

# Memo

Date 26/09/17

To: Phill Reid, Auckland-wide Manager

From: Gurv Singh, Principal Planner

Subject: **Plan Modification: Clause 20A Amendment to Chapters B, E, H, I, L and M and the Maps of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

<b>Rule or Section of Unitary Plan</b>	<b>Chapters B, E, H, I, L, M, and Maps of the AUP</b> (see Attachments 1 and 2 on the specific sub-sections).
<b>Subject Site (if applicable)</b>	N/A
<b>Legal Description (if applicable)</b>	N/A
<b>Nature of change</b>	<p>There are a number of changes required to the text and diagram provisions of Chapters B, E, H, I, L and M and the maps of the Operative in Part version.</p> <p><b>Discussion</b> These changes are to correct:</p> <ul style="list-style-type: none"> <li>- Spelling mistakes</li> <li>- Duplication of words</li> <li>- Missing words</li> <li>- Typographical error</li> <li>- Grammatical errors</li> <li>- Cross-references</li> <li>- Formatting errors,</li> <li>- Incorrect labelling,</li> <li>- Slithers of property where a different zone is applied,</li> <li>- Diagram errors,</li> <li>- Numbering errors, and</li> <li>- Deletion of additional words that do not make sense.</li> </ul> <p>See Attachment 1 on the nature of change to the specific sub-sections and text provisions to the Operative in Part version.</p> <p>See Attachment 2 on the nature of change to the specific diagram or map provisions to the Operative in Part version.</p>
<b>Effect of change</b>	These changes are all minor in nature. The amendments do not change the application or intent of the provisions.

**Changes required to be made**

See Attachments 1 and 2 on the changes required to be made to the specific sub-sections and provisions to the Operative in Part version.

**Prepared by:**  
Gurv Singh  
Principal Planner  
**Signature:**



**Approved by:**  
Phill Reid  
Auckland-wide Manager  
**Signature:**



Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
Chapter B: Regional policy statement	B9 Toitū te tuawhenua-Rural environment	B9.2.2.(2)(c)	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>B9.2.2. Policies</b> ... (2) Minimise the potential for reverse sensitivity effects by: (a) prev...  (c) avoiding subdivision and development that would result in incompatible uses or sensitive activities (such as countryside living) being introduced into areas containing mineral resources <del>identified in the plan</del> for future extraction.</p>
Chapter E: Auckland-wide	E15 Vegetation management and biodiversity	E15.6.1(1)	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E15.6.1</b> (1) All kauri deadwood material (including sawdust and woodchips) must be retained on site or disposed of to <u>an approved</u> landfill <u>facility</u>. □</p>
Chapter E: Auckland-wide	E23 Signs	E23.6.1	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E23.6.1. Billboards</b> (1)(b) not be placed within 30 metres of a residential zone, <b>a</b> or an open space zone from which it can be seen</p>

Chapter E: Auckland- wide	E23 Signs	E23.6.1 and E23.6.2	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E23.6.1. Billboards</b></p> <p>(1) Billboards must:</p> <p>(a) not be placed on or extend over any public open space or wharf;</p> <p>(b) not be placed within 30 metres of a residential zone, <del>a</del> or an open space zone from which it can be seen;</p> <p>...</p> <p>(2) If lit internally or by external means (excluding digital billboards) a billboard must:</p> <p>(a) not be lit with an upwardly facing light source;</p> <p>(b) not exceed a luminance of 800cd<del>s</del>/m<sup>2</sup> when lit by an artificial light source between dusk and dawn; or</p> <p>...</p> <p>(3) A digital billboard must include controls to ensure luminance does not exceed:</p> <p>(a) 5000cd<del>s</del>/m<sup>2</sup> between sunrise and sunset; (daytime)</p> <p>(b) 250cd<del>s</del>/m<sup>2</sup> between sunset and sunrise (night time); and</p> <p>(c) 250cd<del>s</del>/m<sup>2</sup> during twilight; (twilight means from astronomical ...</p> <p>...</p> <p>(20) Free-standing billboards must:</p> <p>...</p> <p>(c) not be placed within;</p> <p>(i) 5 metres of any building that is higher than 1.5 metres;</p> <p>(ii) 10 metres of any other free-standing sign, including a billboard sign on the same site or footpath signs placed directly outside the same site;</p> <p>(iii) 2 metres of any free-standing sign on another site under different ownership; or</p> <p>(iv) 2 <u>metres</u> of the side boundary of any site if the site has a frontage width greater than 6 <u>metres</u>.</p>
Chapter E: Auckland- wide	E23 Signs	E23.6.1 and E23.6.2	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E23.6.2.</b></p> <p>(1) A billboard on existing street furniture in a road reserve, or the replacement of billboards on existing street furniture in a road reserve with a billboard of the same, or substantially similar, size and shape must comply with all of the following:</p> <p>...</p> <p>(c) if lit internally or by external means (excluding digital billboards) it must:</p> <p>(i) not be lit with an upwardly facing light source;</p> <p>(ii) not exceed a luminance of 800cd<del>s</del>/m<sup>2</sup> when lit by an artificial light source between dusk and dawn; and</p> <p>(iii) be designed to reduce any glare or direct view of the light source when viewed by an observer at ground level 2 metres or more away from the billboard.</p>



Chapter E: Auckland- wide	E23 Signs	E23.8.2	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E23.8.2 Assessment Criteria</b>  (1)(a):the extent to which comprehensive development signage, free-standing billboards, or billboards on a side, rear or street facing building façade are appropriate in terms of the zone they are located in taking into account all <u>of</u> the following</p>
Chapter E: Auckland- wide	E23 Signs	E23.8.2	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E23.8.2. Assessment criteria</b>  The Council will consider the relevant assessment criteria for restricted discretionary activities in Activity Table E23.4.1 Billboards in zones and Activity Table E23.4.2 Billboards on street furniture in road reserves, existing lawfully established billboards and <del>comprehensive development signage</del> comprehensive development signage from the list below:  (1) visual amenity, scale and location:  (a) the extent to which comprehensive development signage, free-standing billboards, or billboards on a side, rear or street facing building façade are appropriate in terms <u>of</u> the zone they are located in taking into account all of the following:  (i) the scale, form and type of <u>signs or</u> billboard;</p>
Chapter E: Auckland- wide	E26 Infrastructur e	E26.8.5.1	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E26.8.5.1. Permitted activity standards</b>  (2) Operation, maintenance, renewal and repair of network utilities and electricity generation facilities <u>should</u> not result in the removal of any tree or other planting identified in Schedule 14.1 Schedule of Historic Heritage.</p>
Chapter E: Auckland- wide	E27 Transport	E27.6.2.7 (10)	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E27.6.2.7</b>  (10) Accessible parking:  (a) where parking is provided, <del>the Building Code requires</del> parking spaces <u>are</u> to be provided for people with disabilities and accessible routes from the parking spaces to the associated activity or road <u>as required by the New Zealand Building Code D1/AS1</u>. The dimensions and accessible route requirements are detailed in the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS: 4121-2001).</p>

