

Decision following the hearing of a Plan Modification to the Auckland Unitary Plan under the Resource Management Act 1991



Proposal

To make Amendments to Schedule 10 Notable Trees (re-order, technical errors and amendments to the mapped overlay)

This plan modification is **APPROVED**. The reasons are set out below.

Plan modification number:	29
Site address:	Regionwide
Hearing commenced:	Wednesday 16 September 2020, 9.30 a.m.
Hearing panel:	Peter Reaburn (Chairperson) Vaughan Smith
Appearances:	<u>For the Submitters:</u> Martin Green Dr Peter Waddell Anna Cameron Craig McGarr Anurag Rasela <u>For Council:</u> Eryn Shields, Team Leader Teuila Young, Planner West Fynn, Arborist Ruth Andrews, Intermediate Planner Sidra Khan, Hearings Advisor
Hearing adjourned	Wednesday 16 September 2020
Commissioners' site visit	N/A
Hearing Closed:	16 October 2020

Introduction

1. This decision is made on behalf of the Auckland Council ("**the Council**") by Independent Hearing Commissioners Peter Reaburn (Chairperson) and Vaughan Smith appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 ("**the RMA**").
2. The Commissioners have been given delegated authority by the Council to make a decision on Plan Change 29 ("**PC29**") to the Auckland Council Unitary Plan Operative in Part ("**the Unitary Plan**") after considering all the submissions, the section 32 evaluation, the reports prepared by the officers for the hearing and evidence presented during and after the hearing of submissions.
3. PC29 is a Council-initiated plan change that has been prepared following the standard RMA Schedule 1 process (that is, the plan change is not the result of an alternative, 'streamlined' or 'collaborative' process as enabled under the RMA).

4. The plan change was publicly notified on 15 August 2019 following a feedback process involving Iwi, as required by Clause 4A of Schedule 1. Notification involved a public notice as well as letters to directly affected landowners and occupiers alerting them to the plan change. The latter step was aimed at ensuring that landowners and occupiers of properties affected by potentially significant changes were made aware of the changes.
5. The submission period closed 12 September 2019. A summary of submissions was notified for further submissions on 11 October 2019. A total of 30 submissions (including one late submissions) and 5 further submissions were made on the plan change.

SUMMARY OF PLAN CHANGE

6. The proposed plan change is described in detail in the hearing report. A summary of key components of the plan change is set out below.
7. The intention of PC29 is to provide clarity for property owners about the location, number and species of scheduled tree(s) on the property. The plan change does not add to, or re-evaluate existing trees on the schedule, the aim is only to ensure that the Unitary Plan Schedule 10 is correct and up to date and to improve the overall usability of the document. Further, PC29 does not seek to alter the outcomes of any of the objectives and policies of the AUP or introduce any new objectives, policies or other provisions.

HEARING PROCESS

8. The Panel issued a direction on 6 August 2020 requiring pre-circulation of the officers' s42a report by 25 August 2020) and expert evidence (by 8 September 2020).
9. The Commissioners reviewed the material and determined that the issues raised did not require any site visits prior to the hearing. There was no further information provided at the hearing that required any site visit after the hearing.

PROCEDURAL MATTERS AND LATE SUBMISSIONS

Late Submissions

10. There was one late primary submission (from Submitter #30 Alicia Spencer, received one day late) and two late further submissions, from Sally Anne Halpin (6 days late) and Southern Cross Hospitals Limited (91 working days late).
11. We were advised prior to the hearing that the late primary submission from Alicia Spencer had been accepted by the Council.
12. In respect of the late further submissions these were not accepted by Council prior to the hearing and we had no recommendation in the s42A report as to whether they should be accepted. Having assessed the circumstances under which the late submissions were made we are prepared to allow them, however only on the basis that they have not been opposed by any party and have not delayed or otherwise compromised the plan change process. Were that to have been the case we may well have declined to accept them.
13. Pursuant to section 37 of the RMA, the time for receiving submissions has therefore been extended to accept late further submissions from:
 - Sally Anne Halpin (FS 303)

- Southern Cross Hospitals Limited (FS05)

14. The hearing was held on Wednesday 16 September. At the conclusion of proceedings the Panel adjourned the hearing in order to obtain information from Council staff on one issue, relating to the Oceania Healthcare Limited submission. That information was provided on Friday 18 September. On Monday 21 September the Panel issued a direction that the information be provided to Oceania Healthcare's representative, with any response from that submitter to be provided in writing, by Monday 28 September. No response was received.
15. On Tuesday 22 September an email was received by the Hearings Advisor from one of the submitters who had appeared at the hearing, Doctor Peter Waddell.
16. Council officer responses to matters raised during the hearing, and Dr Waddell's email, were given on Friday 18 September and Tuesday 29 September. The hearing was closed on Friday, 16 October.

RELEVANT STATUTORY PROVISIONS CONSIDERED

17. The RMA sets out an extensive set of requirements for the formulation of plans and changes to them. These requirements were set out in the section 32 assessment that accompanied the plan change as notified and we do not need to repeat these again in detail, as the plan change is very much focused on correcting errors and improving the clarity of the AUP tree schedule.
18. Clause 10 of Schedule 1 requires that this decision must include the reasons for accepting or rejecting submissions. The decision must include a further evaluation of any proposed changes to the plan change arising from submission; with that evaluation to be undertaken in accordance with section 32AA. With regard to Section 32AA, we note that the evidence presented by submitters and Council effectively represents this assessment, and that that material should be read in conjunction with this decision, where we have determined that a change to PC29 should be made.
19. As PC29 is specifically limited in that it does not include any evaluation of the type necessary to relate back to objectives and policies there has been no need for us to refer to any part of the AUP other than Schedule 10 and the maps.

