

Memo

Date 13 October 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps
 539-541 Parnell Road (4 Maunsell Road), Parnell – ID #145 (subdivision)**

Corrections are required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP.

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:




- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (SUB60408632) which alters the legal description and address of the notable tree listing #145 in Schedule 10. The changes required to the listing in Schedule 10 are set out in the table below. No changes are required to the AUP maps.

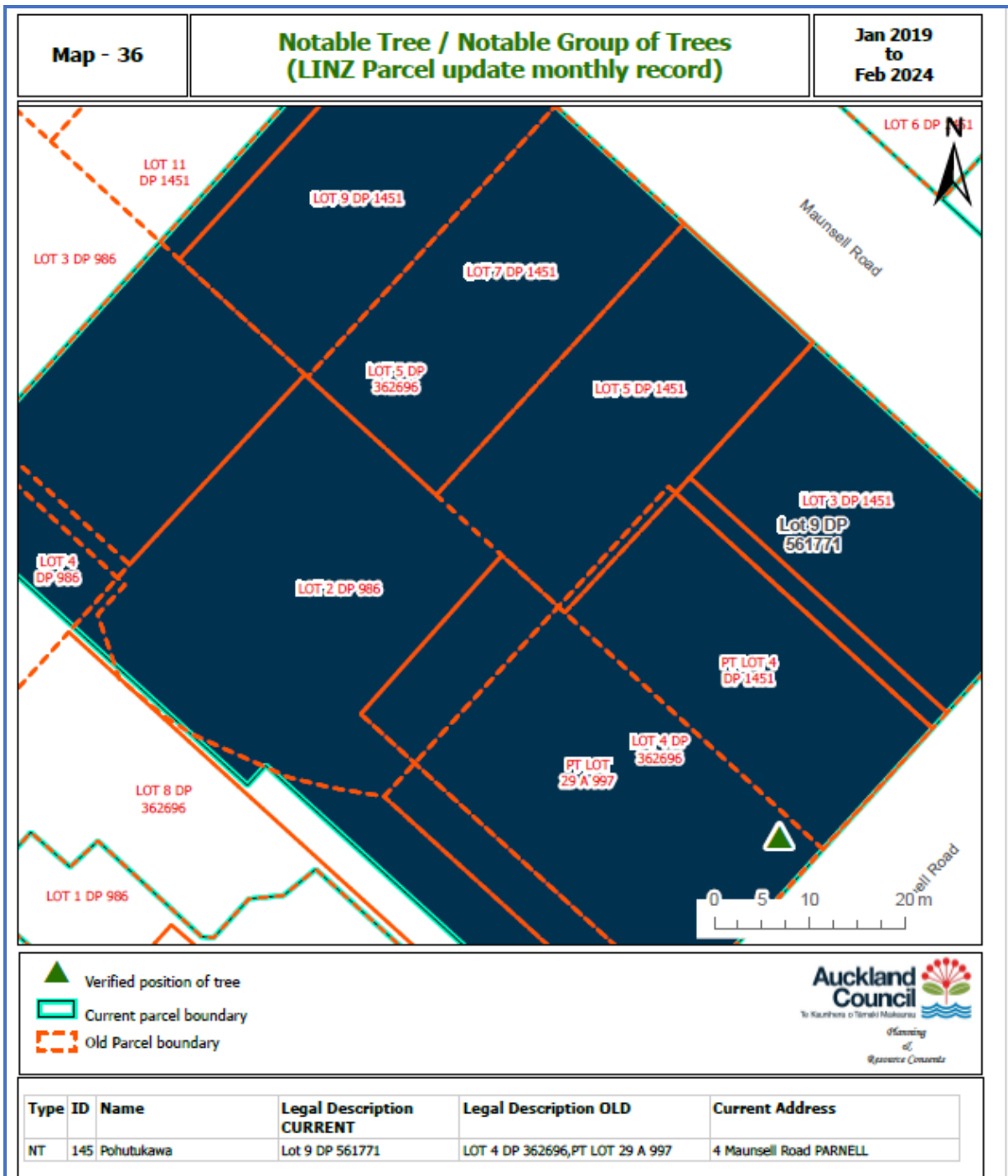
Rule or Section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #145 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">145</td> <td style="width: 20%;">Metrosideros excelsa</td> <td style="width: 20%;">Pohutukawa</td> <td style="width: 5%;">1</td> <td style="width: 20%;">Parnell Road 539-541</td> <td style="width: 10%;">Parnell</td> <td style="width: 15%;">Lot 4 DP 362696</td> </tr> </table>	145	Metrosideros excelsa	Pohutukawa	1	Parnell Road 539-541	Parnell	Lot 4 DP 362696
145	Metrosideros excelsa	Pohutukawa	1	Parnell Road 539-541	Parnell	Lot 4 DP 362696		
Subject Site	As above							
Current Legal Description	As above							
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.							
Effect of change	The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision. The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).							

¹ available on Kotahi at [Delegations Register](#)

Changes required to be made (text/in-text diagrams)	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:						
	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
	145	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Parnell Road 539-544 Maunsell Road 4	Parnell	<u>Lot 4 DP 362696</u> <u>Lot 9 DP 561771</u>
Changes required to AUP maps	No changes are required to the AUP maps.						
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #145 - Attachment 3: Subdivision plan from SUB60408632 - Attachment 4: Schedule 10 listing showing revised texts. 						

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 12 May 2026	Signature: 

Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #145

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address
4 Maunsell Road PARNELL 1052

Legal Description
LOT 9 DP 561771, LOT 11 DP 561771

Appeals


Modification

Zone
Business - Mixed Use Zone

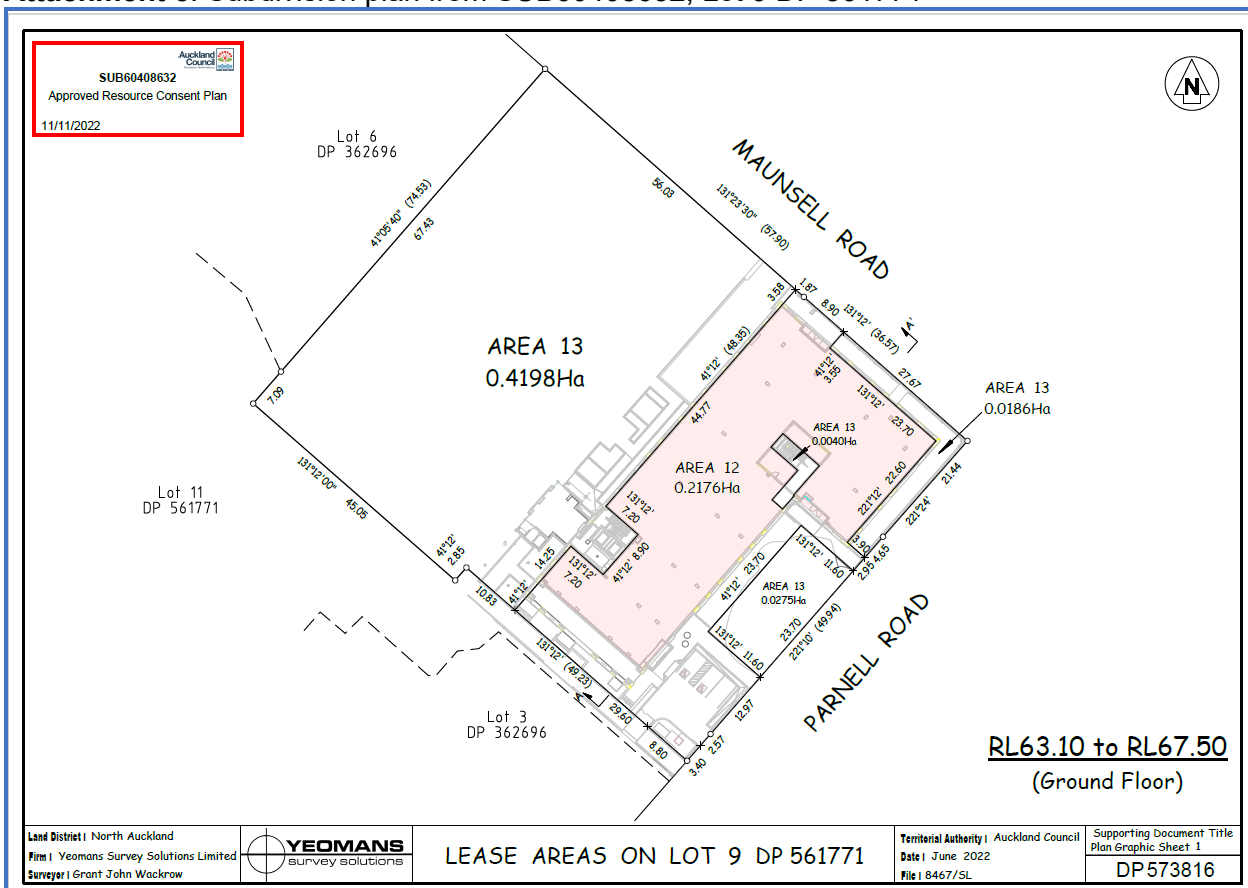
Precinct

Overlays
Natural Heritage: Notable Trees Overlay - 145, Pohutukawa, Verified position of tree
Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1892, Pearson House
Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1794, Royal New Zealand Foundation for the Blind office and workshops (former)

Controls



Attachment 3: Subdivision plan from SUB60408632, Lot 9 DP 561771



Attachment 4: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
145	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Parnell Road 539-544 <u>Maunsell Road 4</u>	Parnell	Lot 4 DP 362696 <u>Lot 9 DP 561771</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
145	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Maunsell Road 4	Parnell	Lot 9 DP 561771
...

Memo

Date 23 October 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps
 5 Gibraltar Crescent, Parnell – ID #146 (subdivision)**

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (BUN60312954) which alters the legal description of the notable tree listing #146 in Schedule 10. The changes required to the listing are set out in the table below. No changes are required to the AUP maps.

Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #146						
	146	<i>Quercus robur</i>	English Oak	1	Gibraltar Crescent 5	Parnell	
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>						

¹ available on Kotahi at [Delegations Register](#)

Changes required to be made (text/in-text diagrams)	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:						
	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
	146	<i>Quercus robur</i>	English Oak	1	Gibraltar Crescent 5	Parnell	<u>Lot 1 DP 527851</u>
Changes required to AUP maps	No changes are required to the AUP maps.						
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #146 - Attachment 3: Subdivision plan from BUN60312954 - Attachment 4: Schedule 10 listing showing revised texts. 						

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 12 May 2026	Signature: 

Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #146

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address
5 Gibraltar Crescent PARNELL 1052