Chapter E: Auckland-wide	E27 Transport	Table E27.6.5	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E27.6.5. Design and location of off-road pedestrian and cycling facilities</b></p> <p>(1) The design and location of the proposed facility <u>is</u> to ensure good connections to existing facilities.</p> <p>(2) The width of the path is designed to accommodate the anticipated number and type of users.</p> <p>(3) The surface of the path is designed to safely provide for the anticipated number and type of users.</p>
Chapter E: Auckland-wide	E40 Temporary activities	E40.4.1 Activity Table	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>E40.4. Activity table</b></p> <p>Note 2. The duration of the temporary activities specified in <del>Table Error! No text of specified style in document Table E401.4.1</del> and in the standards includes the time required to establish and remove all structures and activities associated with the activity and reinstate the site to its original condition.</p>
Chapter H: Zones	H19 Rural zones	H19.1 Background	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>H19.1 Background</b></p> <ul style="list-style-type: none"> <li>• There are five rural zones <u>covered in H19. Rural zones:</u></li> </ul>
Chapter H: Zones	H22 Strategic Transport Corridor Zone	H22.4.1	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>H22.4.1</b></p> <p>(A14): Any other activity not otherwise listed above and provided for within an adjoining zone as a permitted <u>activity</u></p>
Chapter H: Zones	H4 Residential – Mixed Housing Suburban Zone	H4.6.5.1	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>H4.6.5.1</b></p> <p>(2)(b) sites <u>exceeding 2,000m<sup>2</sup></u> within the: Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone <del>exceeding 2000m<sup>2</sup></del>.</p>
Chapter H: Zones	H8 Business – City Centre Zone	H8.6.18.4	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p>Figure H8.6.18.4 <u>Escalator Stair</u> plan distance measurement.</p>

Chapter H: Zones	H8 Business – City Centre Zone	H8.8.2(1)(a)	<b>Grammatical error</b>  <b>Change to:</b>  <b>H8.8.2(1)(a)</b> (xxiii) the extent to which development <del>to</del> integrates mātauranga and tikanga into the design of new buildings and public open spaces; and
Chapter H: Zones	H8 Business – City Centre Zone	H8.8.2(9)	<b>Grammatical error</b>  <b>Change to:</b>  <b>H8.8.2</b> (9) infringement of minimum floor to floor height (ground floor), <del>ground floor activities</del> , building frontage alignment and height and verandahs standards:
Chapter H: Zones	H9 Business – Metropolitan Centre Zone	H9.2 (6)	<b>Grammatical error</b>  <b>Change to:</b>  <b>H9.2 Business - Metropolitan Centre Zone Objectives</b> (6) Metropolitan centres are reinforced and developed for commercial, community and civic activities, and provide for residential intensification.
Chapter I: Precincts	Central Precincts	I311.6.2 (1)(a)	<b>Numbering error:</b>  <b>Change to:</b>  <b>I311.6.2 Development area staging in sub-precincts A, B and C</b> (1) Resource consent applications for 25 or more dwellings must comprise either: <del>(b)</del> (a) the whole of sub-precinct A or C; or <del>(e)</del> (b) cover an area (including access roads) of at least 1ha within or comprising the residue area of sub-precinct B. □
Chapter I: Precincts	Central Precincts	I311.7.1	<b>Numbering error:</b>  <b>Change to:</b>  <b>I311.7.1. Matters of control</b> The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application: <del>(3)</del> (1) The length of stone wall to be removed; and <del>(4)</del> (2) The extent and manner in which the removed stone is proposed to be reused.
Chapter I: Precincts	Central Precincts	I311.8.1.	<b>Numbering error:</b>  <b>Change to:</b>  <b>I311.8.1. Matters of discretion</b>  The Council will restrict its discretion to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions except for:  <del>(1)</del> (5) all development that is a restricted discretionary activity in sub-precincts A, B...



Chapter I: Precincts	City Centre Precincts	I202.4 (3)	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>I202.4. Activity table</b></p> <p>(3) Those activities marked with * have the listed activity status only when that activity is located <del>is</del> on a coastal marine area structure (e.g. a new building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.</p>
Chapter I: Precincts	City Centre Precincts	I208 Port Precinct	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>I208 Port Precinct</b> Change "costal" to "coastal" throughout I208 document</p>
Chapter I: Precincts	City Centre Precincts	I211.6.4 & I211.6.5	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p>I211.6.4 Building Height (1) Building must not exceed the heights specified on <b>Precinct plan <u>2</u><u>3</u></b></p> <p>I211.6.5 Site Intensity (1) Buildings must not exceed the floor area ratios shown on <b>Precinct plan <u>3</u><u>4</u></b></p>
Chapter I: Precincts	City Centre Precincts	I214.5 (6)	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p><b>I214.5</b> (6) Any application for resource consent for an activity listed in Table I214.4.1. Activity table – Land use and Table I214.4.2. Activity table – development and which is not listed in I214.5(1)- <del>(4)</del><del>(5)</del> will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.</p>
Chapter I: Precincts	North Precincts	I414.7.2	<p><b>Numbering error</b></p> <p><b>Change numbering to:</b></p> <p><b>I414.7.2. Assessment criteria</b> (1) Effects on the safety and efficiency of the transport network: (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements; <del>(a)</del> <u>(b)</u> the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and <del>(b)</del> <u>(c)</u> the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).</p>