CONTEXT AND HISTORY

20. We were advised that, prior to the creation of the AUP, each legacy council had its own schedule which listed heritage/notable trees or groups of trees. These were evaluated under various criteria at the time that they were included in those schedules and simply carried through to the notified AUP. In response to submissions received on the AUP a small number of changes were made, however there was a general concern about others based on the need to satisfy procedural fairness issues. This left matters relating to the Schedule (and maps) to be addressed at a later date.
21. PC29 is a partial response to these matters. The scope of PC29 is limited to correcting issues such as mapping (e.g. tree identification is mapped at the wrong location), incorrect information in the schedule (e.g. address and/or legal description is incorrect, the number of trees is missing/incorrect, the botanical and/or common names are incorrect or do not align), or items missing from the schedule or included by mistake.

22. The submissions to the Proposed AUP seeking additions to Schedule 10 are outside the scope of PC29, however remain in a database held by Council's Heritage team, along with nominations for addition of trees to the schedule which are received from time to time. Auckland Council will also continue undertaking a systematic review to ensure that the Schedule text and maps align, and that the information is correct and up to date.
23. The plan change process has included engagement with all iwi authorities (19) that are recorded by Council as being associated with the Auckland Region. Letters were sent on 6 March 2019, and these provided an explanation of the draft plan change and sought their interest on receiving the draft plan change prior to notification.

SUMMARY OF EVIDENCE

24. The Council planning officer's report was circulated prior to the hearing and taken as read. The following evidence was made available and read by the Panel prior to the commencement of the hearing:-
 1. Martin Green – Planning Consultant on behalf of The Roger Spooner Family Trust (in respect of 27 Moreton Drive, Manly);
 2. Craig McGarr – Planning Consultant on behalf of Oceania Healthcare Limited (in respect of 9 Melwood Drive Warkworth);
 3. Tom Morgan - Planning Consultant Cornwall Park Trust Board (tabled);
 4. Shannon Fallon - Planning Consultant on behalf of the University of Auckland (tabled);
 5. John McCallon – Planning Consultant on behalf of Kāinga Ora Homes and Communities (tabled);
 6. Bianca Tree - Counsel on behalf of Southern Cross Hospitals Limited (in respect of Brightside Hospital, located at 3 Brightside Road and 149, 151 and 153 Gillies Avenue, Epsom - tabled);
 7. Phil Mitchell on behalf of Ocean Point Body Corporate Committee (in respect of 379 – 383 Hibiscus Coast Highway, Orewa) (tabled);
 8. Lulu Chow (in respect of 16 Adam Street Greenlane) (tabled)
25. At the hearing we had attendances and further evidence from:
 9. Dr Peter Waddell in respect of 99 Te Atatu Road, Te Atatu South – written and verbal evidence (by way of Skype);
 10. Anna Cameron – verbal evidence in respect of
 11. Anurag Rasela – written and verbal evidence in respect of 87 Kolmar Road, Papatoetoe.

Mr Green and Mr McGarr also attended the hearing, presented a summary of their evidence and answered questions from the commissioners.

Auckland Council

26. The s42A report author Ms Young presented a Powerpoint presentation on the plan change. The presentation summarised the purpose of the plan change and the process undertaken to date.
27. In response to our questions Ms Young confirmed that PC29 was not a complete Schedule 10 / mapping correction and clarification exercise and that there are still tasks to complete to achieve full consistency. As an example, while a purpose of this plan change was to provide greater mapping detail on where, for the sites addressed, trees were on a site, there will remain many situations where the “green triangle” notation on the maps will remain. The process will be an ongoing one, including evaluations of requests for new trees to be put on the Schedule, a matter that is outside the scope of this plan change.
28. On the matter of scope, Ms Young confirmed that this was as detailed in the public notice for PC29, and the detail given in PC29’s s32 assessment. That detail is as follows and will be referred to later in this Decision.

The proposal seeks to undertake the following:

- *amend technical errors in the Schedule (these include typographical errors, incorrect;*
- *update the Schedule to remove scheduled trees which no longer are present;*
- *improve the legibility of the Schedule by ensuring that descriptions, addresses and numbering are consistent;*
- *re-organise the Schedule into district and alphabetically by street name to improve usability;*
- *amend the mapped overlay to replace the current central ‘green triangle’ (which indicates the presence of a notable tree or trees), with new symbology denoting the location of notable tree, trees or groups (where these locations are known); amend the Schedule and the corresponding mapped overlay to ensure the correct address of a notable tree, trees or groups of trees; and*
- *update addresses of notable trees where these may have changed as a result of subdivision.*

The following are not included in Proposed Plan Change 29 (i.e out of scope):

- *addition of new trees or groups of trees to the Schedule;*
- *deletion of existing trees or groups of trees on the Schedule (other than those which have been physically removed from a property and therefore no longer exist); and*
- *amendments to the objectives or policy framework or to any of the rules relating to Notable trees.*

27 Moreton Drive, Manly (ID 2316)

29. Martin Green gave planning evidence on behalf of the Roger Spooner Family Trust_The submission related to Schedule Number 2316 at 27 Moreton Drive, Manly and in particular the location of a Pōhutukawa being outside that site on a road reserve. Mr Green accepted that an appropriate amendment had been made to the Schedule. His concern was that this meant the submission should have been accepted, rather than (as recommended) accepted in part.