Legal Description
LOT 1 DP 527851

Appeals


Modification

Zone
Residential - Single House Zone

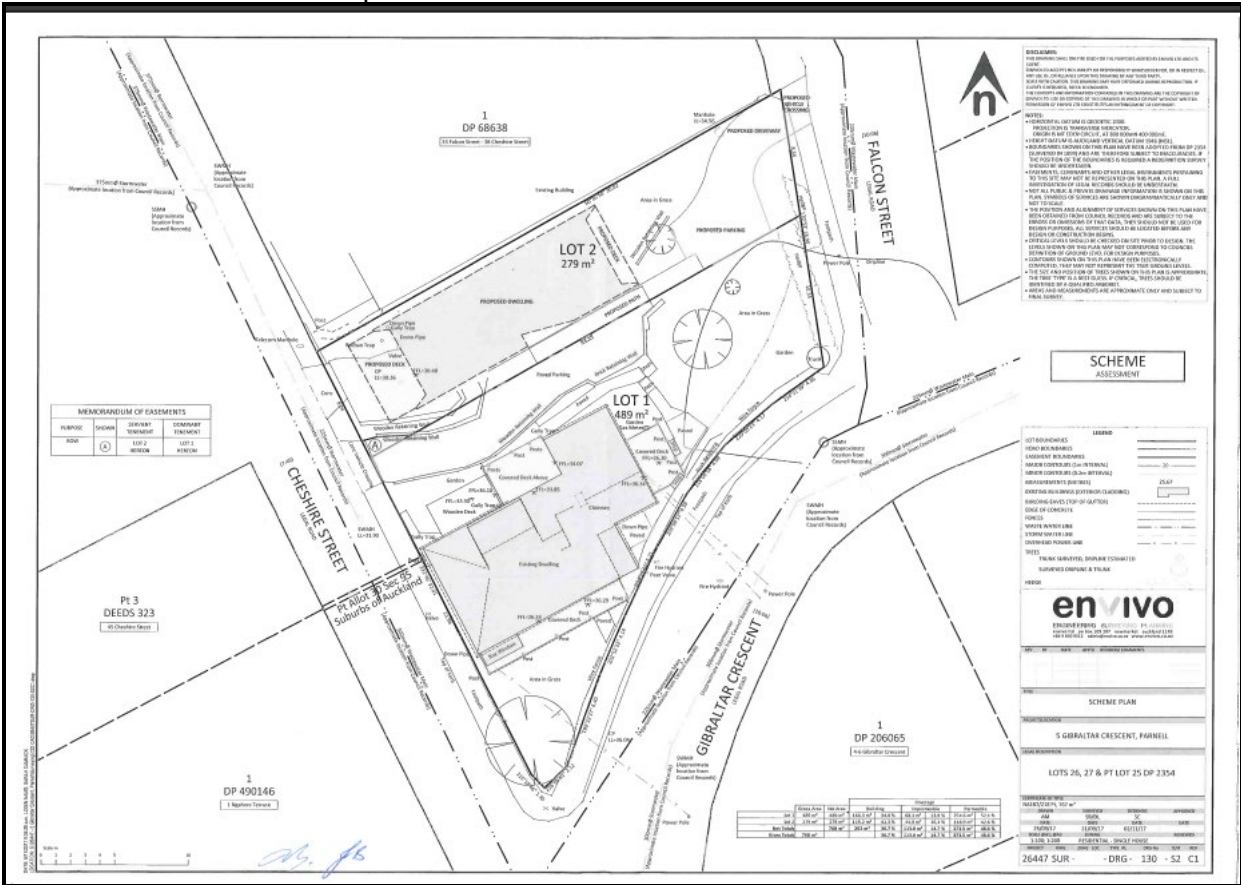
Precinct

Overlays

- Natural Heritage: Notable Trees Overlay - 146, English Oak, Verified position of tree
- Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E8, Mount Eden, Viewshafts
- Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Residential Isthmus A
- Historic Heritage and Special Character: Auckland War Memorial Museum Viewshaft Overlay



Attachment 3: Subdivision plan from BUN 60312594



Attachment 4: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
146	<i>Quercus robur</i>	English Oak	1	Gibraltar Crescent 5	Parnell	<u>Lot 1 DP 527851</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
146	<i>Quercus robur</i>	English Oak	1	Gibraltar Crescent 5	Parnell	Lot 1 DP 527851
...

Memo

Date 24 October 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps
 15 Marewa Road, Greenlane – ID #319 (subdivision)**

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:




- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (SUB60245944 – boundary adjustment) which alters the legal description and address of the notable tree listing #319 in Schedule 10. The changes to the listing are set out in the table below. No changes are required to the AUP maps.

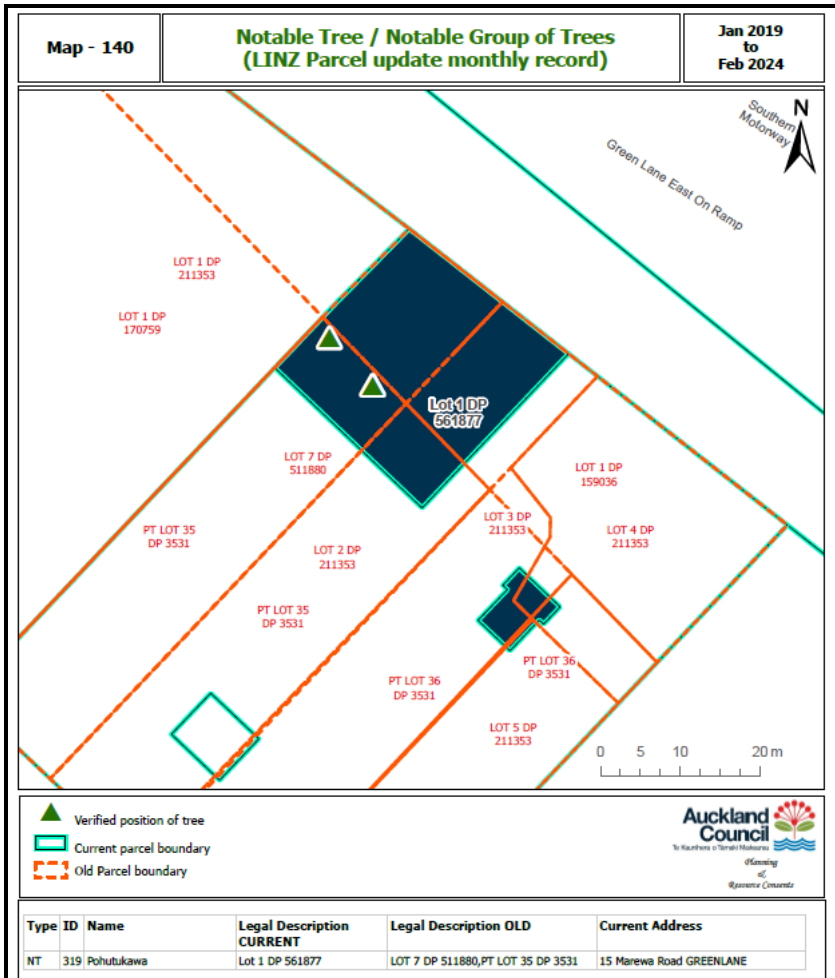
Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #319						
	319	<i>Metrosideros excelsa</i>	Pohutukawa	2	Marewa Road 11-15A	Greenlane	Lots 1, 2 & 3DP 211353
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>						
Changes							

¹ available on Kotahi at [Delegations Register](#)

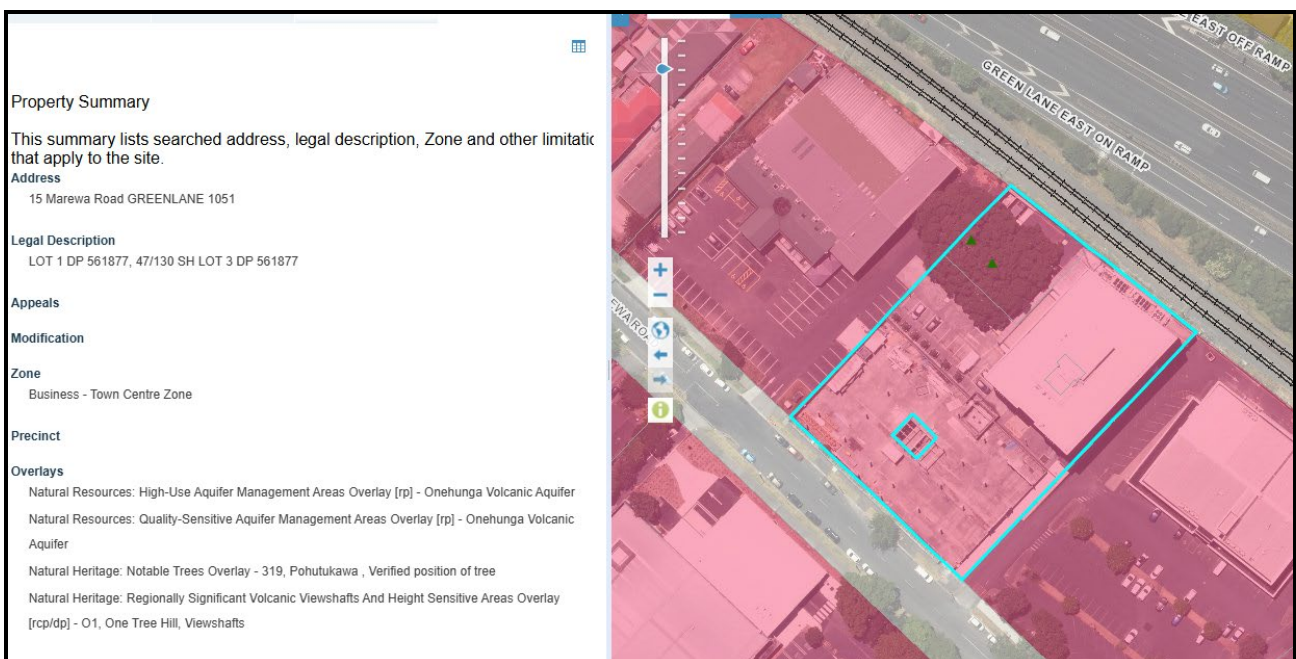
required to be made (text/in-text diagrams)	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:						
	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
	319	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Marewa Road <u>11-15A-15</u>	Greenlane	Lots 1, 2 & 3 DP 211353 <u>Lot 1 DP 561877</u>
Changes required to AUP maps	No changes are required to the AUP maps.						
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #319 - Attachment 3: Subdivision plan from SUB60245944 - Attachment 4: Schedule 10 listing showing revised texts. 						

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 12 May 2026	Signature: 

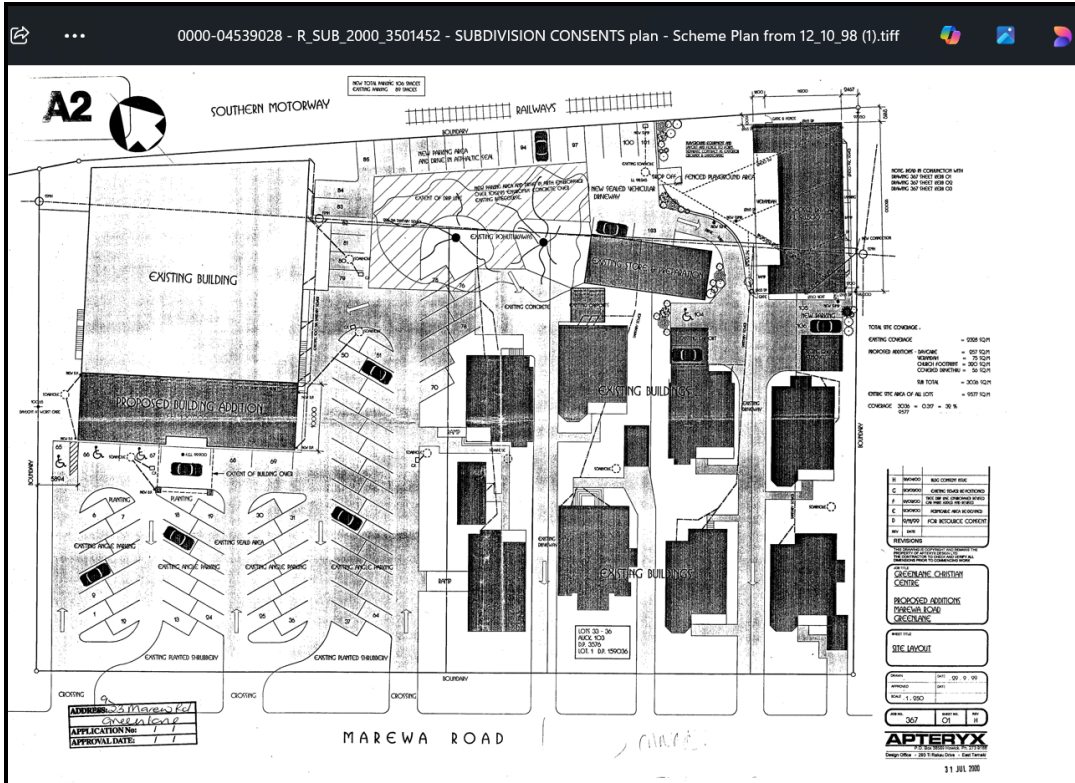
Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #319



Attachment 3: Subdivision plan from SUB60245944 (boundary adjustment involving 17 Marewa Road)



Attachment 4: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
319	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Marewa Road 41- 45A <u>15</u>	Greenlane	Lots 1, 2 & 3-DP 211353 <u>Lot 1 DP 561877</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
319	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Marewa Road 15	Greenlane	Lot 1 DP 561877
...

Memo

Date 26 November 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps
 196 Campbell Road, Greenlane – ID # 412(subdivision)**

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:


- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (BUN60076287) which alters the legal description of the notable tree listing # 412 in Schedule 10 (Liquidambar). The change to the listing is set out in the table below.