Chapter I: Precincts	North Precincts	I415.8.2(3)( a)	<p><b>Numbering error:</b></p> <p><b>Change to:</b></p> <p><b>I415.8.2 Assessment criteria</b></p> <p>(3) The effects of the non-compliance with noise standards on the amenity values of surrounding properties.</p> <p>(a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:</p> <p>(i) the cumulative noise effects of other activities which are permitted on the site;</p> <p><del>(i)</del> <u>(ii)</u> the cumulative effect of numerous infringements of noise standards;</p> <p>and,</p> <p><del>(ii)</del> <u>(iii)</u> the degree of non-compliance.</p>
Chapter I: Precincts	North Precincts	I521	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p><b>I521.8.1</b></p> <p>(4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct C and D:</p> <p>(a) Building scale, and siting;</p> <p>(b) Architectural style and character of buildings ; and</p> <p>(c) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:</p> <p><del>(i)</del> <del>(iv)</del> Building scale, and siting;</p> <p><del>(ii)</del> <del>(v)</del> Architectural style and character of buildings;</p> <p><del>(iii)</del> <del>(vi)</del> Colour and material of buildings;</p> <p><del>(iv)</del> <del>(vii)</del> Streetscape; and</p> <p><del>(v)</del> <del>(viii)</del> Landscaping □</p>



Chapter I: Precincts	North Precincts	I521	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p><b>I521.6.7. Buildings fronting the street in Sub-precinct D</b>  (1) Buildings in sub precinct D must comply with the following controls:  (a) <del>(e)</del> The building facade must occupy a minimum of 70 per cent of the street frontage of the site at ground level.  (b) <del>(d)</del> Where the building facade is set back from the street frontage, it must be located no more than 5m at any point, from the street frontage at the ground level.  (c) <del>(e)</del> Where the building is set back from the street frontage, the space between the building and the street frontage must incorporate outdoor dining, display, planting, or pedestrian amenities in keeping with the style and standard of adjacent public improvements.  (d) <del>(f)</del> Building facades must include facade modulation, articulation or architectural relief at intervals no greater than 10m along the street frontage at all levels e.g. a change in building mass, features such as pilasters, entrances, windows, shutters, balconies, changes in surface texture or detail.  (e) <del>(g)</del> The minimum height of a building facade must be 6m.  (f) <del>(h)</del> Windows with clear glazing and pedestrian entrances must comprise no less than 40 per cent of the surface area of the building facade at ground level.  (g) <del>(i)</del> The ground level floor of buildings at the street frontage must be no higher or lower than 1 metre from the average ground level along the street frontage.  (h) <del>(j)</del> Any parking at ground level must be located behind or within the building and no closer than 6m to the street frontage.  (i) <del>(k)</del> Parking and service access must be provided from the rear of the building or a service lane.  (j) <del>(l)</del> Verandahs or other cover along the full extent of its frontage must be provided. The verandah must:</p>
Chapter I: Precincts	North Precincts	I528.4.1	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>I528.4.1 Activity Table</b>  (A11) Buildings and <del>strucutres</del> <u>structures</u>  ancillary to the commerce land uses RD RD RD RD RD RD RD</p>

Chapter I: Precincts	North Precincts	I529.8.1	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p>I529.8. Assessment – restricted discretionary activities I529.8.1. Matters of discretion ... (3)garages <del>(e)</del>(a)criteria I529.8.1.1(1) and (2) <del>(d)</del>(b)the effects on the amenity of public spaces and the safety of people. (4)precinct interface yard <del>(e)</del>(a)criteria I529.8.1.1(1) and (2). <del>(a)</del>(b)the effects of building bulk in the yard on amenity, privacy and daylight access. (5)building block <del>(b)</del> (a)criteria I529.8.1.1(1) and (2). <del>(a)</del> (b)the effects of building block length and separation on built amenity and dominance of built form in relation to open spaces. (6)visual amenity corridors <del>(b)</del> (a)criteria I529.8.1.1(1), (2), and (3). <del>(a)</del> (b)the effects of building in the visual amenity corridors on the sightlines and amenity of the corridors. <del>(b)</del> (c)the effects of not providing the visual corridors, or locating them elsewhere to the locations shown on Orewa 1: Precinct plan 1.</p>
Chapter I: Precincts	North Precincts	I530.8.2.3	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p><b>I530.8.2.3. Transport</b></p> <p>... (3) The extent to which local road network provides an efficient and legible roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves and retail activities. <del>(f)</del>(4) The extent to which effects of development on the wider road network are avoided, remedied or mitigated.</p>
Chapter I: Precincts	North Precincts	I532.8.1	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p><b>I532.8.1. Matters of discretion</b></p> <p>The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application: (1) Structures greater than 100m<sup>2</sup> gross floor area: <del>(e)</del> (a)visual amenity as perceived from beyond the site boundaries.</p>
Chapter I: Precincts	North Precincts	I545.8.1	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p><b>I545.8. Assessment – restricted discretionary activities</b> I545.8.1. Matters of discretion ..... (8) Building height, yards and building coverage: <del>(b)</del>(a) effects on the natural coastal values of Waiwera; and <del>(e)</del> (b) effects on the landscape values of Waiwera.</p>

Chapter I: Precincts	North Precincts		<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p><b>1526.7.2. Assessment criteria</b>  The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:  (1) Effects on the safety and efficiency of the transport network:  (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;  <del>(a)</del> <del>(b)</del> the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and  <del>(b)</del> <del>(c)</del> the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).</p>
Chapter I: Precincts	South Precincts	I403.6.14, I403.8.1 & I403.9	<p><b>Remove underline under semi-colons in I403.6.14, I403.8.1 and I403.9 provisions. The underline is a formatting error to be removed.</b></p>
Chapter I: Precincts	South Precincts	Table I412.6.1.1 Density requirement s	<p><b>Wording error</b></p> <p><b>Change to:</b></p> <p>Missing sqm per dwelling reference in table.</p> <p>Amend to:  Maximum density (<u>sqm per dwelling</u>)</p>
Chapter I: Precincts	Special Housing Areas	Hingaia 2 Precinct: Figure 3	<p><b>Wording error</b></p> <p><b>Change to:</b></p> <p>Insert titles into text/PDF for Figure 3a and Figure 3b.</p>