99 Te Atatu Road, Te Atatu South (ID 1924)

30. Dr Peter Waddell is a qualified and experienced field botanist. He gave evidence in respect of the proposed mapping of trees at 99 Te Atatu Road. Dr Waddell sought two corrections to the proposed mapping, one to encompass a replanted black maire and the other a tall kamahi.
31. Dr Waddell also raised concerns about the methodology used for scheduling and mapping trees and groups of trees and correct tree identification.

85 & 87 Kings Road, Panmure (ID 485 and ID 489)

32. Anna Cameron confirmed acceptance of the officers' recommendations in respect of the tree scheduling at 85 and 87 Kings Road, Panmure.

9 Melwood Drive Warkworth (ID 2421)

33. Craig McGarr gave planning evidence on behalf of Oceania Healthcare Limited in relation to a group of trees at 9 Melwood Drive Warkworth. Mr McGarr's evidence was that the proposed mapping added trees to the schedule that had not been previously assessed as being worthy of scheduling, as part of the previous Rodney District Council's Plan Change 29. Mr McGarr described what he considered to be additional mapping as being a "new matter"¹. He sought that the extent of mapping be amended to address this new matter and considered this was within the scope of the plan change.
34. In relation to what area of trees should be correctly mapped on the site, Mr McGarr referred to the arboriculture assessment that had been lodged with the submission. That assessment identified two areas on the Council's mapping that it was considered should be removed from the proposed overlay.

87 Kolmar Road, Papatoetoe (ID 1500)

35. Anurag Rasela gave evidence in relation to a scheduled tree at 87 Kolmar Road, Papatoetoe. Mr Rasela raised concerns about the condition of the tree and considered that it should no longer be scheduled as PC27, through a re-evaluation process, had removed heritage listing for a house on the property.

Auckland Council Response

36. In respect of 27 Moreton Drive, Manly (ID 2316) Ms Young confirmed that the corrections sought in the submission were agreed. Reference was made to the new ID 2977 confirming that that the Pohutakawa was not on property of the submitter.
37. In respect of 99 Te Atatu Road, Te Atatu South (ID 1924) Ms Young and Mr Fynn confirmed their agreement in part to the mapping change requested by the submitter – that change being necessary to include the kamahi that is listed in the Schedule text. In respect of the black maire also sought to be included by the submitter, it was noted this was a replacement tree that had been planted in response to previous enforcement action by Auckland Council following removal of another black maire on the property. It was clarified that the replacement tree was protected by consent condition, but that did not automatically

¹ Mr McGarr's evidence, paragraphs 2.8 – 2.9

mean it was then a notable tree – that status had been lost. Accordingly, a mapping extension to encompass the replacement tree was not supported.

38. In respect of 9 Melwood Drive, Warkworth (ID 2421) Ms Young and Mr Fynn advised that the 2011 “site pack” for the previous Rodney District Council Plan Change 149 included a map defining the assessed area of trees for scheduling, and that map aligned with the current plan change map. We were advised that this map had been provided previously to Mr McGarr’s company and was part of the record used to define the mapping proposed in PC29. Mr Fynn further advised that the areas of trees in contention did align with the scheduled purpose. Exotic trees were not included and could be removed.
39. In response to a question in relation to the partial overlap between the notable tree mapping and the Significant Ecological Area map overlay mapping, Mr Shields advised this was not unusual and reflected the different purposes of these overlays.
40. A memorandum provided by Ms Young after the hearing, dated 18 September 2020, provided greater detail regarding the previous tree identification for this site². Mr McGarr was given an opportunity to reply to that information³ and chose not to do so.
41. In respect of 87 Kolmar Road, Papatoetoe (ID 1500) Mr Fynn’s response was that notable trees were assessed separately to heritage buildings on the same site. Removal of the heritage building scheduling did not mean the tree was not still a notable tree.

PRINCIPAL ISSUES IN CONTENTION

42. Evidence and submissions listed in 3 – 8 of Paragraph 23 above supported PC 29 and / or the Council officer recommendations.
43. Having considered the submissions and further submissions received, the hearing report, the evidence presented at the hearing and the Council officers’ response to questions, we find that there are no issues to address in respect of 27 Moreton Drive, Manly (ID 2316) and 85 & 87 Kings Road, Panmure (ID 485 and ID 489). The relief sought in submissions has been supported by Auckland Council and in this Decision we have made the changes recommended.
44. The following principal issues in contention have been identified from the hearing:
 - 99 Te Atatu Road, Te Atatu South – extent of mapping
 - 9 Melwood Drive, Warkworth – extent of mapping
 - 87 Kolmar Road, Papatoetoe – scheduling
45. In respect of all other submissions there are no issues raised and our findings accord with the reasoning and recommendations made in the s42A report.

FINDINGS ON THE PRINCIPAL ISSUES IN CONTENTION

99 Te Atatu Road, Te Atatu South

46. Council staff have agreed that the kamahi, already included in the schedule, needs to be correctly include in the mapping. We agree and find that mapping amendment to be appropriate. In respect of the replacement black maire, we accept Mr Fynn’s view that,

² This information may be accessed on the Council website.

³ The Panel’s Direction No. 2

while this was a required replacement tree it does not meet the standard to be identified as a notable tree⁴. We accordingly find that the mapping should not include that tree.