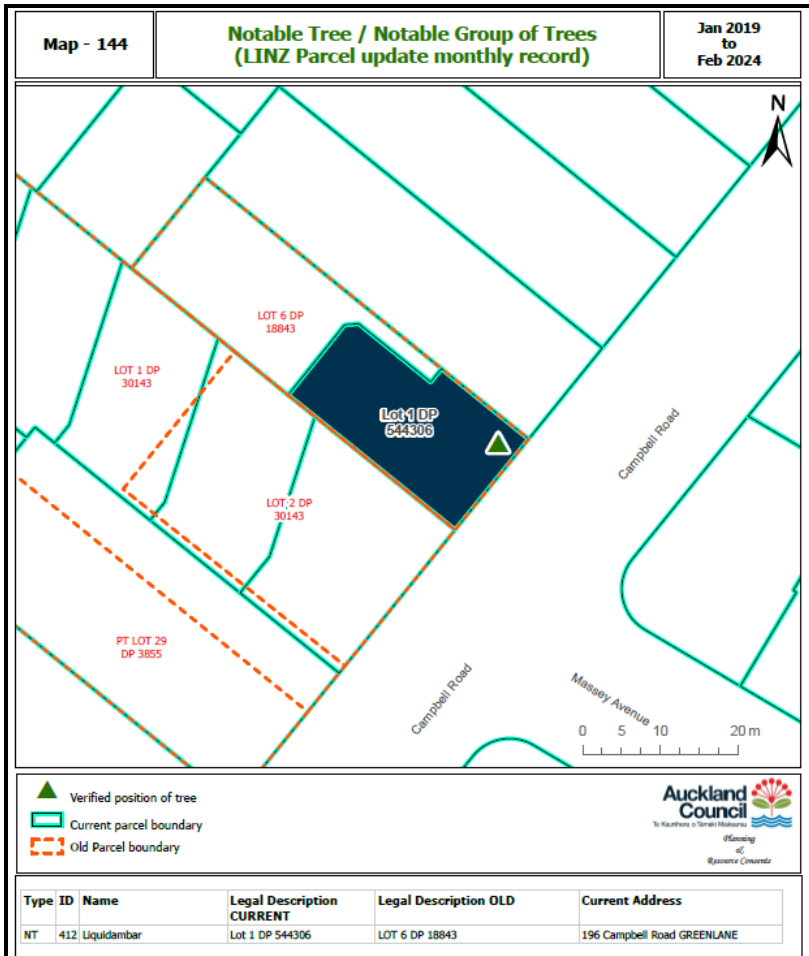
Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree # 412						
	412	<i>Liquidambar styraciflua</i>	Liquidambar	1	Campbell Road 196	Greenlane	Lot 6 DP 18843
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>						

¹ available on Kotahi at [Delegations Register](#)

Changes required to be made (text/in-text diagrams)	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:						
	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
	412	<i>Liquidambar styraciflua</i>	Liquidambar	1	Campbell Road 196	Greenlane	<u>Lot 6 DP 18843</u> <u>Lot 1 DP 544306</u>
Changes required to AUP maps	No changes are required to the AUP maps.						
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing # 412 - Attachment 3: Subdivision plan from BUN60076287 - Attachment 4: Liquidambar tree, Google streetview - Attachment 5: Schedule 10 listing showing revised text. 						

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 11 May 2026	Signature: 

Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing # 412

Property Summary

This summary lists searched address, legal description, Zone and other limitation that apply to the site.

Address
196 Campbell Road GREENLANE 1061

Legal Description
LOT 1 DP 544306

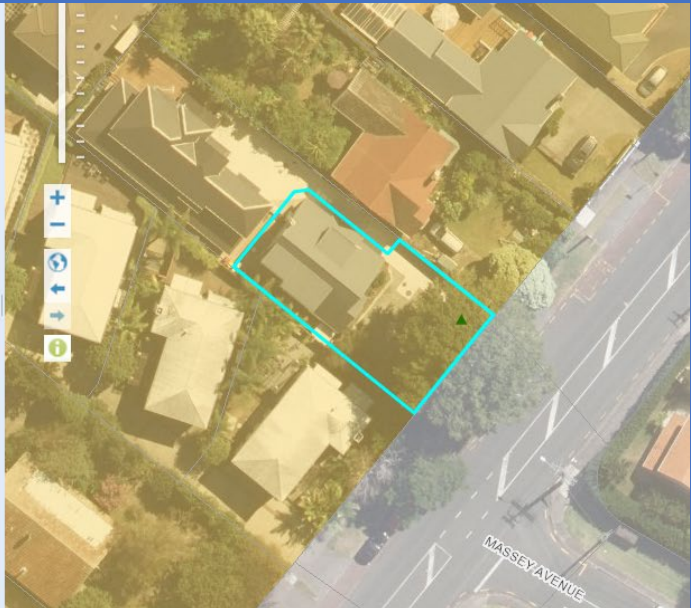
Appeals

Modification

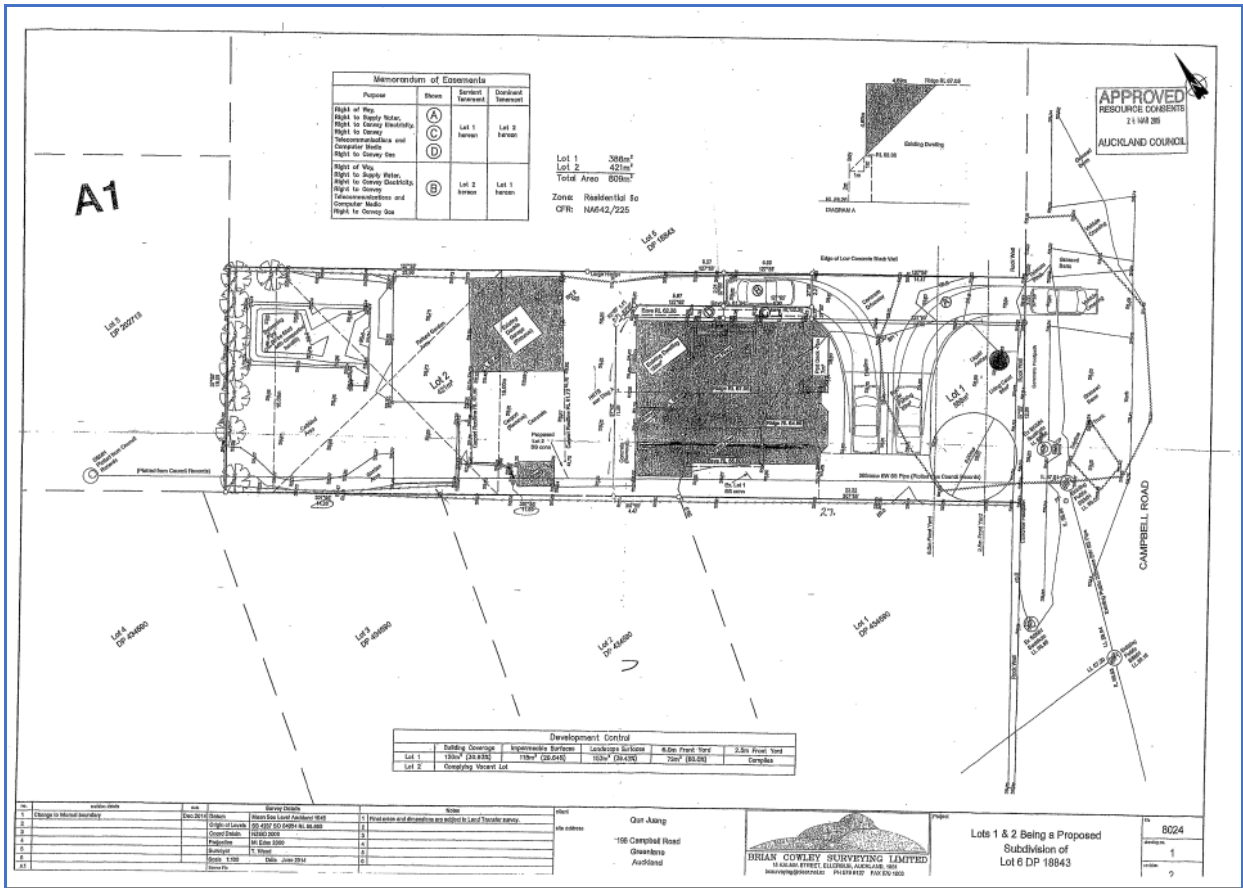
Zone
Residential - Mixed Housing Suburban Zone

Precinct

Overlays
 Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer
 Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer
 Natural Heritage: Notable Trees Overlay - 412, Liquidambar, Verified position of tree
 Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - W26, Mount Wellington, Viewshafts
 Natural Heritage: Locally Significant Volcanic Viewshafts Overlay [rcp/dp] - O10, One Tree Hill



Attachment 3: Subdivision plan from BUN60076287



Attachment 4: Liquidambar tree, Google streetview



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
412	<i>Liquidambar styraciflua</i>	Liquidambar	1	Campbell Road 196	Greenlane	Lot 6 DP 18843 <u>Lot 1 DP 544306</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
412	<i>Liquidambar styraciflua</i>	Liquidambar	1	Campbell Road 196	Greenlane	Lot 1 DP 544306
...

Memo

Date 31 October 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps
 836 Manukau Road, Onehunga – ID #511 (subdivision)**

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:



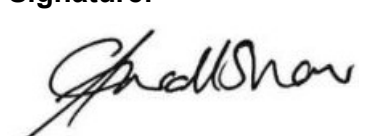

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (BUN60313939) which alters the legal description and address of the notable tree listing #511 in Schedule 10 (Titoki tree). The changes to the listing are set out in the table below.

Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #511						
	511j	<i>Alectryon excelsus</i>	Titoki	1	Manukau Road 834-836	Onehunga	Lot 5 DP 4120
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the council system).</p>						

¹ available on Kotahi at [Delegations Register](#)

Changes required to be made (text/in-text diagrams)	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">511</td> <td style="text-align: center;"><i>Alectryon excelsus</i></td> <td style="text-align: center;">Titoki</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Manukau Road 834-836 1/836</td> <td style="text-align: center;">Onehunga</td> <td style="text-align: center;"> Lot 5 DP 4120 Lot 1 DP 559455 </td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	511	<i>Alectryon excelsus</i>	Titoki	1	Manukau Road 834-836 1/836	Onehunga	Lot 5 DP 4120 Lot 1 DP 559455
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
511	<i>Alectryon excelsus</i>	Titoki	1	Manukau Road 834-836 1/836	Onehunga	Lot 5 DP 4120 Lot 1 DP 559455									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #511 - Attachment 3: Subdivision plan from BUN60313939 - Attachment 4: Titoki tree, Google streetview - Attachment 5: Schedule 10 listing showing revised texts. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 18 May 2026	Signature: 

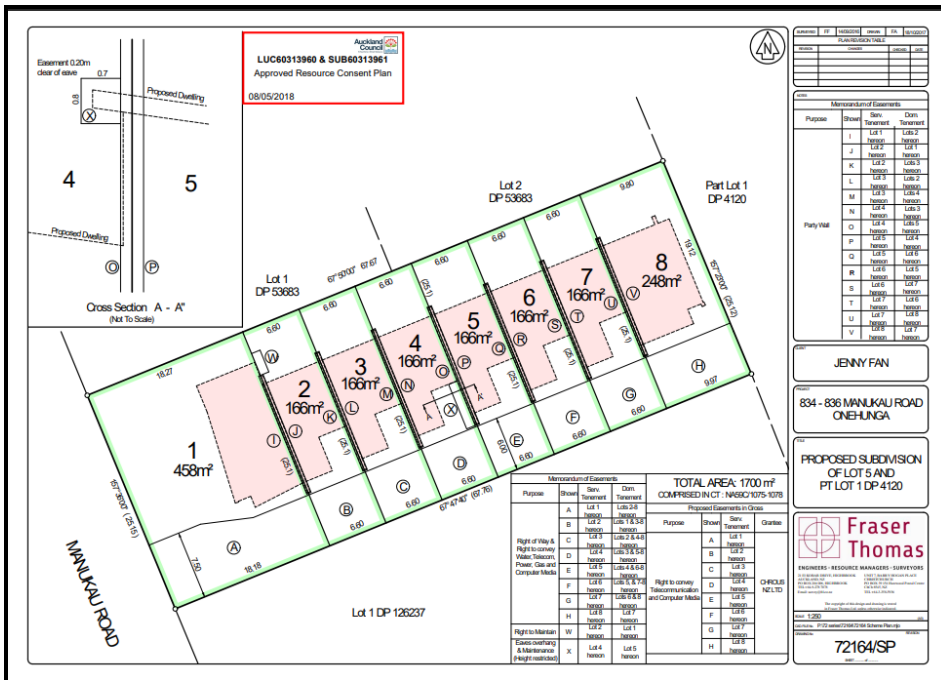
Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #511 on Lot 1 DP 559455



Attachment 3: Subdivision plan from BUN60913939



Attachment 4: Titoki tree, Google streetview



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
511	<i>Alectryon excelsus</i>	Titoki	1	Manukau Road 834-836 <u>1/836</u>	Onehunga	Lot 5 DP 4120 <u>Lot 1 DP 559455</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
511	<i>Alectryon excelsus</i>	Titoki	1	Manukau Road 1/836	Onehunga	Lot 1 DP 559455
...