Chapter I: Precincts	West Precincts	I612.3	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p>I612.3. Policies</p> <p><del>(1)</del> (4) Require subdivision and development to be of a scale, design and location in keeping with the unique circumstances of the precinct, taking into account existing and past use of the precinct and the opportunities to achieve net environmental benefits in the precinct.</p> <p><del>(2)</del> (5) Manage the ecological and landscape values of the precinct by enabling the use of land for grazing and forestry.</p> <p><del>(3)</del> (6) Require new dwellings and areas for forestry to be located so that the natural and coastal character of the landscape is protected.</p> <p><del>(4)</del> (7) Provide for nature-based, rural and wilderness experiences, outdoor recreation and pursuits, that are compatible with, and appropriate to, the natural and coastal character and amenity values of the area and the natural and rural environment.</p> <p><del>(5)</del> (8) Provide for the reuse of existing buildings that relate to the history and/or natural and coastal character of the precinct.</p> <p><del>(6)</del> (9) Recognise and provide for the relationship between Mana Whenua and the area, including the use of traditional resources and food gathering.</p>
Chapter I: Precincts	West Precincts	I612.5	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p><b>I612.5. Notification</b></p> <p><del>(1)</del> (10) Any application for resource consent for an activity listed in Table I612.4.1 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.</p> <p><del>(2)</del> (11) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).</p>
Chapter L: Schedules	Schedule 7 Outstanding Natural Landscapes Overlay Schedule	Schedule 7	<p><b>Referencing error</b></p> <p><b>Change to:</b></p> <p><b>Enter reference into footer in Schedule 7</b></p> <p><u>WESI criteria<sup>1</sup></u></p> <p><u>1. Environment Court decision Wakatipu Environmental Society Inc v Queenstown Lakes District Council C180/1999 [2000] NZRMA 59 included a set of factors for assessing landscape significance. These are included in policy B4.2.2(1).</u></p>
Chapter L: Schedules	Schedule 7 Outstanding Natural Landscapes Overlay Schedule	Schedule 7 - ID 8	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>Schedule 7 - ID 8</b></p> <p>High Combination of natural landform and natural vegetation cover closely linked to the tidal river margins.</p> <p><del>Some bays contain existing marine (mussel) farms, but this does not compromise Great Barrier's current natural values overall.</del></p>

Chapter M: Appendices	Appendix 1 Structure plan guidelines	Appendix 1 Structure plan guidelines	<p><b>Numbering error</b></p> <p><b>Change to:</b></p> <p><b>Appendix 1</b> 1.5 (5) Implementation <del>(e)</del> (a) staging plan; <del>(e)</del> (b) funding plan; <del>(f)</del> (c) affordability assessment; <del>(g)</del> (d) neighbourhood design statement; and <del>(h)</del> (e) other documents depending on the characteristics of the land and water resources of the area.</p>
Chapter M: Appendices	Appendix 4 Surf breaks		<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p>Appendix 4 surf breaks 15 Takapuna Beach and South Reef <u>Takapuna</u> East Coast Beach and reef breaks Sand and rock Sheltered beach and reef breaks. Inconsistent, poor to average wave quality, however highly valued and utilised urban surf break. Suitable for learners to competent surfers. Good facilities and access.</p>
Chapter M: Appendices	Appendix 7 Coastal marine area boundaries	Appendix 7	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>Appendix 7</b></p> <p>Table 3: Waitemata Harbour and Hauraki Gulf ID River River Mouth NZMS260 map grid reference Coastal Marine Area Boundary NZMS260 map grid reference 124 Unnamed stream – Couldrey’s Bridge S11 042 709 Seaward side of Couldrey’s bridge S11 042 709 125 Rautawa Stream S11 037 704 Seaward side of Kawakawa Bay coast road S11 037 704</p>
Chapter I: Precincts	North Precincts	I501 Albany 9 Precinct	<p><b>Grammatical error</b></p> <p><b>Change to:</b></p> <p><b>I501 Albany 9 Precinct</b> <b>Activity Table I501.4.1</b></p> <p>(A34) Buildings, alterations, additions and demolitions unless otherwise specified below P</p>



## Attachment 2

Section of AUP Geomaps Viewer	Type of change	Subject site (list the specific property/ies, or multiple or Auckland-wide)	Legal Description (if applicable)	Nature of change and changes required to be made in the AUP
Unitary Plan Management Layers	Designation	Designation 1408 & 19 Rawene Road Birkenhead 0626	Pt Lot 1 DP 40222, Pt Lot 44 DP 415, Lot 1 DP 40222	<p><b>Spatial map change</b></p> <p><b>Amend in GIS Viewer:</b> Designation 1408: There is a misalignment between the property boundary and designation boundary.</p> <p><b>Amend in GIS Viewer:</b> Slither on site (designation 1408) to be zoned with remaining property zone of Business - Mixed Use Zone (19 Rawene Road Birkenhead 0626) along with the removal of a Height Variation Control of 27m that is on the slither of land at 19 Rawene Road, Birkenhead.</p>
Unitary Plan Management Layers	Zone	167 Piha Road	PT LOT 1 DP 52872, SEC 4 SO 50733	<p><b>Spatial map change</b></p> <p><b>Amend in GIS Viewer:</b></p> <p>There is a small Rural Coastal Settlement zone on 167 Piha Road which needs to be rezoned to Rural - Waitakere Ranges zone.</p>

Unitary Plan Managem ent Layers	Control	Multiple prope	Multiple prope	<p><b><i>Spatial map change</i></b></p> <p><b><i>Amend in GIS Viewer:</i></b></p> <p>Remove the Height Variation Control layer over the Westgate Precinct area as it duplicates rules that are within the precinct provisions already. The heights do not change as these are already provided and outlined in the Westgate Precinct diagram.</p>
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# Memo

Date 4 August 2017

To: Phill Reid, Auckland-wide Manager  
 From: Ewen Patience, Principal Planner – North, West and Islands Unit

Subject: **Plan Modification: Clause 20A amendment to the Plan maps (GIS viewer) regarding the 'Flat Top quarry' in the Auckland Unitary Plan (AUP) operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (operative in part).

<b>Rule or Section of Unitary Plan</b>	AUP-OIP maps (GIS viewer) – Quarry Buffer Area overlay (Infrastructure)
<b>Subject Site (if applicable)</b>	Land within 500 metres of the perimeter of the Flat Top Quarry, Haruru Road, Wainui (Rodney locality).
<b>Legal Description (if applicable)</b>	(parts of lots)
<b>Nature of change</b>	<p>Reinstatement of the 'Quarry Buffer Area' (Infrastructure) overlay around the Flat Top Quarry, which is an operational quarry zoned "Special Purpose – Quarry".</p> <p><b>Discussion</b>                      The situation preceding and giving rise to the error is set out in the attached document. The recommendation of this 'planning assessment' (to effect a Clause 20A correction for the error) is now put forward for adoption.</p>
<b>Effect of change</b>	<p>Minor. The buffer area control was in the notified PAUP and was determined by the Independent Hearings Panel to remain in place (thereafter adopted by Auckland Council). However, due to an amendment to an immediately adjoining buffer (to the Wainui quarry) some confusion was created that led to a deletion of the Flat Top quarry buffer. The 'buffer' was in the former Rodney District Plan and has been in place for a long time. The effects of the correction are therefore deemed to be minor and appropriately dealt with under Clause 20A of the First Schedule of the RMA.</p>
<b>Changes required to be made</b>	Reinstatement of the 'Quarry Buffer Area' (Infrastructure) overlay around the Flat Top quarry (zoned "Special Purpose – Quarry") in the GIS (Unitary Plan) viewer.