47. We acknowledge the general comments Dr Waddell made about the methodology used to identify and schedule trees. However those observations cannot be responded to within the scope of PC29 and are better addressed at a future stage.

9 Melwood Drive, Warkworth

48. We have viewed the information provided to us after the hearing by Council staff in relation to the previous Rodney District Council Plan Change 149. While not part of the plan change itself, this information includes a map depicting the area assessed as being the basis of the scheduling proposed in that plan change. The mapping, with the exception of having straighter lines, is the same as now proposed for PC29.
49. Having viewed the Agenda material and Mr McGarr's evidence, we had been left with a concern that the clarification role of PC29 was in some doubt, as there was an apparent dispute about what PC149 had intended in respect of the trees to be scheduled on this site. In that respect, we have outlined the defined scope of PC29 in Paragraph 27 of this Decision, which includes (underlining added) *"amend the mapped overlay to replace the current central 'green triangle' (which indicates the presence of a notable tree or trees), with new symbology denoting the location of notable tree, trees or groups (where these locations are known)*.
50. The question was whether the proposed mapped location of trees on this site was "known". We are satisfied, now having viewed the further information provided, that the extent of trees as proposed by PC29 was "known". It was that area assessed for the previous PC149.
51. We leave open the question as to whether a re-evaluation may arrive at a different finding. It is clear that re-evaluation of trees is not a matter within the defined scope of PC29, at least where (as in this case) there is an historical record confirming the mapping as proposed by PC129. We find therefore that the mapping proposed in PC29 is appropriate.

87 Kolmar Road, Papatoetoe

52. We find in favour of the Council staff's evidence, that the heritage listing of a building, and the listing of a notable tree on the same site, are different matters. The removal of the heritage listing for the building does not automatically mean the listing for the tree should be removed. Further, the submitter's concern in relation to the condition of the tree is a matter of evaluation and is outside the scope of PC29. We find, therefore, that the tree scheduling for this site should remain.

⁴ We note that Dr Waddell, via an email after the hearing dated 22 September 2020, had understood Mr Fynn's view to be that replacement trees are afforded the same protection as the tree they replaced. We have reviewed the transcript of the hearing and have confirmed Mr Fynn's view to be as we have stated.

STATUTORY PROVISIONS

53. The RMA sets out a range of matters that must be addressed when considering a plan change, as identified in the section 32 report accompanying the notified plan change. Section 32 clarifies that analysis of efficiency and effectiveness is to be at a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In that respect we note that the plan change is confined in scope as detailed in Paragraph 27 of this Decision. Most significantly, the plan change does not propose any change to the objectives, policies or methodology for scheduling notable trees, nor does it include evaluating trees against the AUP's evaluation framework. As necessary these exercises will be conducted through separate procedures.
54. There have been minor changes made to the notified plan change. These are all to confirm appropriate corrections and amendments arising from the recommendations made in the s42A report, and as recorded in this decision. All changes are within the scope of the plan change and its objectives and satisfy the further evaluation requirements of Section 32AA of the RMA.
55. Having considered this limited scope, and the evidence and relevant background documents, we are satisfied, overall, that PC29 has been developed in accordance with the relevant statutory and policy matters. Through providing greater clarity and accuracy the plan change will clearly assist the Council in its effective administration of the Unitary Plan.

DECISION

56. That pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, that Proposed Plan Change 29 to the Auckland Unitary Plan (Operative in Part) be approved, subject to the modifications as set out in this decision and Attachment A. Attachment A records all parts of the plan change as notified that have been amended by this Decision. A full copy of the amended plan change is to be made available on the Council website.
57. Submissions on the plan change are accepted and rejected in accordance with this decision. In general, these decisions follow the recommendations set out in the Council's section 42A report and closing memoranda.
58. The reasons for the decision are that Plan Change 29:
- a. will assist the Council in achieving the purpose of the RMA;
 - b. is consistent with the Auckland Regional Policy Statement;
 - c. is consistent with the provisions of Part 2 of the RMA;
 - d. is supported by necessary evaluation in accordance with section 32; and
 - e. will help with the effective implementation of the plan.

Peter Reaburn
Chairperson



Date: 20 October 2020

ATTACHMENT A – PLAN CHANGE AMENDMENTS

Explanatory notes

This attachment sets out the content of Plan Change 29 – Amendments to Schedule 10 Notable Trees (re-order, technical errors and amendments to the mapped overlay).

Amendments proposed in the notified plan change are shown in black text in underline and strikethrough.

Amendments which add text to the proposed Schedule 10 are shown in green underline.

Text which was proposed to be inserted in the notified plan change and is now recommended to be removed is shown in red ~~strikethrough~~.

The use of ... indicates that there is more text, but it is not proposed to be changed. These are used when the whole provisions are too long to be included.

The order of the amendments listed below is organised by suburb and alphabetical street-name order.

