

Memo

Date 13/12/2016

To: Auckland-wide Manager

From: Jeremy Wyatt

Subject: **Plan Modification: Clause 20A Amendment to Chapter H16 Heavy Industry zone and H17 Light Industry zone, Auckland Unitary Plan Operative in part (15 November 2016).**

Delegated authority to Auckland-wide Manager T4 through Schedule 2A of Auckland Council's delegations register August 2013.

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are requested to a provision of the Auckland Unitary Plan.

Note – this form is for use only by Auckland-wide officers.

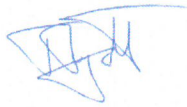
Rule or Section of Unitary Plan	Chapter H16 Heavy Industry zone H16.4.1 Activity table (A13) Chapter H17 Light Industry zone H17.4.1 Activity table (A17)
Subject Site (if applicable)	NA
Legal Description (if applicable)	NA
Nature of change	Amend wording in the Heavy Industry Zone (HIZ) and Light Industry Zone (LIZ) activity tables so that accessory offices are permitted activities if they are less than 30% of all buildings on the site <u>or</u> less than 100m ² .
Effect of change	Having regard to the specific context of the two rules in the HIZ and LIZ chapters, it is considered that the word "and" in each case was intended to be used disjunctively. The RDA provisions ((A14) in the HIZ and (A18) in the LIZ) for accessory offices greater than 30% strongly indicates that the permitted activity provisions were intended to enable up to 30% on all sites as a permitted activity, and that the 100m ² provision in (b) in each case was intended to provide a distinct / alternative development opportunity.
Changes required to be made	Chapter H16 Heavy Industry zone H16.4.1 Activity table (A13): Offices that are accessory to the primary activity on the site and: (a) the office gross floor area does not exceed 30 per cent of all buildings on the site; and <u>or</u> (b) the office gross floor area does not exceed 100m ² Chapter H17 Light Industry zone H17.4.1 Activity table (A17):

<p>Council Date: 12/12/2018</p>	<p>Offices that are accessory to the primary activity on the site and: (a) the office gross floor area does not exceed 30 per cent of all buildings on the site; and <u>or</u> (b) the office gross floor area does not exceed 100m²</p>
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Prepared by: Jeremy Wyatt
Principal Planner

Approved by: Phill Reid
Auckland-wide Manager

Signature:



Signature:

