effect of change	<p>On 22 May 2025 Auckland Council accepted in full the Independent Hearings Panel (IHP)’s recommendations on the City Centre provisions in proposed Plan Change 78: Intensification, which were received on 8 May 2025.</p> <p>Plan Change 78: Intensification (as it relates to City Centre) became operative in part on 6 June 2025.</p> <p>Minor errors identified in IHP recommended provisions were carried through to the council’s decision, to accept in full the IHP’s recommendations.</p> <p>This Clause 20A memo outlines corrections to the AUP (OP) which are 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 a minor error 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"> • 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 <p>Refer to Attachment 1.</p>
Changes required to be made (AUP or HGI maps)	N/A
Attachments	Attachment 1: Corrections to text (strikethrough/underlining)

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

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: 7/07/2025

Signature:



Attachment 1: Minor error identified and Clause 20A correction

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)
H9.2(3)	<p>Amend Objective H9.2(3), to reflect amendments to general business zone objective (3) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(3) Development positively contributes towards planned future form and quality, creating a <u>well-functioning urban environment and a</u> sense of place.</p>
H9.2(4)(b), H9.2(4)(c), H9.2(4)(d)	<p>Amend Objective H9.2(4), to reflect amendments to general business zone objective (4) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(4) Business activity is distributed in locations, and is of a scale and form, that:</p> <ul style="list-style-type: none"> (a) provides for the community’s social and economic needs; (b) improves community access to goods, services, community facilities and opportunities for social interaction; <u>and</u> (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity; <u>and</u> <u>(d) accommodates qualifying matters.</u>
H9.3(14)	<p>Amend Policy H9.3(14), to reflect amendments to general business zone policy (14) in Chapter H8.</p> <p>Missed referencing to amend a general business zone policy in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(14) <u>Reduce building height below the standard zone height in identified locations identified within the Height Variation Control-centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height</u>, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, <u>or amenity or other qualifying matters.</u></p>

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)
H10.2(3)	<p>Amend Objective H10.2(3), to reflect amendments to general business zone objective (3) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(3) Development positively contributes towards planned future form and quality, creating a <u>well-functioning urban environment and a</u> sense of place.</p>
H10.2(4)(b), H10.2(4)(c), H10.2(4)(d)	<p>Amend Objective H10.2(4), to reflect amendments to general business zone objective (4) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(4) Business activity is distributed in locations, and is of a scale and form, that:</p> <ul style="list-style-type: none"> (a) provides for the community’s social and economic needs; (b) improves community access to goods, services, community facilities and opportunities for social interaction; <u>and</u> (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity; <u>and</u> <u>(d) accommodates qualifying matters.</u>
H10.3(14)	<p>Amend Policy H10.3(14), to reflect amendments to general business zone policy (14) in Chapter H8.</p> <p>Missed referencing to amend a general business zone policy in all business zones (aside from H8</p>	<p>(14) <u>Reduce building height below the standard zone height in identified locations identified within the Height Variation Control centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height</u>, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, <u>or amenity or other qualifying matters.</u></p>

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	Business – City Centre) in the IHP’s recommended provisions.	
H11.2(3)	Amend Objective H11.2(3), to reflect amendments to general business zone objective (3) in Chapter H8. Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.	(3) Development positively contributes towards planned future form and quality, creating a <u>well-functioning urban environment and a</u> sense of place.
H11.2(4)(b), H11.2(4)(c), H11.2(4)(d)	Amend Objective H11.2(4), to reflect amendments to general business zone objective (4) in Chapter H8. Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.	(4) Business activity is distributed in locations, and is of a scale and form, that: (a) provides for the community’s social and economic needs; (b) improves community access to goods, services, community facilities and opportunities for social interaction; <u>and</u> (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity; <u>and</u> <u>(d) accommodates qualifying matters.</u>
H11.3(14)	Amend Policy H11.3(14), to reflect amendments to general business zone policy (14) in Chapter H8.	(14) <u>Reduce building height below the standard zone height in identified locations identified within the Height Variation Control centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height,</u> where the standard zone height would have significant adverse effects