ID	Botanical Name	Common Name	Auckland district	Number of Trees	Location/Street Address	Locality	Legal Description
...							
2186	Vitex lucens	Puriri	Franklin	4	Adams Road South 44-44 Adams Road South	Pukekohe	Lot 2 DP 183792
...							
336	Araucaria heterophylla	Norfolk Island Pine	Isthmus	4	Adam Street 16, Greenlane	Greenlane	Lot 1 DP 57802
...							
406	<i>Sequoia sempervirens</i>	Redwood (6)	Isthmus	6	Cornwall Park (reserve), near kiosk	Epsom	Pt Allotment 11 SECT 12 SBRS OF Auckland
403	<i>Beilschmiedia tarairi</i>	Taraire (23)	Isthmus	23	Cornwall Park (reserve), Park boundary, southern side Greenlane Road West), Greenlane	Greenlane	Pt Allotment 10 SECT 12 SBRS OF Auckland
367	<i>Olea europaea</i>	Olive Grove (Approx 200)	Isthmus	200 Group	Cornwall Park (reserve), adjacent to Claude & Crescent Roads), Greenlane	Greenlane	Pt Allotment 9 SECT 12 SBRS OF Auckland
...							
485	<i>Platanus acerifolia</i> , <i>Ficus macrophylla</i>	London Plane Tree , Moreton Bay Fig	Isthmus	21	Kings Road 85, Panmure	Panmure	Lot 4 DEEDS 300
489	<i>Metrosideros excelsa</i> , <i>Quercus rubra</i>	Pohutukawa , London Plane Tree , Red Oak	Isthmus	2	Kings Road 87A, Panmure	Panmure	Lot 6 DEEDS 300 Lot 2 DP 392912
486	Populus deltoides Vitex lucens <i>Podocarpus totara</i> <i>Metrosideros excelsa</i>	Cottonwood , Puriri, Totara , Pohutukawa	Isthmus	42	Kings Road 89-87, Panmure	Panmure	Lot 5 DEEDS 300 Lot 1 DP 392912
...							
290	Araucaria heterophylla , <i>Agathis robusta</i>	Norfolk Island Pine (2) , South Queensland Kauri and	Isthmus	31	Margot Street 44, Epsom (Diocesan School for Girls)	Epsom	Lot 1 DP 393716
...							
1502	Populus spp	1x Poplar	Manukau	4	Kolmar Road 103-103 Kolmar Road, Papatoetoe	Papatoetoe	Lot 1 DP 52550
...							
1609	Vitex lucens	1x Puriri	Manukau	4	Massey Road 296-296 Massey Road, Mangere East	Mangere East	Pt Land Claim 269A Fairburns Grant
...							
1784	Araucaria heterophylla	Norfolk Island Pine	Manukau	4	Miro Road 41R (reserve) 41R Miro Road, Mangere Bridge	Mangere Bridge	Pare 5A
...							
1383	<i>Quercus robur</i>	6-5 English Oak	North Shore	5	State Highway Seventeen Dairy Flat Highway 350 350 State Highway Seventeen, Albany Heights	Albany Heights	Lot 1 DP 149838
1380	<i>Araucaria bidwillii</i>	Bunya Bunya Pine	North Shore	1	State Highway Seventeen Dairy Flat Highway (opposite 3 The Avenue), Albany	Albany	Landing Reserve Survey Office Plan 1488
1381	<i>Sequoia sempervirens</i>	3 California Redwood	North Shore	3	State Highway Seventeen Dairy Flat Highway (next to 3 The Avenue, adjacent to Lucas Creek), Albany	Albany	Landing Reserve Survey Office Plan 1488
1382	<i>Podocarpus totara</i>	42 Totara (12)	North Shore	42 Group	State Highway Seventeen Dairy Flat Highway (road reserve between 3 The Avenue & SH17), Albany	Albany	State Highway Seventeen/The Avenue within legal road reserve Adjacent to Lot 1 DP 134288
1379	<i>Agathis australis</i>	Kauri	North Shore	1	State Highway Seventeen Dairy Flat Highway (19 Hobson Road), Lucas Heights	Lucas Heights	Lot 3 DP 193077
...							
1256	Melia azederach	Indian Bead Tree	North Shore	4	Northboro Road 8-8 Northboro Road, Hauraki	Hauraki	Pt Lot 13 ALLT 23 Section 1 PSH OF Takapuna
...							
1361	<i>Dacrydium cupressinum</i> , <i>Arecastrum romanzoffianum</i> , <i>Magnolia soulangeana</i>	2 Rimu (2), 2 Queen Palm (2), Chinese Magnolia	North Shore	5 Group 3	Seaview Avenue 24 24 Seaview Avenue, Northcote	Northcote	Lot 1 DP 191332