Prepared by: Ewen Patience

Approved by:

*Phill Reid*

Signature:

*[Red signature]*

Signature:

*[Blue signature]*

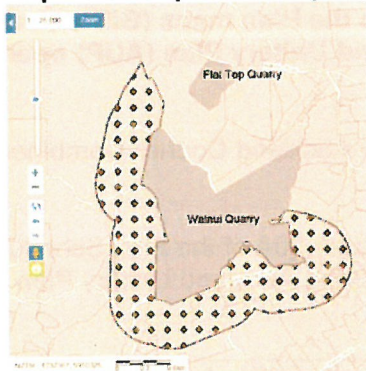
## AUP-OIP - Error assessment – Planner’s comments

E\_029 - Wainui and Flat Top quarries (Rodney district)

### What is the issue?

Flat Top quarry: The Quarry Buffer Area Overlay around the Flat Top quarry zoning (in the operative Plan) has not been carried through from the IHP Recommendations, which were adopted by Council, in turn meaning that the ‘operative in part’ Unitary Plan map is incorrect and should be corrected: See Map 1 following:-

**Map 1: AUP Operative in part, Plan map – as at 15 November 2016**



### Recommendation

The ‘quarry buffer area’ overlay around the Flat Top Quarry Zone in Haruru Road should be reinstated as a Clause 20A ‘change’ (minor correction).

### Reasons for recommendation

The Clause 20A change amounts to a correction of a mapping error made by the IHP GIS staff of the time. An email message of 2 June 2016 from the planning consultant, who had been asked to check the intended IHP ‘recommendation to Council’ map, was not acted upon. It is quite clear from the chronology (reported below) of the progress of the Flat Top quarry provisions, from PAUP notification through to final Council decision, that the ‘quarry buffer area’ should have remained in place, either for the notified Quarry Zone or the extended area requested by Winstones (submitter). As it turned out, the submission/request to extend the quarry zone was withdrawn, and so the notified version of the provisions should now appear in the ‘operative in part’ Unitary Plan.

### Consequential changes required?

There are no such changes required; only the map correction. However, there does appear to be an issue with the ‘quarry buffer area’ pertaining to the Wainui quarry, and I agree with Katrina that perhaps all the quarry buffer areas across the Unitary Plan should be checked. In this case, it is not clear from the hearing evidence why the Wainui buffer area has been reduced to the extent that it has (ie well removed from the Wedd property).

### Text or map changes?

There are no text changes and only a map correction required, in respect of the Flat Top quarry zone and its buffer area. The required mapping change is shown at the end of this document.



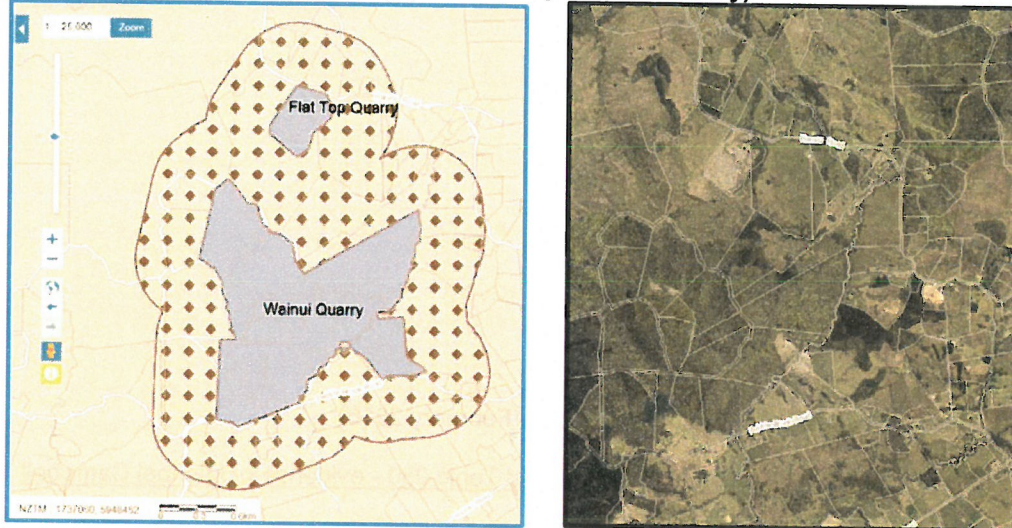
# AUP-OIP - Error assessment – Planner’s comments

## Report – May 2016

The following is what has happened, in chronological order:

1. **Notified PAUP maps:** The notified ‘quarry’ provisions are shown below (September 2013). Note the 500m quarry buffer zone around both ‘quarries’ (Flat Top, an operational quarry at 560 Haruru Road; Wainui, not operational, at 162 & 306 Pebble Brook Road):

**Map 2: Notified PAUP plan map (and aerial photo of locality)**



2. **Submission # 2512** (February 2014): Submissions sought the retention of what had been notified, along with other requests.

### Winstone Aggregates (Fletcher Concrete and Infrastructure Ltd, Dan McGregor)

**2512 – 1, 2:** ‘Winstone seeks that the quarry zone be retained as illustrated on the proposed maps for the land at 162 & 306 Pebble Brook Road and 560 Haruru Road’.

**2512, 3:** ‘Winstone seeks that the Flat Top quarry zone area be extended over part of 506 Haruru Road to provide for future operational requirements of both quarries’ - Refer Appendix 1 of submission below, “Additional quarry zone” (map):-

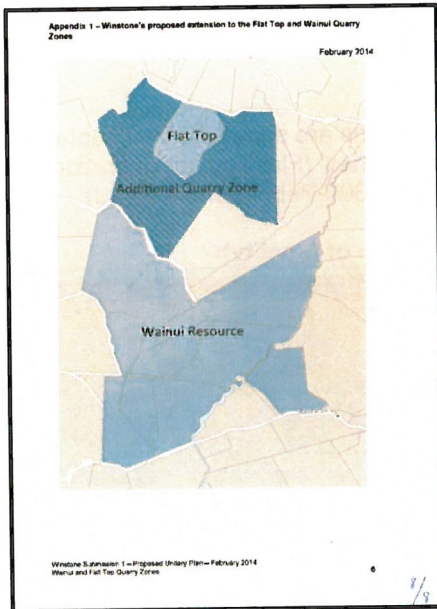
**2512, 4:** (accordingly) ‘Winstone seeks that the Quarry Buffer Area be extended to 500 metres from the boundary of the revised zone area’ (not illustrated).

