

Memo

Date 18 June 2025

To: Phill Reid – Manager Planning, Auckland-wide
From: Jason Drury - Planner

Subject: **Plan Modification: Clause 20A error correction to Auckland Unitary Plan (Operative in Part 2016) or Hauraki Gulf Islands District Plan (Operative 2018)**

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 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.

Provision in AUP or HGI District Plan	I408 Clevedon Precinct I408.6 Standards I408.6.5 Minimum Site Size (1) The minimum net site area in Table <u>H1.6.5.1 must be met.</u> Table I408.6.5.1 Minimum site size <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Sub-precinct</th><th style="background-color: #d3d3d3;">Minimum net site area</th></tr> </thead> <tbody> <tr> <td>Sub-precinct A</td><td>500m²</td></tr> <tr> <td>Sub-precinct B</td><td>800m², with a maximum net site area of 2000m² and an average net site area of 1000m²</td></tr> <tr> <td>Sub-precinct C</td><td> <ul style="list-style-type: none"> not exceeding 1 dwelling per 4ha; or not exceeding 1 dwelling per 2 ha on land identified as areas of increased subdivision opportunity on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network, not exceeding 1 dwelling per 3.5ha on Lot 100 DP509670 (NA778231), or not exceeding 1 dwelling per 10ha on Part Allot 2 and Part Allot 21 Parish of Wairoa (NA48C/657) for part of the landholding subject to a development restriction area as identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network </td></tr> </tbody> </table>	Sub-precinct	Minimum net site area	Sub-precinct A	500m ²	Sub-precinct B	800m ² , with a maximum net site area of 2000m ² and an average net site area of 1000m ²	Sub-precinct C	<ul style="list-style-type: none"> not exceeding 1 dwelling per 4ha; or not exceeding 1 dwelling per 2 ha on land identified as areas of increased subdivision opportunity on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network, not exceeding 1 dwelling per 3.5ha on Lot 100 DP509670 (NA778231), or not exceeding 1 dwelling per 10ha on Part Allot 2 and Part Allot 21 Parish of Wairoa (NA48C/657) for part of the landholding subject to a development restriction area as identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network
Sub-precinct	Minimum net site area								
Sub-precinct A	500m ²								
Sub-precinct B	800m ² , with a maximum net site area of 2000m ² and an average net site area of 1000m ²								
Sub-precinct C	<ul style="list-style-type: none"> not exceeding 1 dwelling per 4ha; or not exceeding 1 dwelling per 2 ha on land identified as areas of increased subdivision opportunity on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network, not exceeding 1 dwelling per 3.5ha on Lot 100 DP509670 (NA778231), or not exceeding 1 dwelling per 10ha on Part Allot 2 and Part Allot 21 Parish of Wairoa (NA48C/657) for part of the landholding subject to a development restriction area as identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network 								
Subject site and legal description (if applicable)	n/a								
Nature of error	Standard references incorrect table number.								
Effect of change	The standard is for the minimum net site area in the Clevedon precinct. As currently written it incorrectly references a table for yard set backs in the large lot zone. Directly below, within the standard is a table outlining minimum net site area which is clearly the correct table to reference. The change is neutral as in practice the table sitting within the standard would be								

	applied as a minimum site size. The yard set back rule would not be able to be associated with the wording in the standard stating minimum site area. No property rights or other rights of members of the public would be impacted by this change.
Changes required to be made (text and/or in-text diagrams)	<p>Amend I408.6.5 in Chapter I408 Clevedon Precinct to remove incorrect table reference and include correct table reference.</p> <p>I408.6.5. Minimum site size</p> <p>(1) The minimum net site area in Table H4.6.5.1 <u>I408.6.5.1</u> must be met.</p> <p>Table I408.6.5.1 Minimum site size</p>
Changes required to be made (AUP or HGI maps)	None.
Attachments	<p>Attachment 1: Corrections to text (strikethrough/underlining)</p> <p>Attachment 2: Clean text</p>

Maps prepared by: N/A	Text Entered by: Diana Chin Planning Technician
Signature: <div style="height: 80px;"></div>	Signature: 
Prepared by: Jason Drury Planner	Reviewed by: Christina Gawne Team Leader
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: 4 August 2025	
Signature:	

Philip Ash

Attachment 1: Corrections to text (strikethrough/
underline)

- (iii) a minimum of 50m separation must be provided between building frontages within clusters to allow sufficient space for the creation of a central communal area.
- (h) No new building platforms for dwellings are to be located within the Development Restriction Area identified in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (i) No new vehicle crossings to Papakura-Clevedon Road are to be established to service new lots in the Development Restriction area identified in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.

I408.6.5. Minimum site size

- (1) The minimum net site area in Table [H4.6.5.1](#) I408.6.5.1 must be met.

Table I408.6.5.1 Minimum site size

Sub-precinct	Minimum net site area
Sub-precinct A	500m ²
Sub-precinct B	800m ² , with a maximum net site area of 2000m ² and an average net site area of 1000m ²
Sub-precinct C	<ul style="list-style-type: none"> • not exceeding 1 dwelling per 4ha; or • not exceeding 1 dwelling per 2 ha on land identified as areas of increased subdivision opportunity on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network, • not exceeding 1 dwelling per 3.5ha on Lot 100 DP509670 (NA778231), or • not exceeding 1 dwelling per 10ha on Part Allot 2 and Part Allot 21 Parish of Wairoa (NA48C/657) for part of the landholding subject to a development restriction area as identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network

I408.6.6. Planting within the re-vegetation area

- (1) All riparian yards and areas within 1% AEP floodplain must be planted in general accordance with I408.10.3 Clevedon Precinct plan 3: Re-vegetation area.
- (2) Planting and re-vegetation within the re-vegetation area must be predominantly of native plant species to achieve a canopy height in the range of at least 6m to 8m at maturity.
- (3) Planting within the Village Gateway Corridor must be no less than 40m wide on either side of the Papakura Clevedon Road corridor as identified on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area and as part of Stage 1 of the development.

Attachment 2: Clean text

- (iii) a minimum of 50m separation must be provided between building frontages within clusters to allow sufficient space for the creation of a central communal area.
- (h) No new building platforms for dwellings are to be located within the Development Restriction Area identified in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (i) No new vehicle crossings to Papakura-Clevedon Road are to be established to service new lots in the Development Restriction area identified in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.

I408.6.5. Minimum site size

- (1) The minimum net site area in Table I408.6.5.1 must be met.

Table I408.6.5.1 Minimum site size

Sub-precinct	Minimum net site area
Sub-precinct A	500m ²
Sub-precinct B	800m ² , with a maximum net site area of 2000m ² and an average net site area of 1000m ²
Sub-precinct C	<ul style="list-style-type: none"> • not exceeding 1 dwelling per 4ha; or • not exceeding 1 dwelling per 2 ha on land identified as areas of increased subdivision opportunity on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network, • not exceeding 1 dwelling per 3.5ha on Lot 100 DP509670 (NA778231), or • not exceeding 1 dwelling per 10ha on Part Allot 2 and Part Allot 21 Parish of Wairoa (NA48C/657) for part of the landholding subject to a development restriction area as identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network

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- (3) Planting within the Village Gateway Corridor must be no less than 40m wide on either side of the Papakura Clevedon Road corridor as identified on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area and as part of Stage 1 of the development.