...							
2958	<i>Agathis australis</i>	Kauri	Papakura	1	Sapwood Road Crescent 27-587 Mill Road	Takanini	Lot 4 DP 85948 Lot 27 DP 515143
...							
2609	<i>Metrosideros excelsa</i>	Pōhutukawa	Redney	4	Hibiscus Coast Highway 379 – 383 379 Hibiscus Coast Highway Orewa	Orewa	Lot 27 DP 12795 LOT 1 DP 487084
...							
2316	<i>Cupressus macrocarpa</i> , <i>Pinus radiata</i> , <i>Metrosideros excelsa</i>	Macrocarpa, Monterey Cypress Radiata Pine Pōhutukawa	Redney	3-1	Moreton Drive 27 (road reserve outside #27) 27 Moreton Drive Manly	Manly	Pt Lot 77 DP 11689
2977	<i>Metrosideros excelsa</i>	Pōhutukawa		1	Moreton Drive (road reserve outside #27)	Manly	
...							
2342	<i>Quercus robur</i> , <i>Phoenix canariensis</i>	English Oak, Common Oak, Southern Magnolia	Redney	4-3	Kaipara Coast Highway 1019 State Highway 16 1019 1019 State Highway 16 Kaukapakapa	Kaukapakapa	Lot 1 DP 86755
2343	<i>Phoenix canariensis</i> , <i>Cupressus sempervirens</i>	Phoenix Palm, Italian Cypress, Pencil Pine, Phoenix Palm	Redney	2, 4 3	Kaipara Coast Highway 1036 State Highway 16 1036 1036 State Highway 16 Kaukapakapa	Kaukapakapa	PT ALLOT 13 PSH OF Kaukapakapa DP 22184
...							
1924	<i>Agathis australis</i> , <i>Dacrydium cupressinum</i> , <i>Podocarpus totara</i> 'aurea', <i>Nostogis cunninghamii</i> , <i>Weinmannia racemosa</i> , <i>Libocedrus bidwillii</i> , <i>Metrosideros excelsa</i> , <i>Knightia excelsa</i> , <i>Sophora microphylla</i> , <i>Dacrydium dacrydioides</i> , <i>Podocarpus totara</i>	Kauri, Rimu, Golden Totara, Black Maire, Kamahi, Kaikawaka, Pohutukawa, Rewarewa, Kowhai, Kahikatea, Totara	Waitakere	Group	Te Atatu Road 99 99 Te Atatu Road, Te Atatu South	Te Atatu South	Lot 4 DP 45102
...							
2355	<i>Eucalyptus</i> , <i>Hesperocyparis macrocarpa</i> , <i>Cupressus macrocarpa</i>	Manna Gum, Coast Redwood Manna Gum, Macrocarpa, Monterey Cypress, Lawson Cypress	Redney	4-1	Neville Street 14-16 14-16 Neville Street Warkworth	Warkworth	Lot 1 DP 150337
2356	<i>Araucaria heterophylla</i> , <i>Quercus spp</i> - <i>Robur</i> , <i>Schinus mole</i>	Norfolk Island Pine, Pepper Tree, and Stand of mature Oaks (15)	Redney	3-17	Queen Street 9 9 Queen Street Warkworth	Warkworth	Lot 2 DP 26658
...							
2413	<i>Acer</i> , <i>Metrosideros excelsa</i> , <i>Podocarpus totara</i> , <i>Dacrydium cupressinum</i> , <i>Vitex lucens</i> , <i>Sophora</i> , <i>Corynocarpus laevigatus</i> , <i>Cordyline australis</i> , <i>Alectryon excelsus</i> , <i>Rhopalostylis sapida</i> , <i>Beilschmiedia tarairi</i> , <i>Cyathea dealbata</i> , <i>Sequoia sempervirens</i>	Maple, Pōhutukawa, Totara, Rimu, Puriri, Kowhai, Karaka, Cabbage, Titoki, Nikau, Taraire, Ponga, Redwood	Redney	28	Pulham Road 23 23 Pulham Road, Warkworth	Warkworth	Lot 3 DP 77563
...							

GIS viewer (i.e. planning maps)

Amend the GIS viewer so that the locations of Notable Tree symbology is correct for the trees listed in the table above within the Overlay – Notable Tree Overlay. The mapping corrections are included below:

MAP AMENDMENTS

Schedule ID: 15




Legal Description: Pt Allotment 1 SECT 6 Auckland CITY

Address: Princes Street 16-24, (Old Government House - Auckland University)

District: Central CBD



Note* Grove will be replaced by eleven individual points as trees have been accurately identified

-  Tree location as per plan change 29 hearing report
- Proposed Notable Tree Overlay – Group**
-  (Depicts the extent of a scheduled group of trees)
-  Parcel



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Date: 25/06/2020




Plans and Places

Schedule ID: 213
Legal Description: Lot 1 DP 188920
Address: Brightside Road 3, Epsom (Brightside Private Hospital)
District: Isthmus





Note* This dot will be removed as the other two individual points accurately identify the trees

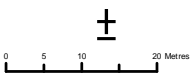
 Tree location as per plan change 29 hearing report

Proposed Notable Tree Overlay - Tree Point

Symbology

 Identified Tree Position(s)