NB, submission 2512-3 (and 4) was subsequently withdrawn.



## AUP-OIP - Error assessment – Planner’s comments

**Map 3: Additional area of ‘Quarry zoning’ sought by Winstones**



### 3. IHP hearing/s of submission # 2512 (February 2016)

#### Topic 041 Earthworks and minerals and Topic 080 - evidence of Michael Campbell

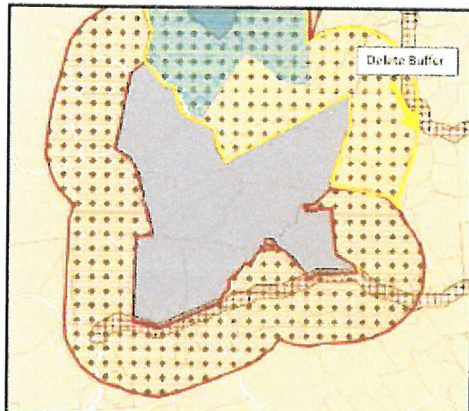
Michael recommended the extension of the Flat Top quarry, as requested. This position was endorsed by the Unitary Plan committee on 24 November 2016 (NB, Winstones subsequently withdrew this part of its submission).

Michael recommended the retention of the Wainui quarry zoning – again endorsed by the UP committee - notwithstanding strong opposition from Mr Charles Wedd, a neighbour at 782 Haruru Road (eastern side of quarry zone). Mr Wedd also opposed the quarry buffer area overlay, and subsequently Michael Campbell recommended the removal of part of the buffer, including Mr Wedd's property, as shown below in yellow outline, with the words "Delete Buffer" (the removal extends well beyond the Wedd property).

Note that the light blue shading is the recommended "Additional Quarry Zone" for the Flat Top quarry, which was an issue which fell away as Winstone withdrew that part of its submission:

## AUP-OIP - Error assessment – Planner's comments

**Map 4: Evidence map showing recommended reduced buffer area**



### **4. IHP recommendations to Council of 22 July 2016**

#### Topic 041 Earthworks and minerals and Topic 080 Zoning – 3.6.2 Recommendation and Reasons

The IHP accepted Council's (Michael's) evidence and position (primary and rebuttal) noting the withdrawal of Winstone's submission point 2512-3, and therefore point 4, the buffer area that would run with the Flat Top Quarry zone extension; and also noting and accepting the reduction of the Wainui quarry buffer area (affecting the Wedd property).

These recommendations were in line with Council's closing remarks statement of 17 March 2016 which records on page 4, para 3.2, the Memorandum of counsel acting for Winstones (dated 18 February 2016) advising of the withdrawal of submission point 2512-3. This statement also contains maps at 'Attachment A' containing the same map that Michael Campbell produced in evidence, showing the deletion of part of the quarry buffer area adjoining the Wainui Quarry Zone, and thereby the removal of the 'buffer' from Mr Wedd's property (and others). Map 4 above is the map that is in Appendix A to the council's 'closing remarks'.

### **5. Council decisions of 19 August 2016**

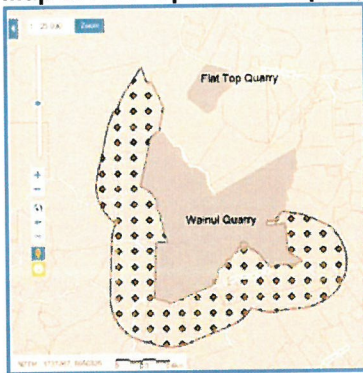
#### Topic 041 Earthworks and minerals and Topic 080 Rezoning & precincts (Rodney)

The Council adopted the IHP recommendations in respect of Topic 041 Earthworks and minerals (apart from provisions pertaining to kauri dieback disease) and there have been no appeals. The Council also adopted the IHP recommendations in respect of Topic 080 Rezoning and precincts (Rodney area) and therefore Map 4 is the 'decision' map, subject to the fact that the 'additional quarry zone' area shown in light blue is not proceeding due to Winstone's withdrawal of the relevant submission point. There are no appeals. The now operative map is Map 6 below, which is in error because the Flat Top quarry has no 'quarry buffer area' around it.



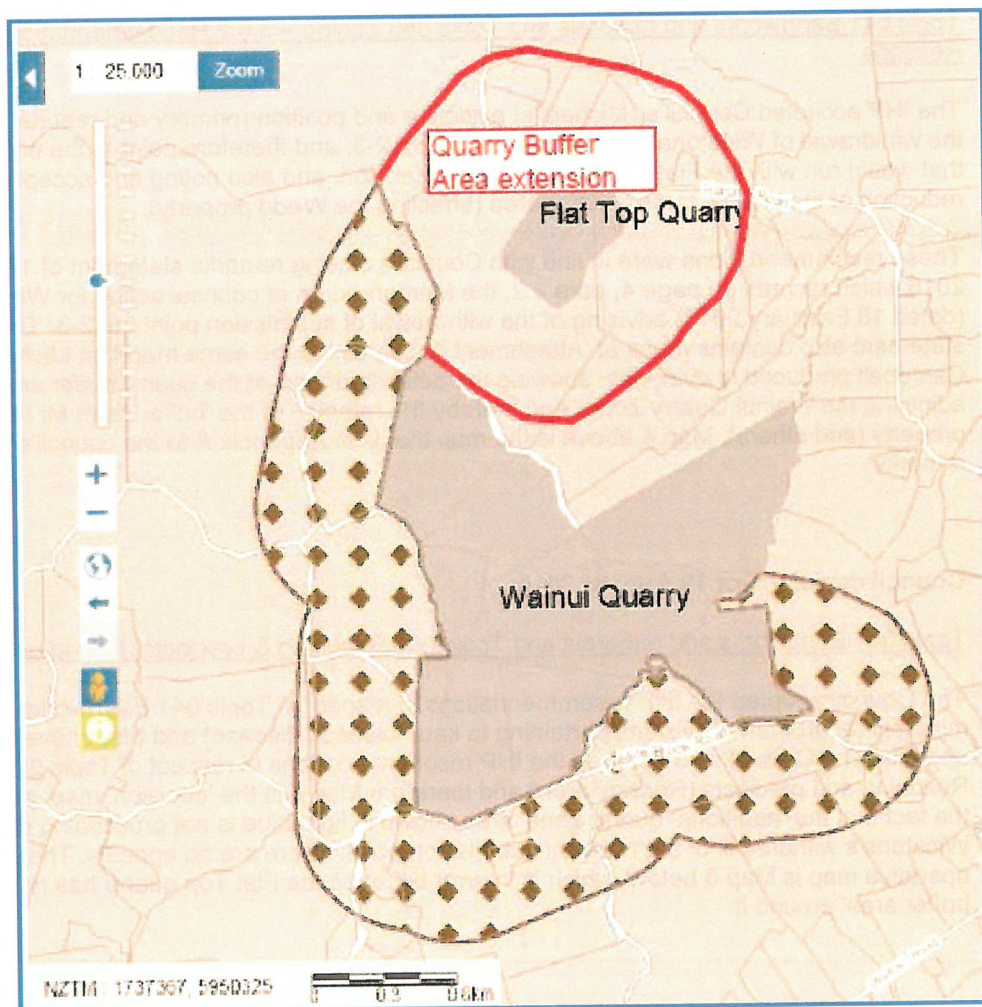
## AUP-OIP - Error assessment – Planner's comments