Memo

Date 26 November 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps
 835 Manukau Road, Onehunga – ID # 527 (subdivision)**

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (BUN60330266) which alters the legal description and address of the notable tree listing # 527 in Schedule 10 (Puriri). The change to the listing is set out in the table below.

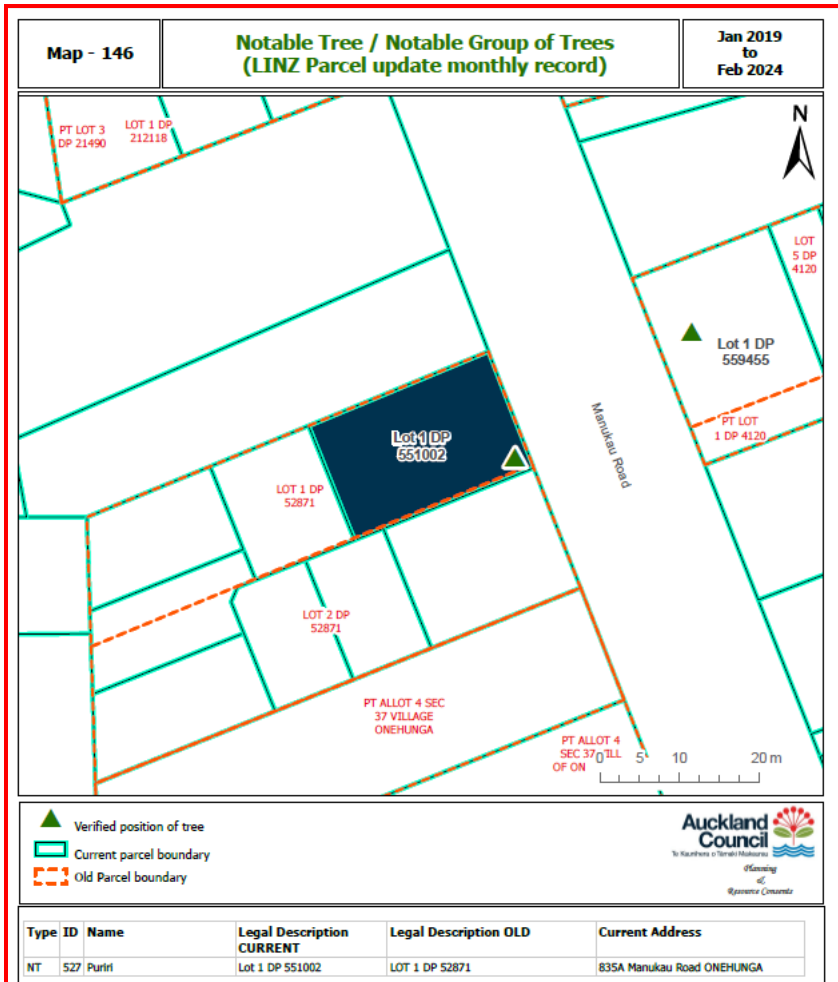
Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree # 527						
	527	<i>Vitex lucens</i>	Puriri	1	Manukau Road 835	Onehunga	Lot 1 DP 52871
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as</p>						

¹ available on Kotahi at [Delegations Register](#)

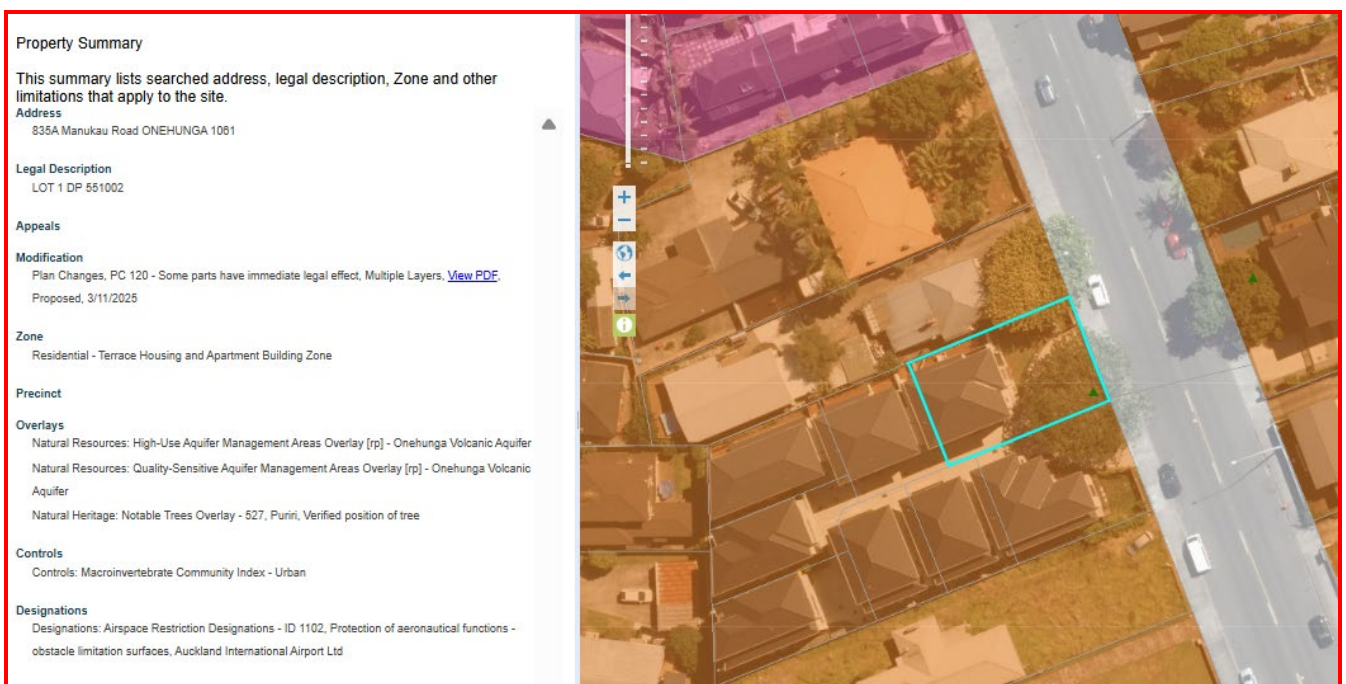
	soon as the new owner/address is in the Council system).														
Changes required to be made (text/in-text diagrams)	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">527</td> <td style="text-align: center;"><i>Vitex lucens</i></td> <td style="text-align: center;">Puriri</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Manukau Road 835 835A</td> <td style="text-align: center;">Onehunga</td> <td style="text-align: center;">Lot 1 DP 52874 Lot 1 DP 551002</td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	527	<i>Vitex lucens</i>	Puriri	1	Manukau Road 835 835A	Onehunga	Lot 1 DP 52874 Lot 1 DP 551002
	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description								
527	<i>Vitex lucens</i>	Puriri	1	Manukau Road 835 835A	Onehunga	Lot 1 DP 52874 Lot 1 DP 551002									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing # 527 - Attachment 3: Subdivision plan from BUN60330266 - Attachment 4: Puriri tree, Google streetview - Attachment 5: Schedule 10 listing showing revised text. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 11 May 2026	Signature: 

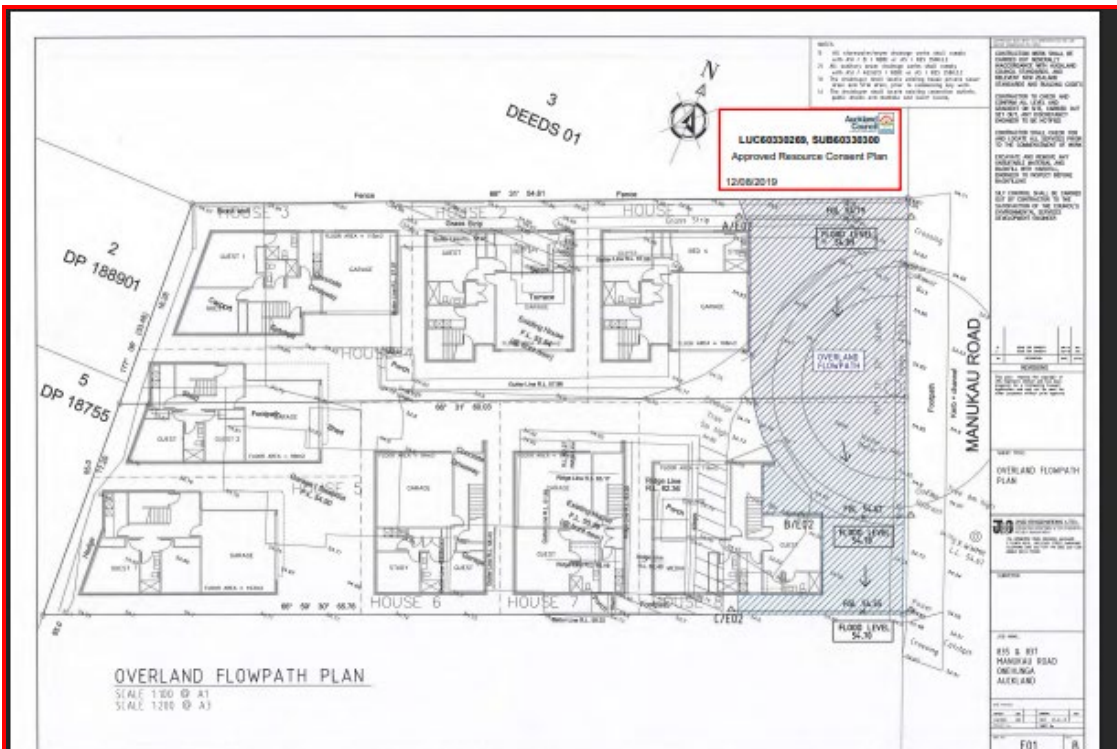
Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing # 527



Attachment 3: Subdivision plan from BUN60330266



Attachment 4: Puriri tree, Google streetview



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
527	<i>Vitex lucens</i>	Puriri	1	Manukau Road 835 <u>835A</u>	Onehunga	Lot 1 DP 52874 <u>Lot 1 DP 551002</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
527	<i>Vitex lucens</i>	Puriri	1	Manukau Road 835A	Onehunga	Lot 1 DP 551002
...

Memo

Date 26 November 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)– Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps 124B Mt Smart Road, Onehunga – ID # 559 (subdivision)

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:


- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (BUN60348560) which alters the legal description and address of the notable tree listing # 559 in Schedule 10 (Totara). The change to the listing is set out in the table below.

Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree # 559						
	559	<i>Podocarpus totara</i>	Totara	1	Mt Smart Road 124	Onehunga	Lot 21 DEEDS O 8
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.						
	The landowner/s will be advised of the AUP modification once approved (and as						

¹ available on Kotahi at [Delegations Register](#)

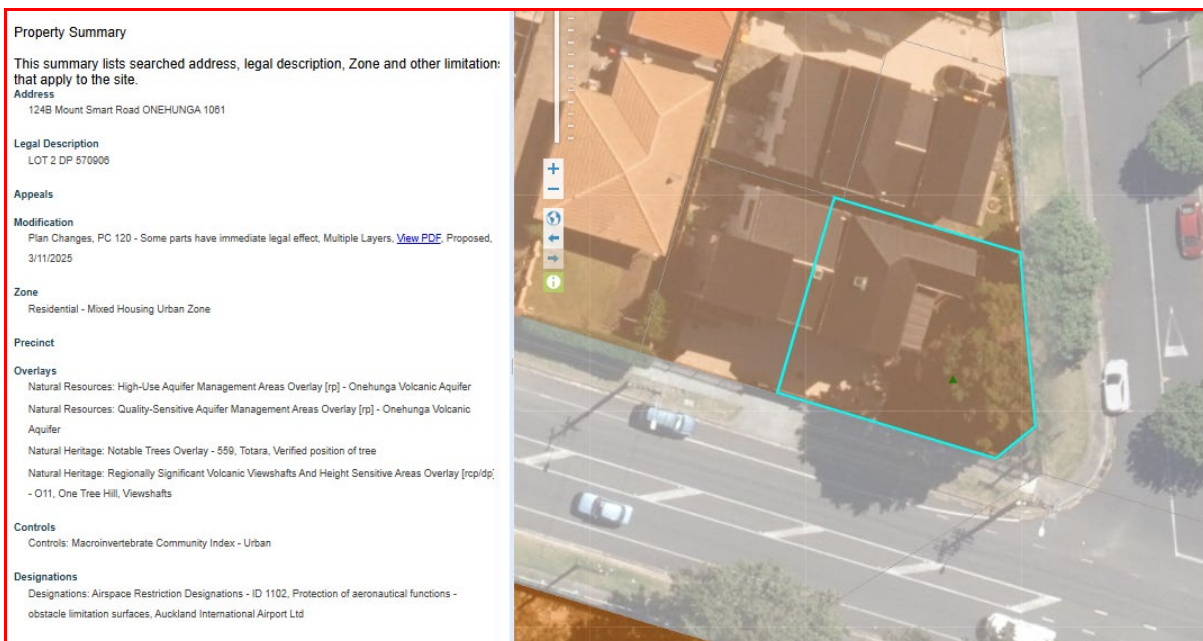
	soon as the new owner/address is in the Council system).														
Changes required to be made (text/in-text diagrams)	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">559</td> <td style="text-align: center;"><i>Podocarpus totara</i></td> <td style="text-align: center;">Totara</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Mt Smart Road 424 124B</td> <td style="text-align: center;">Onehunga</td> <td style="text-align: center;">Lot 21 DEEDS O-8 Lot 2 DP 570906</td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	559	<i>Podocarpus totara</i>	Totara	1	Mt Smart Road 424 124B	Onehunga	Lot 21 DEEDS O-8 Lot 2 DP 570906
	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description								
559	<i>Podocarpus totara</i>	Totara	1	Mt Smart Road 424 124B	Onehunga	Lot 21 DEEDS O-8 Lot 2 DP 570906									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing # 559 - Attachment 3: Subdivision plan from BUN60348560 - Attachment 4: Totara tree, Google streetview - Attachment 5: Schedule 10 listing showing revised text. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 11 May 2026	Signature: 

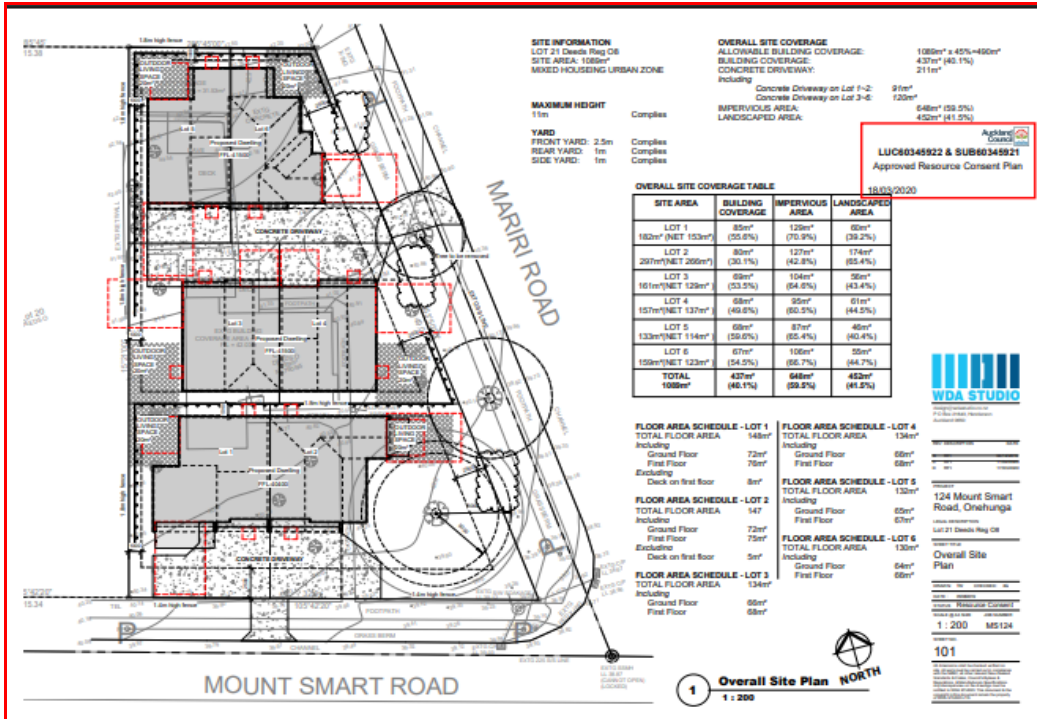
Attachment 1: Information from GIS team



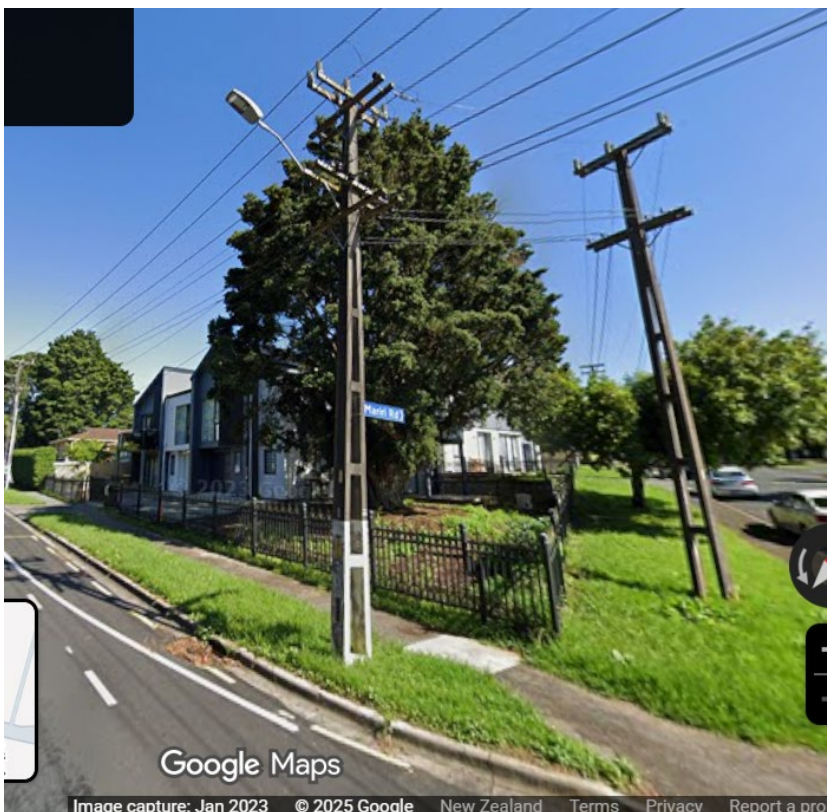
Attachment 2: AUP maps showing listing # 559



Attachment 3: Subdivision plan from BUN60348560



Attachment 4: Totara tree, Google streetview



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
559	<i>Podocarpus totara</i>	Totara	1	Mt Smart Road <u>124-124B</u>	Onehunga	Lot 21 DEEDS O-8 <u>Lot 2 DP 570906</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
559	<i>Podocarpus totara</i>	Totara	1	Mt Smart Road 124B	Onehunga	Lot 2 DP 570906
...

Memo

Date 3 December 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)– Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps 52 & 50 Selwyn Street, Onehunga – ID # 606 (subdivision)

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).





In this case the modification relates to a subdivision (SUB60339429) which confirms the new legal description of the notable tree listing # 606 in Schedule 10 (Pōhutukawa). The land was formerly known as 52 Selwyn Street, but a subdivision (DP 509568) created Lot 1 which the council’s records refer to as 50 Selwyn Street. A multi-unit development proceeded on Lot 1 DP 509568 and the subdivision of these units confirms the new legal description of 50 Selwyn Street (refer to Attachment 3). The notable tree is at the front of the property – refer to Attachments 2 and 4 – and the listing is linked to every unit in the development.

The change to the listing is set out in the table below.

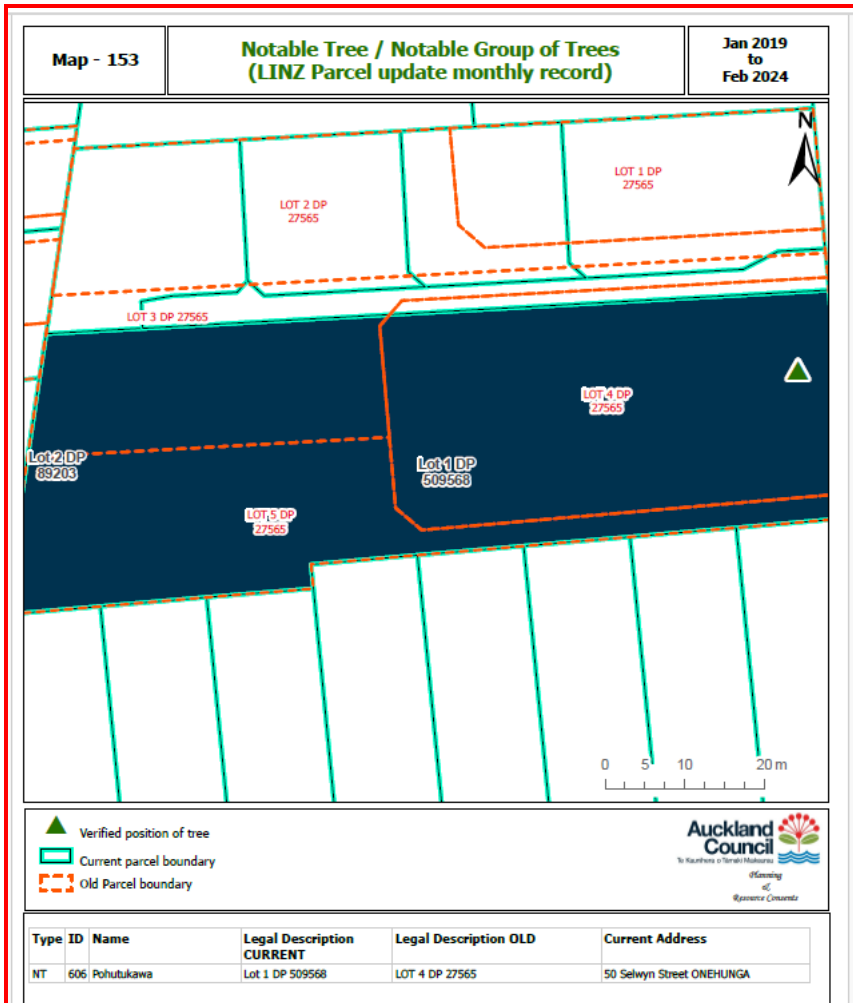
Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree # 606						
	606	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Selwyn Street 52	Onehunga	Lot 4 DP 27565
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						

¹ available on Kotahi at [Delegations Register](#)

Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="color: red;">ID</th> <th style="color: red;">Botanical Name</th> <th style="color: red;">Common Name</th> <th style="color: red;">Number of Trees</th> <th style="color: red;">Location/Street Address</th> <th style="color: red;">Locality</th> <th style="color: red;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="color: red;">606</td> <td style="color: red;"><i>Metrosideros excelsa</i></td> <td style="color: red;">Pōhutukawa</td> <td style="color: red;">1</td> <td style="color: red;">Selwyn Street 52 50</td> <td style="color: red;">Onehunga</td> <td style="color: red;">Lot 4 DP 27565 Lot 1 DP 509568</td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	606	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Selwyn Street 52 50	Onehunga	Lot 4 DP 27565 Lot 1 DP 509568
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
606	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Selwyn Street 52 50	Onehunga	Lot 4 DP 27565 Lot 1 DP 509568									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing # 606 - Attachment 3: Subdivision plan from SUB60339429 - Attachment 4: Pōhutukawa tree, Google streetview - Attachment 5: Schedule 10 listing showing revised text. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 11 May 2026	Signature: 

Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing # 606

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address
202/50D Selwyn Street ONEHUNGA 1081

Legal Description
PRIN 45 DP 667576, AU 73 DP 667576, 1/15 SH AU 52 DP 667576

Appeals

Modification
Plan Changes, PC 120 - Some parts have immediate legal effect. Multiple Layers, [View PDF](#), Proposed, 3/11/2025

Zone
Residential - Mixed Housing Urban Zone

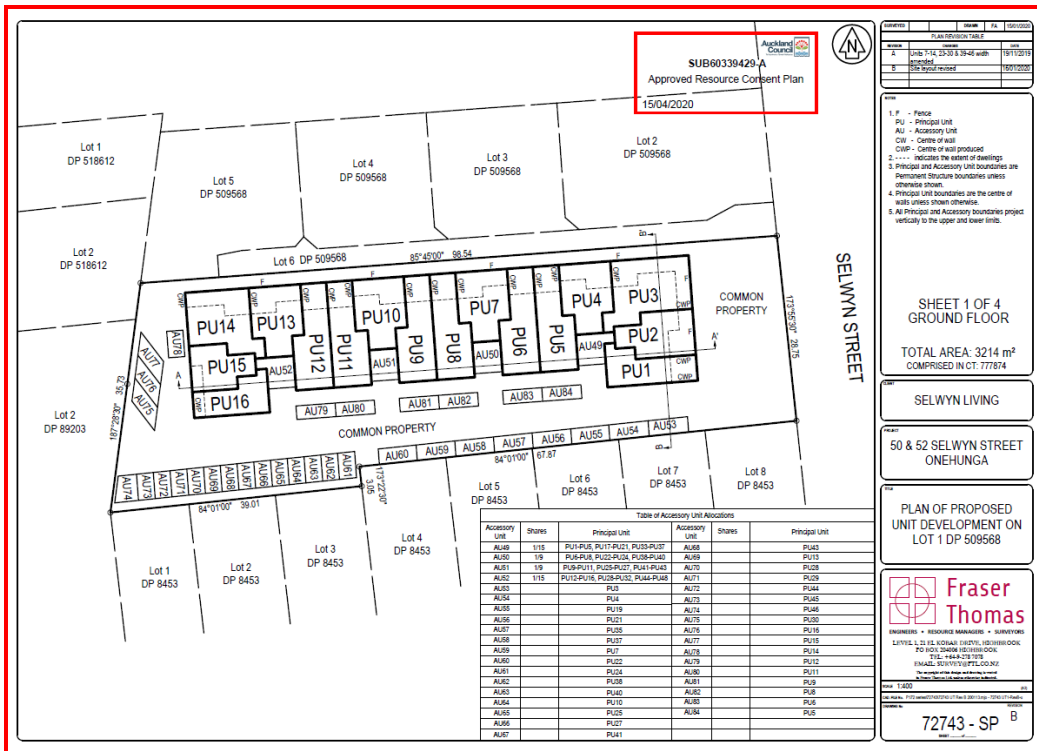
Precinct

Overlays
 Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer
 Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer
 Natural Heritage: Notable Trees Overlay - 606, Pohutukawa, Verified position of tree

Controls
Controls: Macroinvertebrate Community Index - Urban

Designations
Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd

Attachment 3: Subdivision plan from SUB60339429



Attachment 4: Totara tree, Google streetview



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
606	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Selwyn Street 52 <u>50</u>	Onehunga	Lot 4 DP 27565 <u>Lot 1 DP 509568</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
606	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Selwyn Street 50	Onehunga	Lot 1 DP 509568
...

Memo

Date 4 December 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps**

96-100 Beachcroft Avenue, Onehunga – ID # 609 (subdivision)

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (SUB60396468) which creates a new legal description for the notable tree listing #609 in Schedule 10 (Pōhutukawa trees). The council’s records now identify the property as 96-100 Beachcroft Avenue, so the address also requires updating. It is noted that the property also has the address of 14 George Terrace.

The two Pōhutukawa trees are correctly identified on the AUP maps – refer Attachment 2.

The changes to the listing are set out in the table below.

Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree # 609						
	609	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Beachcroft Avenue 96	Onehunga	Pt Allotment 2 SECT 20 VILL OF Onehunga
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is enabled in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						

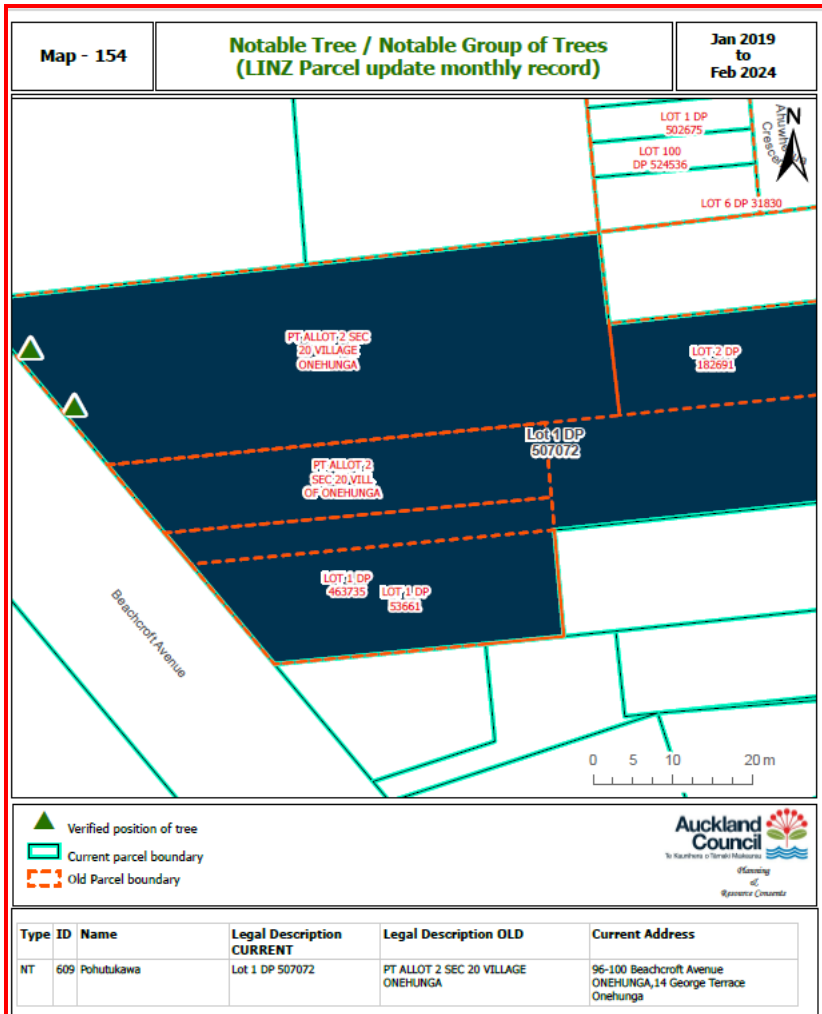
¹ available on Kotahi at [Delegations Register](#)

Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="color: red;">ID</th> <th style="color: red;">Botanical Name</th> <th style="color: red;">Common Name</th> <th style="color: red;">Number of Trees</th> <th style="color: red;">Location/Street Address</th> <th style="color: red;">Locality</th> <th style="color: red;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="color: red;">609</td> <td style="color: red;"><i>Metrosideros excelsa</i></td> <td style="color: red;">Pōhutukawa</td> <td style="color: red;">2</td> <td style="color: red;">Beachcroft Avenue 96-96- <u>100</u></td> <td style="color: red;">Onehunga</td> <td style="color: red;">Pt Allotment 2 SECT 20 VILL OF Onehunga <u>Lot 1 DP</u> <u>507072</u></td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	609	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Beachcroft Avenue 96-96- <u>100</u>	Onehunga	Pt Allotment 2 SECT 20 VILL OF Onehunga <u>Lot 1 DP</u> <u>507072</u>
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
609	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Beachcroft Avenue 96-96- <u>100</u>	Onehunga	Pt Allotment 2 SECT 20 VILL OF Onehunga <u>Lot 1 DP</u> <u>507072</u>									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #609 at 96-100 Beachcroft Avenue, Onehunga - Attachment 3: Subdivision plan from SUB60396468 - Attachment 4: Pōhutukawa trees, Google streetview - Attachment 5: Schedule 10 listing showing revised text. 														

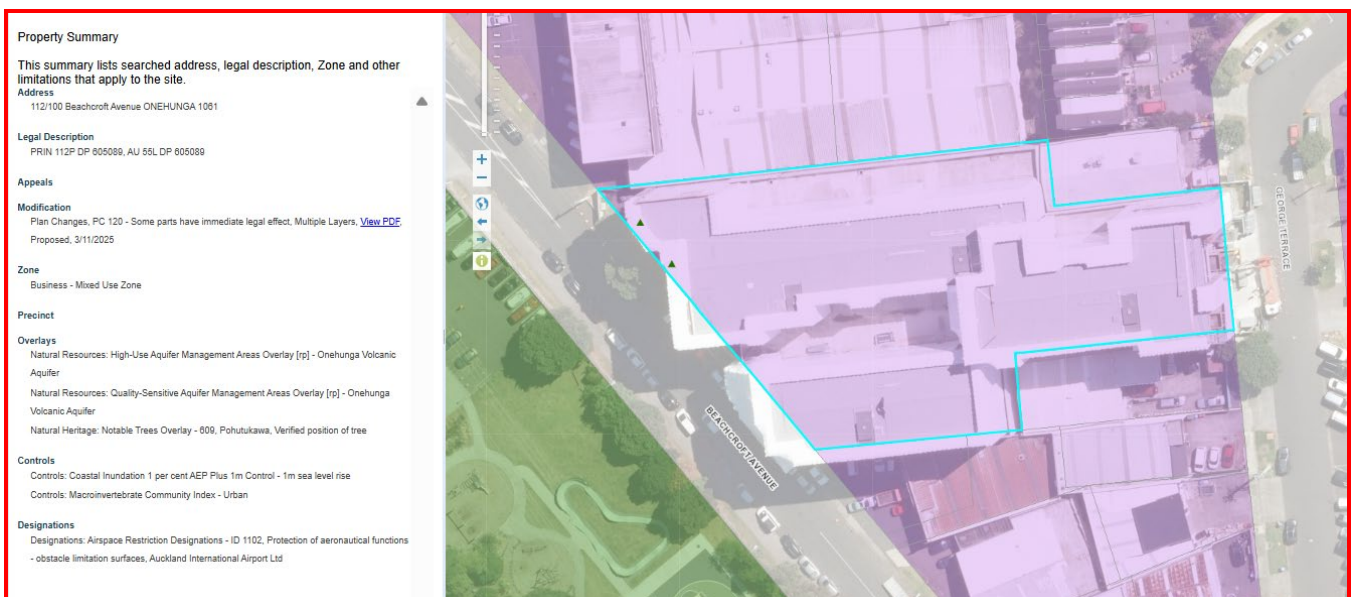
Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager	Signature: 

Date: 8 May 2026	
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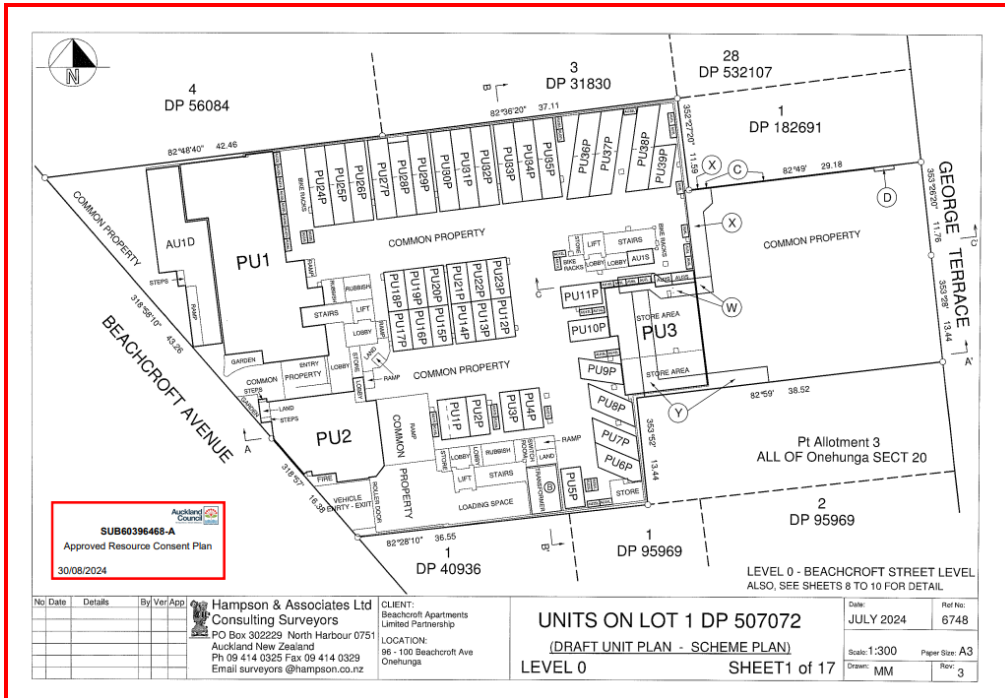
Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #609 at 96-100 Beachcroft Avenue (Onehunga)



Attachment 3: Subdivision plan from SUB60396468



Attachment 4: Pōhutukawa trees, Google streetview



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
609	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Beachcroft Avenue 96-96-100	Onehunga	Pt Allotment 2 SECT 20 VILL OF Onehunga <u>Lot 1 DP 507072</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
609	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Beachcroft Avenue 96-100	Onehunga	Lot 1 DP 507072
...