 Parcel



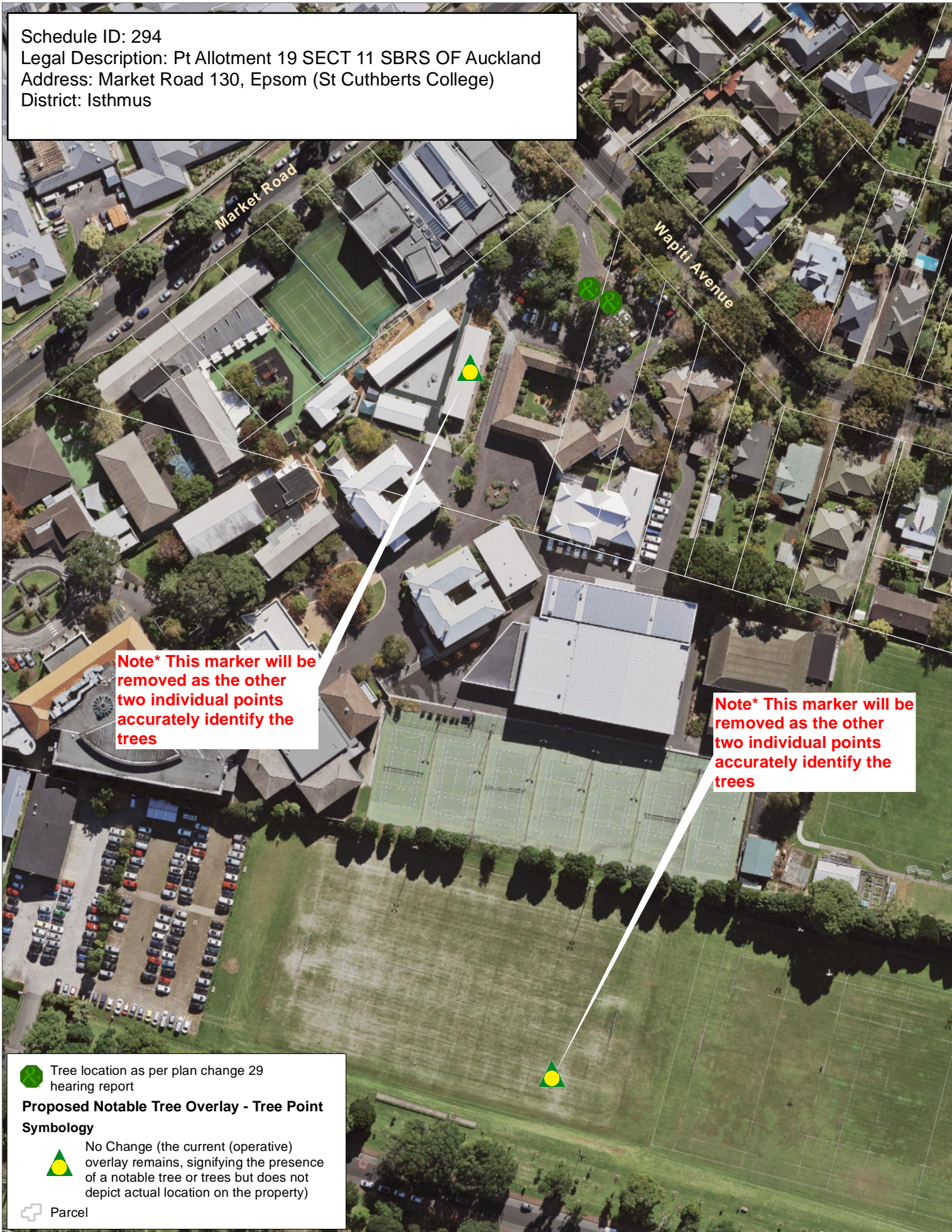
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Date: 14/09/2020




Plans and Places

Schedule ID: 294
 Legal Description: Pt Allotment 19 SECT 11 SBRS OF Auckland
 Address: Market Road 130, Epsom (St Cuthberts College)
 District: Isthmus





Note* This marker will be removed as the other two individual points accurately identify the trees

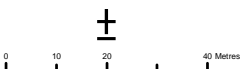
Note* This marker will be removed as the other two individual points accurately identify the trees

 Tree location as per plan change 29 hearing report

Proposed Notable Tree Overlay - Tree Point Symbology

 No Change (the current (operative) overlay remains, signifying the presence of a notable tree or trees but does not depict actual location on the property)