Map 6: AUP Operative in part, Plan map – as at 15 November 2016



### Spatial (Plan Map) changes

The required Unitary Plan map correction is as shown below. The 'quarry buffer area' needs to be reinstated around the Flat Top Quarry zoning, so that the map appears as it did at the time of original notification. Michael Campbell has again confirmed that this correction needs attending to:



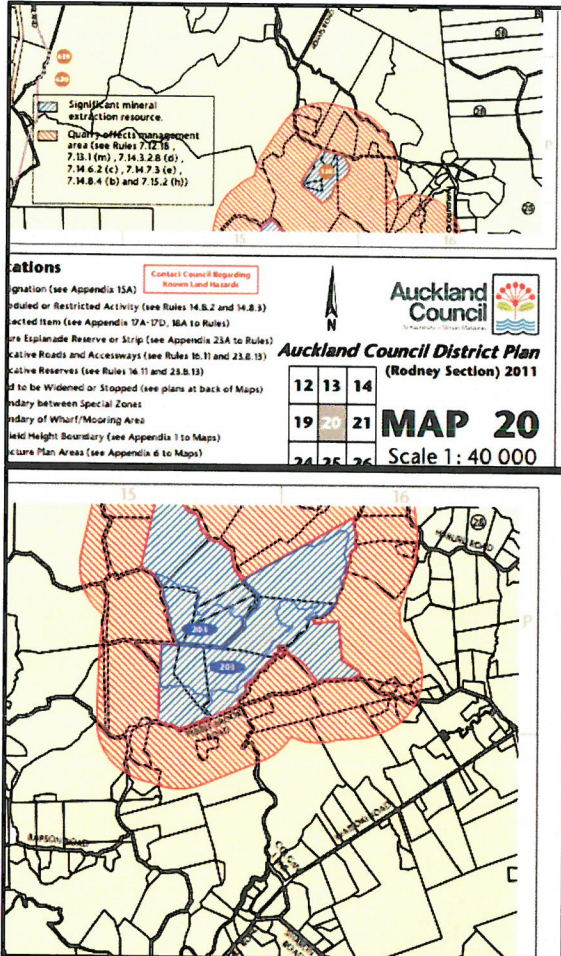
### Planners name and date

Ewen Patience, May 2017

# AUP-OIP - Error assessment – Planner's comments

## Legacy (Rodney District) Plan

For the record, the former operative Plan contained the following map, and it can be seen that the Unitary Plan provisions reflect what was in the legacy Plan.





**UNITARY PLAN UPDATE REQUEST MEMORANDUM**

TO Warren MacLennan, Manager Planning-North/West

FROM Ewen Patience, Principal Planner-North/West

DATE 17/10/2017

SUBJECT **Clause 20A amendment to the Plan maps (GIS viewer) regarding the 'Flat Top quarry' in the Auckland Unitary Plan (AUP) operative in part (15 November 2016).**

This memorandum requests an update to Auckland Unitary Plan Operative in part

<b>Reason for update</b> – Reinstatement of the 'Quarry Buffer Area' (Infrastructure) overlay around the Flat Top Quarry, which is an operational quarry zoned "Special Purpose – Quarry".	
<b>Chapter</b>	<i>Not applicable</i>
<b>Section</b>	AUP-OIP maps (GIS viewer) – Quarry Buffer Area overlay (Infrastructure)
<b>Changes to text</b> (shown in underline and strikethrough)	<i>Not applicable</i>
<b>Changes to diagrams</b>	<i>Not applicable</i>
<b>Changes to spatial data</b>	<p>Extend the 'Quarry Buffer Area' (Infrastructure) overlay around the Flat Top quarry (zoned "Special Purpose – Quarry") in the GIS (Unitary Plan) viewer as indicated by the image below:</p>
<b>Attachments</b>	<i>Not applicable</i>

**Prepared by:**

Ewen Patience - Principal Planner,  
North/West

**Signature:**

**Maps prepared by:**

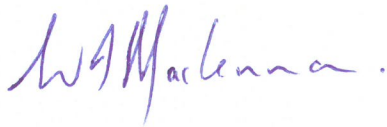
Aching Konyak –  
Geospatial Analyst  
Aucklandwide