Memo

Date 8 December 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)– Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps

11 Ryburn Road, Mt Wellington – ID # 645 (subdivision)

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (BUN60369271) which creates a new legal description for the notable tree listing #645 in Schedule 10 (Golden Poplar). The council’s records now identify the property as Ryburn Road, so the address also requires updating.





The Golden Poplar tree is correctly identified on the AUP maps – refer Attachment 2.

The changes to the listing are set out in the table below.

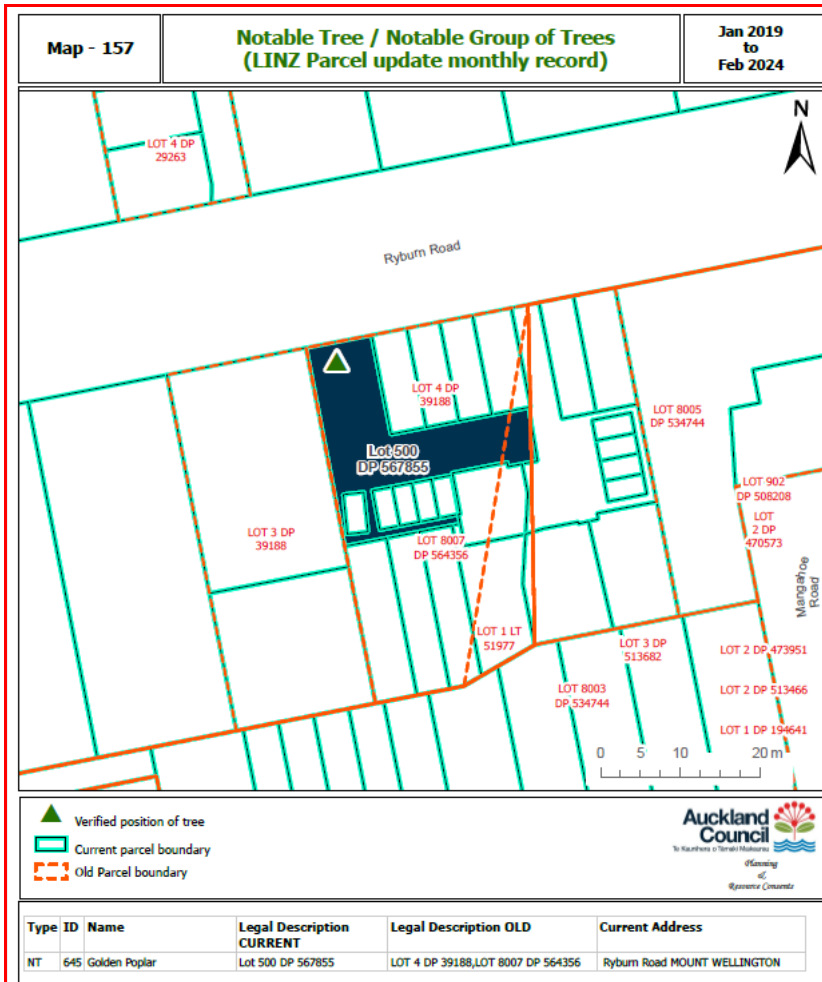
Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree # 645						
	645	<i>Populus x canadensis</i>	Golden Poplar	1	Ryburn Road 11	Mt Wellington	Lot 4 DP 39188
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is enabled in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						

¹ available on Kotahi at [Delegations Register](#)

Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="color: red;">ID</th> <th style="color: red;">Botanical Name</th> <th style="color: red;">Common Name</th> <th style="color: red;">Number of Trees</th> <th style="color: red;">Location/Street Address</th> <th style="color: red;">Locality</th> <th style="color: red;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="color: red;">645</td> <td style="color: red;"><i>Populus x canadensis</i></td> <td style="color: red;">Golden Poplar</td> <td></td> <td style="color: red;">Ryburn Road 44</td> <td style="color: red;">Mt Wellington</td> <td style="color: red;"> <u>Lot 4 DP 39488</u> <u>Lot 500 DP 567855</u> </td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	645	<i>Populus x canadensis</i>	Golden Poplar		Ryburn Road 44	Mt Wellington	<u>Lot 4 DP 39488</u> <u>Lot 500 DP 567855</u>
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
645	<i>Populus x canadensis</i>	Golden Poplar		Ryburn Road 44	Mt Wellington	<u>Lot 4 DP 39488</u> <u>Lot 500 DP 567855</u>									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #645 at Ryburn Road, Mt Wellington - Attachment 3: Subdivision plan from BUN60369271 - Attachment 4: Golden Poplar tree, Google streetview - Attachment 5: Schedule 10 listing showing revised text. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 8 May 2026	Signature: 

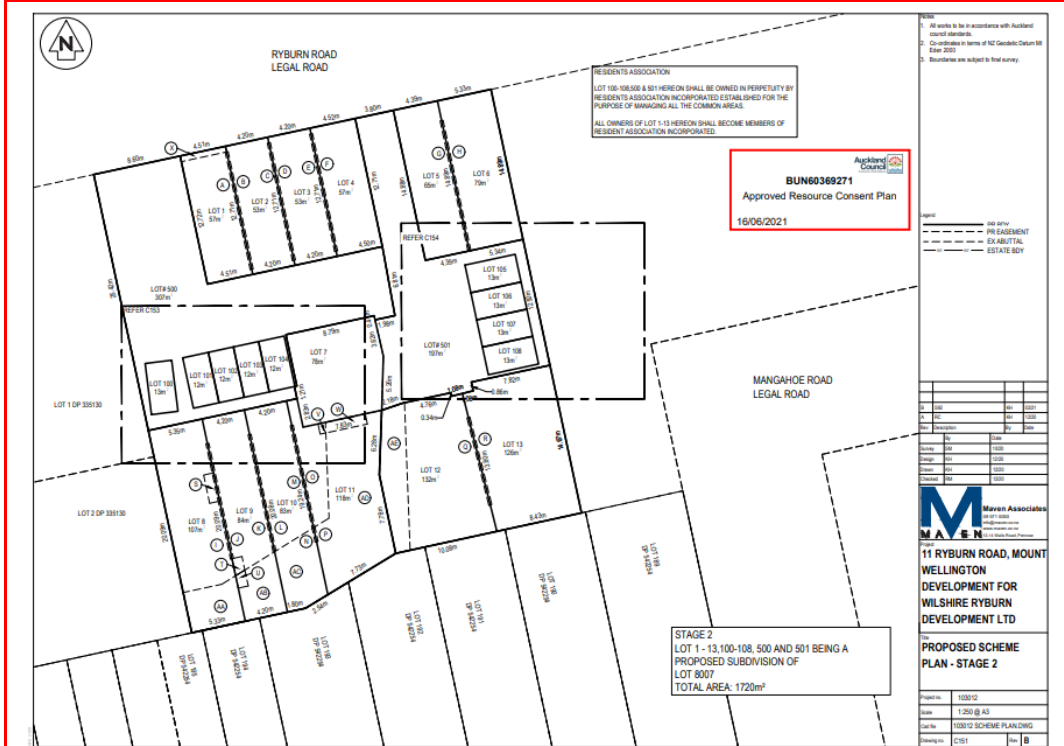
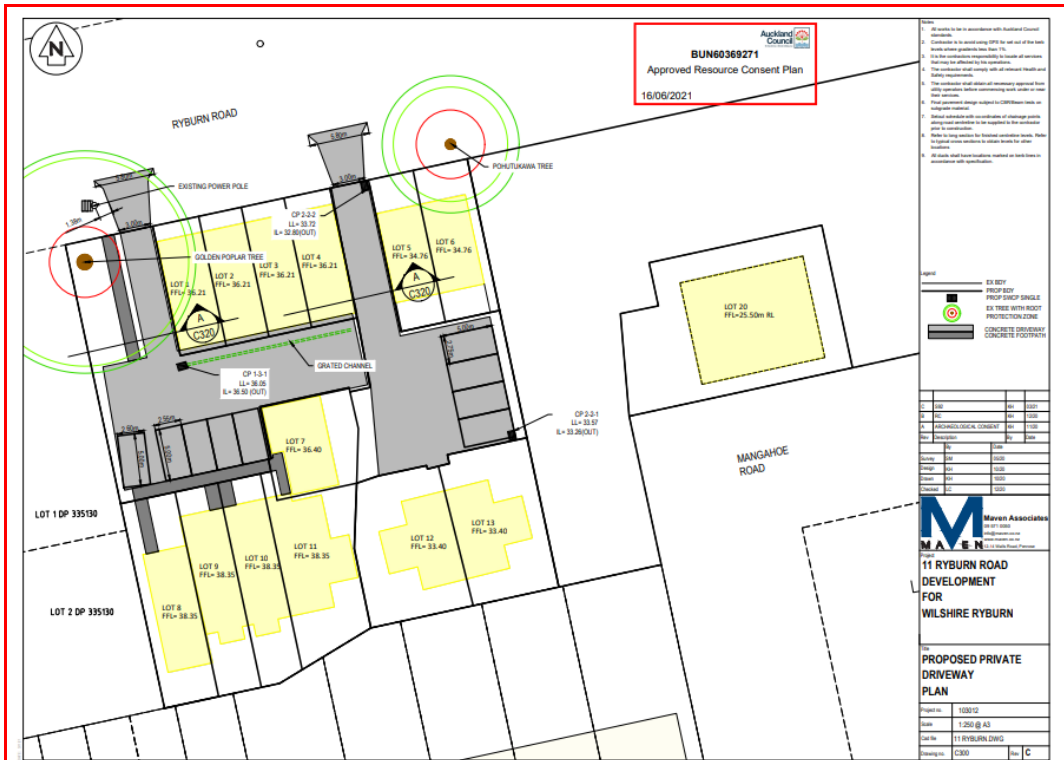
Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #645 at Ryburn Road, Mt Wellington



Attachment 3: Subdivision plans from BUN60369271



Attachment 4: Golden Poplar tree, Google streetview



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
645	<i>Populus x canadensis</i>	Golden Poplar		Ryburn Road 44	Mt Wellington	Lot 4 DP 39188 <u>Lot 500 DP 567855</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
645	<i>Populus x canadensis</i>	Golden Poplar		Ryburn Road	Mt Wellington	Lot 500 DP 567855
...

Memo

Date 8 December 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)– Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps

9 Ngaio Street, Ōrākei – ID # 698 (subdivision)

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP.

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (SUB60346496) which creates a new legal description for the notable tree listing #698 in Schedule 10 (Pōhutukawa).





The Pōhutukawa tree is correctly identified on the AUP maps – refer Attachment 2.

The changes to the listing are set out in the table below.