 Parcel



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Date: 14/09/2020



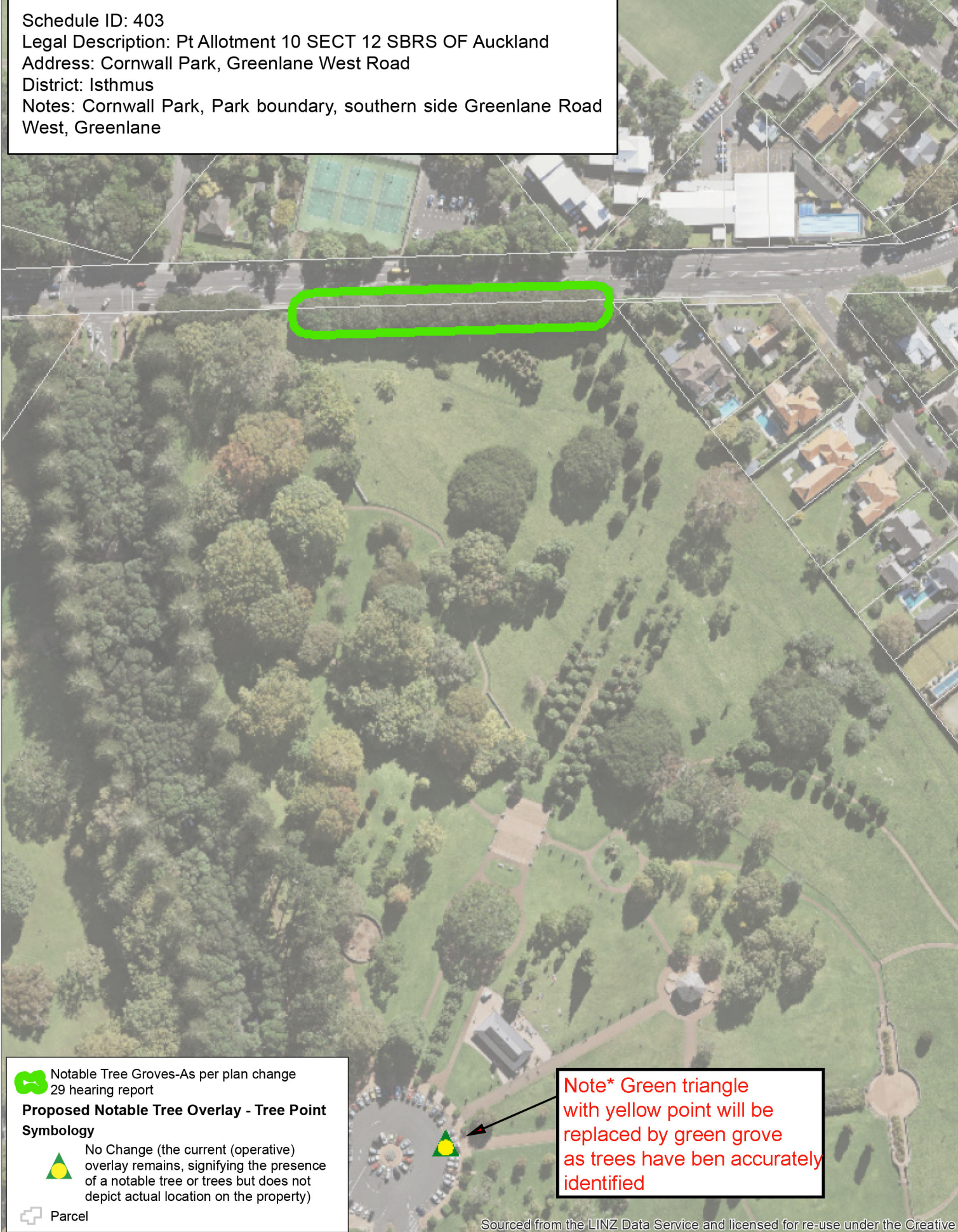
Schedule ID: 403

Legal Description: Pt Allotment 10 SECT 12 SBRS OF Auckland

Address: Cornwall Park, Greenlane West Road

District: Isthmus

Notes: Cornwall Park, Park boundary, southern side Greenlane Road West, Greenlane



Notable Tree Groves-As per plan change 29 hearing report

Proposed Notable Tree Overlay - Tree Point Symbology

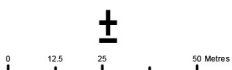


No Change (the current (operative) overlay remains, signifying the presence of a notable tree or trees but does not depict actual location on the property)

 Parcel

Note* Green triangle with yellow point will be replaced by green grove as trees have been accurately identified

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Date: 24/06/2020



Plans and Places

Schedule ID: 406

Legal Description: Pt Allotment 11 SECT 12 SBRS OF Auckland

Address: Cornwall Park, near kiosk

District: Isthmus



Note* Green triangle with yellow point will be replaced by six individual points as trees have been accurately identified



Tree location as per plan change 29 report

Proposed Notable Tree Overlay - Tree Point Symbology

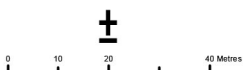


No Change (the current (operative) overlay remains, signifying the presence of a notable tree or trees but does not depict actual location on the property)



Parcel

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Date: 24/06/2020






Plans and Places

Schedule ID: 1384
Legal Description: Pt Lot 6 DP 72555
Address: 36A Sunnybrae Road, Hillcrest
District: North Shore

Note* Grove will be replaced by three individual points as trees have been accurately identified



-  Tree location as per plan change 29 hearing report
-  Proposed Notable Tree Overlay – Group (Depicts the extent of a scheduled group of trees)
-  Parcel



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Date: 25/06/2020



Plans and Places

Schedule ID: 1924
Legal Description: Lot 4 DP 45102
Address: 99 Te Atatu Road, Te Atatu South
District: Waitakere



- Notable Tree Groves-As per plan change 29 hearing report
- Proposed Notable Tree Overlay – Group**
- (Depicts the extent of a scheduled group of trees)
- Notable Trees Overlay
- Parcel



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Date: 18/09/2020




Plans and Places

Schedule ID: 2008
Lot 10 DP 135638
491 West Coast Road , Oratia
Waitakere

Note* Green triangle with yellow point will be replaced by 17 individual points as trees have been accurately identified.

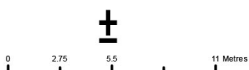
 Tree location as per plan change 29 report

Proposed Notable Tree Overlay - Tree Point Symbology

 No Change (the current (operative) overlay remains, signifying the presence of a notable tree or trees but does not depict actual location on the property)

 Parcel

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Date: 24/06/2020




Plans and Places

Schedule ID: 2342
Lot 1 DP 86755
1019 State Highway 16 Kaukapakapa
Rodney



1033*

Note* this green point will be removed as the trees have been accurately identified by the other three points


 Tree location as per plan change 29 report

Proposed Notable Tree Overlay - Tree Point

Symbology

-  Identified Tree Position(s)
-  Parcel

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0 2.75 5.5 11 Metres

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Date: 24/06/2020




Plans and Places


Schedule ID: 2343
PT ALLOT 13 PSH OF KAUKAPAKAPA DP 22184 OF
Kaukapakapa
1036 State Highway 16 Kaukapakapa

Note* this dot will be removed as the other three individual points accurately identify the trees

 Tree location as per plan change 29 report

Proposed Notable Tree Overlay - Tree Point Symbology

 Identified Tree Position(s)

 Parcel

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Date: 22/06/2020



Plans and Places

Schedule ID: 2877
Lot 1 DP 19920
15 O'Neills Avenue
North Shore

Note* this dot
will be removed
as the tree is accurately
identified by the
other green point on
the property

 Tree location as per plan change 29 hearing report

Proposed Notable Tree Overlay - Tree Point
Symbology

 Identified Tree Position(s)

 Parcel



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Date: 22/06/2020

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Plans and Places