

Memorandum

To: Manager Planning and Policy: Katherine Overwater

From: Casual Planner: Paul Waanders

Date: 6 August 2026

Subject: Further Clause 20A Correction of District Plan in relation to Chapter 13B Cove Road North Precinct Rule 13.13B.1

Background Context

1. Private Plan Change 83 Cove Road North Precinct became operative on 5 November 2024 after the full process prescribed in the Resource Management Act 1991(RMA) had been followed.
2. The Plan Change, changed Chapter 13 in the Operative District Plan and was submitted using the strikethrough method, resulting in many provisions being deleted and new provisions being introduced including splitting the Rules of precinct Plans into Chapter 13A (Awakino Dargaville) and Chapter 13B (Cove Road North).
3. The final document had to be renumbered to remove all the deleted phrases and include the new phrases but also required cross-referencing to different provisions to be correlated.
4. Care was taken to match the cross-referencing, but some cross references were either missed or were incorrectly cross referenced, whilst provisions were moved around within the documentation.
5. With the Clause 20A correction approved on 4 July 2026 it was attempted to have the renumbering and cross-referencing as accurate as possible.
6. Staff were subsequently made aware that some of the cross referencing specifically pertaining to Cove Road North were not correct and should be further corrected in terms of the provision in Clause 20A Schedule 1 of the RMA.
7. The following table indicates which cross referencing within provision 13.13B (Cove Road North) must be corrected.

Reference Currently in Chapter 13 of the ODP	Reference to be changed to:
13.12.1.1	13.13B.1.1
13.12.1.2	13.13B.1.2
13.12.1.2.b	13.13B.1.2.ii
13.12.1.2.c	13.13B.1.2.iii
13.12.1(3)	13.13B.1.3

Reference Currently in Chapter 13 of the ODP	Reference to be changed to:
13.12.1(2)	13.13B.1.2
13.10.7(3) (4)	13.10.7.4
13.10.11(2) (1)	13.10.11.1
13.10.12(2) (3) and (4)	13.10.12.1, 13.10.12.3 and 13.10.12.4

Legal Position

Clause 20A enables a Council to amend its operative plan to correct any minor errors without the using the First Schedule of the RMA. Case law has determined what constitutes an ‘error’ and what a ‘minor’ error will be. An error can contain a clerical mistake of error from an accidental slip or omission, but the use of the slip rule is only applicable when it is used to correct the slip in the “expression” of the statement and not the “content.” In this case, the correlating numbering through cross referencing was inaccurate due to the many deletions and inclusions that were developed through the processing of the Plan Change and the amount of track changes that were made throughout the process.

The final version was checked by the contracted planners and the consultant for the applicant before they were signed off and submitted to Council for formal approval. However, not all the errors were picked up when the document was amalgamated with the mother document, resulting in the further clause 20A corrections being required.

Delegation

The authority to make minor amendments to correct minor errors on an Operative District Plan has been delegated to inter alia the Manager Planning and Policy

Recommendation

That the erroneous references be further corrected



Paul Waanders

Casual District Planner

Date: 06 August 2026

Recommendation is approved/~~not approved~~/approved with amendments.



Katherine Overwater

Planning and Policy Manager

Date: 12 August 2026