**Signature**



**Manager**

Warren MacLennan  
Manager Planning, North/West

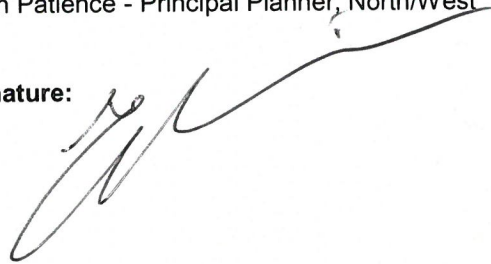


**Signature**

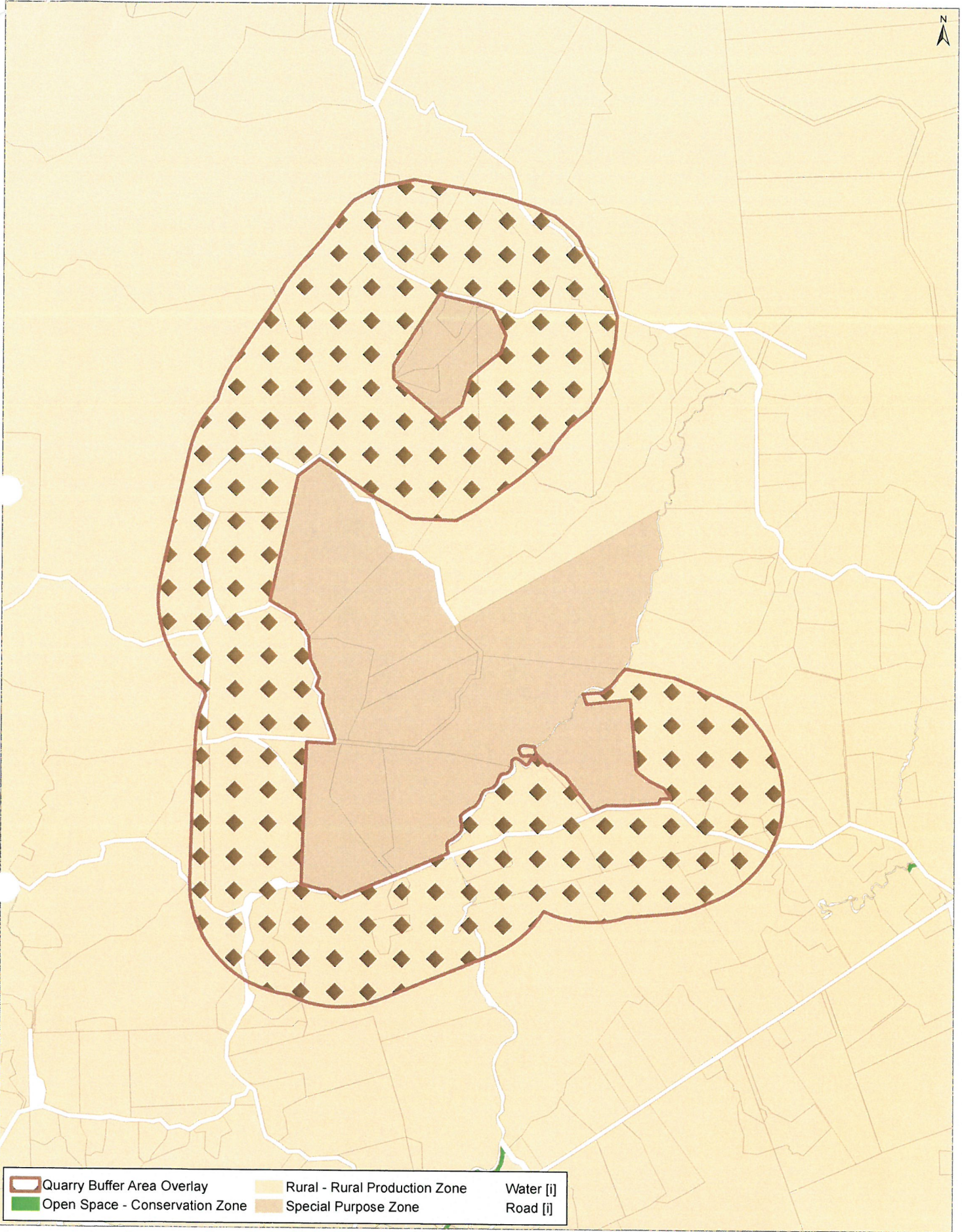
**Reviewed by:**







Ewen Patience - Principal Planner, North/West

**Signature:**







- |   |   |   |
|---|---|---|
|  Quarry Buffer Area Overlay     |  Rural - Rural Production Zone |  Water [i] |
|  Open Space - Conservation Zone |  Special Purpose Zone          |  Road [i]  |



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 9/10/2017

## Clause 20A - Flat Top Quarry Buffer Area



Plans and Places



# Memo

Date: 25/10/2017

To: Phill Reid, Auckland-wide Manager  
 From: Gurv Singh, Principal Planner, Auckland-wide planning

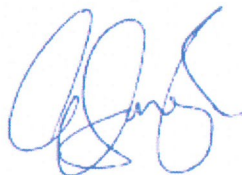
Subject: **Plan Modification: Clause 16 Amendment to Chapters F of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 16 of the First Schedule to the Resource Management Act 1991, as corrections are requested to a proposed provision of the Auckland Unitary Plan (Operative in Part).

<b>Rule or Section of Unitary Plan</b>	<b>Chapter F</b> (see Attachment 1 on the specific sub-sections).
<b>Subject Site (if applicable)</b>	N/A
<b>Legal Description (if applicable)</b>	N/A
<b>Nature of change</b>	There are two changes required to text provisions in F4 Coastal – Mooring Zone and moorings outside the Coastal Mooring Zone of the AUP.  <b>Discussion</b> The changes are to correct the year listed in Table F4.4.2 activity table. See Attachment 1 on the nature of change to the specific provisions to the Operative in Part version.
<b>Effect of change</b>	These changes are all minor in nature. The amendments do not change the application or intent of the provisions.
<b>Changes required to be made</b>	See Attachment 1 on the changes required to be made to the specific sub-sections and provisions to the Operative in Part version.

**Prepared by:**  
 Gurv Singh  
 Principal Planner  
**Signature:**



**Approved by:**  
 Phill Reid  
 Auckland-wide Manager  
**Signature:**



**Attachment 1:**

Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
Chapter F: Coastal	F4 Coastal - Mooring Zone and moorings outside the Coastal - Mooring Zone	Table F4.4.2 Activity Table	<p><b>Correction to notified year error:</b></p> <p>In Table F4.4.2. Activity A4 - the date existing as at 30 September 2012 needs to change to the notified date and correct year of 2013.</p> <p><b>Amend to:</b></p> <p>(A4) Pile moorings existing at 30 September 201<del>3</del><sup>2</sup> including occupation and use by the vessel to be moored</p>
Chapter F: Coastal	F4 Coastal - Mooring Zone and moorings outside the Coastal - Mooring Zone	Table F4.4.2 Activity Table	<p><b>Correction to year error:</b></p> <p>In text above Table F4.4.2 Activity table, the year of the RMA is incorrect and missing a 1 after '199'.</p> <p><b>Amend to:</b></p> <p>Table F4.4.2 Activity table below specifies the activity status of structures in the coastal marine area pursuant to section 12(1) of the Resource Management Act 1991 and the associated occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 199<del>1</del><sup>1</sup>; and their use pursuant to section 12(3) of the Resource Management Act 1991.</p>