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	Missed referencing to amend a general business zone policy in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.	on identified special character, identified landscape features, or <u>amenity or other qualifying matters</u> .
H12.2(3)	<p>Amend Objective H12.2(3), to reflect amendments to general business zone objective (3) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	(3) Development positively contributes towards planned future form and quality, creating a <u>well-functioning urban environment and a</u> sense of place.
H12.2(4)(b), H12.2(4)(c), H12.2(4)(d)	<p>Amend Objective H12.2(4), to reflect amendments to general business zone objective (4) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(4) Business activity is distributed in locations, and is of a scale and form, that:</p> <ul style="list-style-type: none"> (a) provides for the community’s social and economic needs; (b) improves community access to goods, services, community facilities and opportunities for social interaction; and (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity; and <u>(d) accommodates qualifying matters.</u>

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H13.2(3)	<p>Amend Objective H13.2(3), to reflect amendments to general business zone objective (3) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(3) Development positively contributes towards planned future form and quality, creating a <u>well-functioning urban environment and a</u> sense of place.</p>
H13.2(4)(b), H13.2(4)(c), H13.2(4)(d)	<p>Amend Objective H13.2(4), to reflect amendments to general business zone objective (4) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(4) Business activity is distributed in locations, and is of a scale and form, that:</p> <ul style="list-style-type: none"> (a) provides for the community’s social and economic needs; (b) improves community access to goods, services, community facilities and opportunities for social interaction;<u>and</u> (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity;<u>and</u> <u>(d) accommodates qualifying matters.</u>

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H14.2(3)	<p>Amend Objective H14.2(3), to reflect amendments to general business zone objective (3) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(3) Development positively contributes towards planned future form and quality, creating a <u>well-functioning urban environment and a</u> sense of place.</p>
H14.2(4)(b), H14.2(4)(c), H14.2(4)(d)	<p>Amend Objective H14.2(4), to reflect amendments to general business zone objective (4) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8</p>	<p>(4) Business activity is distributed in locations, and is of a scale and form, that:</p> <ul style="list-style-type: none"> (a) provides for the community’s social and economic needs; (b) improves community access to goods, services, community facilities and opportunities for social interaction;and (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity;and <u>(d) accommodates qualifying matters.</u>

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H14.3(14)	<p>Amend Policy H14.3(14), to reflect amendments to general business zone policy (14) in Chapter H8.</p> <p>Missed referencing to amend a general business zone policy in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(14) <u>Reduce building height below the standard zone height in identified locations identified within the Height Variation Control centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height</u>, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, <u>or amenity or other qualifying matters</u>.</p>
H15.2(3)	<p>Amend Objective H15.2(3), to reflect amendments to general business zone objective (3) in Chapter H8.</p> <p>Missed referencing to amend the general business zone objectives in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(3) Development positively contributes towards planned future form and quality, creating a <u>well-functioning urban environment and a</u> sense of place.</p>
H15.2(4)(b), H15.2(4)(c), H15.2(4)(d)	<p>Amend Objective H15.2(4), to reflect amendments to general business zone objective (4) in Chapter H8.</p>	<p>(4) Business activity is distributed in locations, and is of a scale and form, that:</p> <ul style="list-style-type: none"> (a) provides for the community’s social and economic needs; (b) improves community access to goods, services, community facilities and opportunities for social interaction;<u>and</u> (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity<u>; and</u>

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H15.3(14)	<p>Amend Policy H15.3(14), to reflect amendments to general business zone policy (14) in Chapter H8.</p> <p>Missed referencing to amend a general business zone policy in all business zones (aside from H8 Business – City Centre) in the IHP’s recommended provisions.</p>	<p>(14) Reduce building height below the standard zone height in identified locations identified within the Height Variation Control centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity or other qualifying matters.</p>