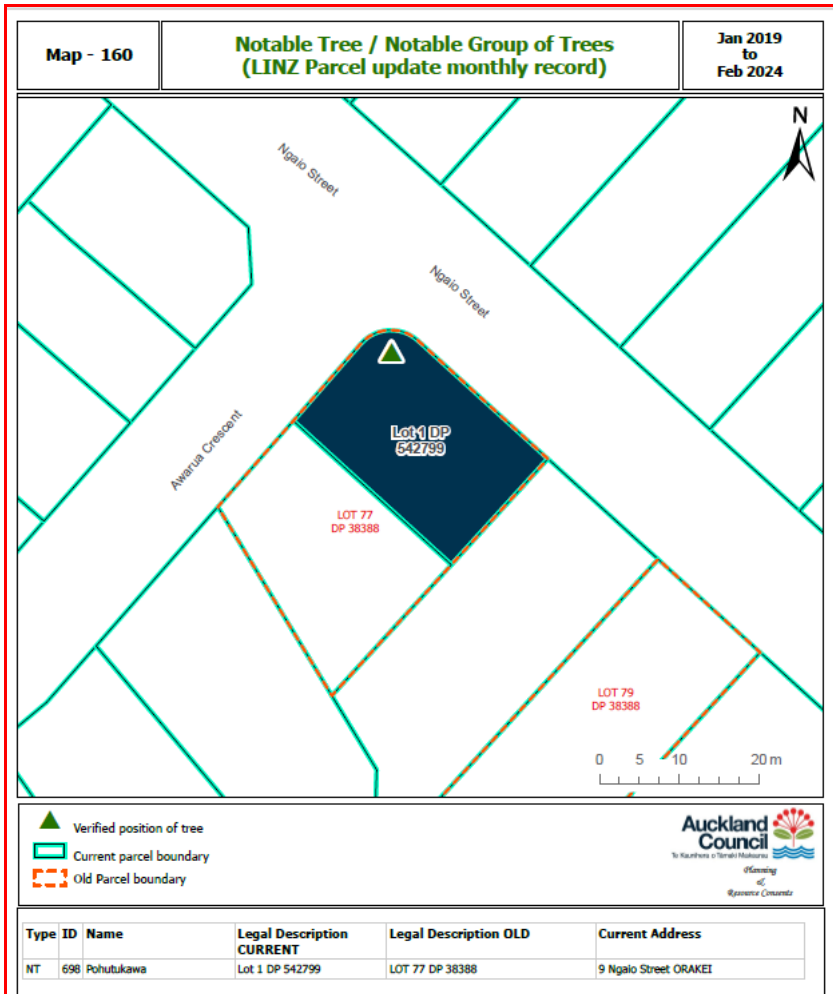
Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree # 698						
	698	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ngaio Street 9	Orakei	Lot 77 DP 38388
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is enabled in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	The effects of the modifications are neutral as they are authorised by the						

¹ available on Kotahi at [Delegations Register](#)

	<p>provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="color: red;">ID</th> <th style="color: red;">Botanical Name</th> <th style="color: red;">Common Name</th> <th style="color: red;">Number of Trees</th> <th style="color: red;">Location/Street Address</th> <th style="color: red;">Locality</th> <th style="color: red;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="color: red;">698</td> <td style="color: red;"><i>Metrosideros excelsa</i></td> <td style="color: red;">Pōhutukawa</td> <td style="color: red;">1</td> <td style="color: red;">Ngaio Street, 9</td> <td style="color: red;">Ōrākei</td> <td style="color: red;"> <u>Lot 77 DP 38388</u> <u>Lot 1 DP 542799</u> </td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	698	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ngaio Street, 9	Ōrākei	<u>Lot 77 DP 38388</u> <u>Lot 1 DP 542799</u>
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
698	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ngaio Street, 9	Ōrākei	<u>Lot 77 DP 38388</u> <u>Lot 1 DP 542799</u>									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #698 at 9 Ngaio Street, Ōrākei - Attachment 3: Subdivision plan from SUB60346496 - Attachment 4: Pōhutukawa tree, Google streetview - Attachment 5: Schedule 10 listing showing revised text. 														

<p>Prepared by: Ewen Patience, Policy Planner</p>	<p>Signature:</p> 
<p>Text prepared by: Diana Chin, Planning Technician</p>	<p>Signature:</p> 
<p>Data or map/s prepared by: N/A</p>	<p>Signature:</p>
<p>Reviewed by: Clare Wall Shaw, Team Leader Planning</p>	<p>Signature:</p> 
<p>Decision: I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Central South Planning Manager Date: 8 May 2026</p>	<p>Signature:</p> 

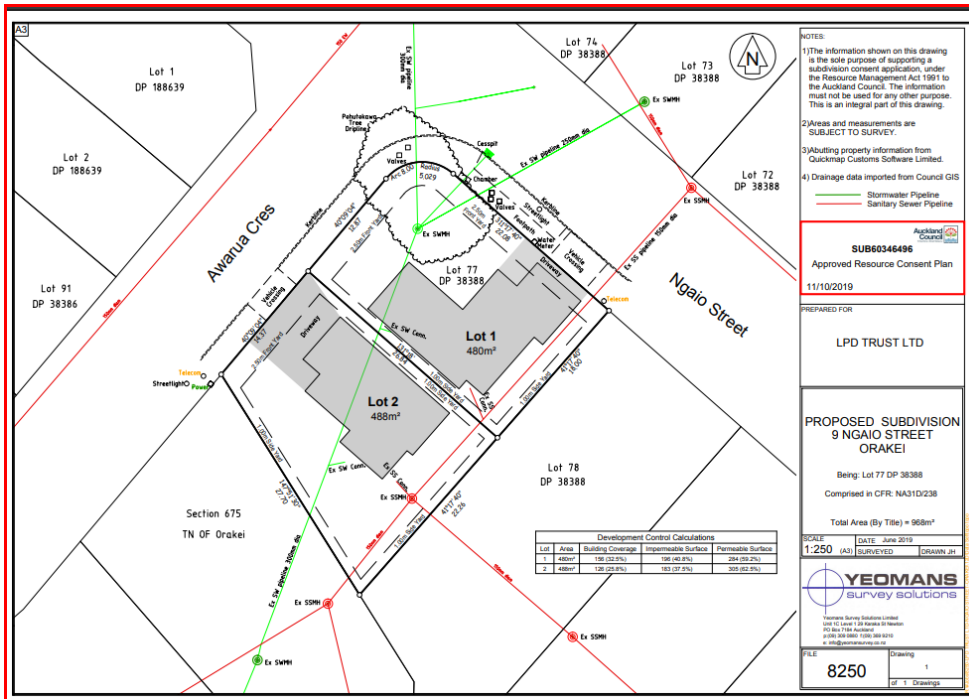
Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #698 at 9 Ngaio Street, Ōrākei



Attachment 3: Subdivision plan from SUB60346496



Attachment 4: Pōhutukawa tree, Google streetview



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
698	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ngaio Street, 9	Ōrākei	Lot 77 DP 38388 <u>Lot 1 DP 542799</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
698	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ngaio Street, 9	Ōrākei	Lot 1 DP 542799
...

Memo

Date 9 December 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps**

37 (39) Tautari Street, Ōrākei – ID # 705 (subdivision)

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP.

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (BUN60321546) which creates a new legal description and street address for the notable tree listing #705 in Schedule 10 (Pōhutukawa).

The Pōhutukawa tree is correctly identified on the AUP maps – refer Attachment 2.

The changes to the listing are set out in the table below.

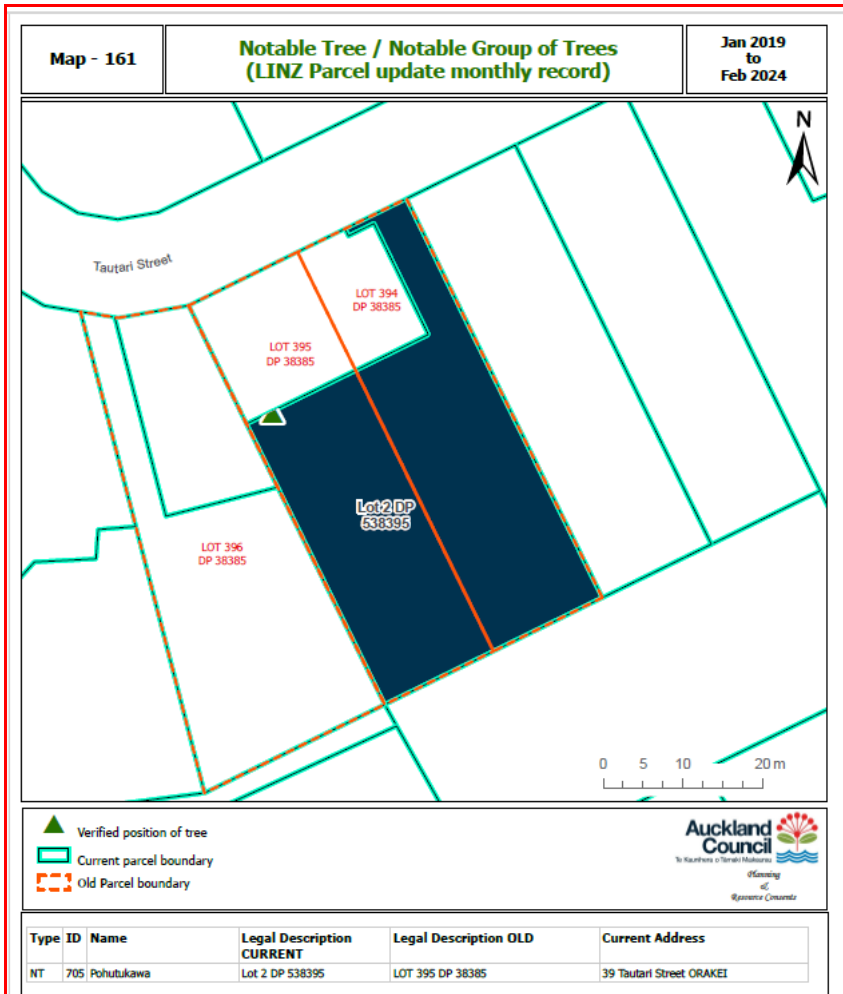
Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree # 705						
	705	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Tautari Street 37	Orakei	Lot 395 DP 38385
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is enabled in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	The effects of the modifications are neutral as they are authorised by the						

¹ available on Kotahi at [Delegations Register](#)

	<p>provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="color: red;">ID</th> <th style="color: red;">Botanical Name</th> <th style="color: red;">Common Name</th> <th style="color: red;">Number of Trees</th> <th style="color: red;">Location/Street Address</th> <th style="color: red;">Locality</th> <th style="color: red;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="color: red;">705</td> <td style="color: red;"><i>Metrosideros excelsa</i></td> <td style="color: red;">Pōhutukawa</td> <td style="color: red;">1</td> <td style="color: red;">Tautari Street 37 <u>39</u></td> <td style="color: red;">Ōrākei</td> <td style="color: red;">LOT 395 DP 38385 <u>Lot 2 DP 538395</u></td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	705	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Tautari Street 37 <u>39</u>	Ōrākei	LOT 395 DP 38385 <u>Lot 2 DP 538395</u>
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
705	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Tautari Street 37 <u>39</u>	Ōrākei	LOT 395 DP 38385 <u>Lot 2 DP 538395</u>									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #705 at 39 Tautari Street, Ōrākei - Attachment 3: Subdivision plan from BUN60321546 - Attachment 4: Pōhutukawa tree, Google streetview - Attachment 5: Schedule 10 listing showing revised text. 														

<p>Prepared by: Ewen Patience, Policy Planner</p>	<p>Signature:</p> 
<p>Text prepared by: Diana Chin, Planning Technician</p>	<p>Signature:</p> 
<p>Data or map/s prepared by: N/A</p>	<p>Signature:</p>
<p>Reviewed by: Clare Wall Shaw, Team Leader Planning</p>	<p>Signature:</p> 
<p>Decision: I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Central South Planning Manager Date: 8 May 2026</p>	<p>Signature:</p> 

Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #705 at 39 Tautari Street, Ōrākei

Property Summary

This summary lists searched address, legal description, Zone and other limitation that apply to the site.

Address
39 Tautari Street ORAKEI 1071

Legal Description
LOT 2 DP 538395

Appeals

Modification
Plan Changes, PC 120 - Some parts have immediate legal effect, Multiple Layers, [View PDE](#), Proposed, 3/11/2025

Zone
Residential - Mixed Housing Urban Zone

Precinct

Overlays
Natural Heritage: Notable Trees Overlay - 705, Pohutukawa, Verified position of tree

Controls
Controls: Macroinvertebrate Community Index - Urban

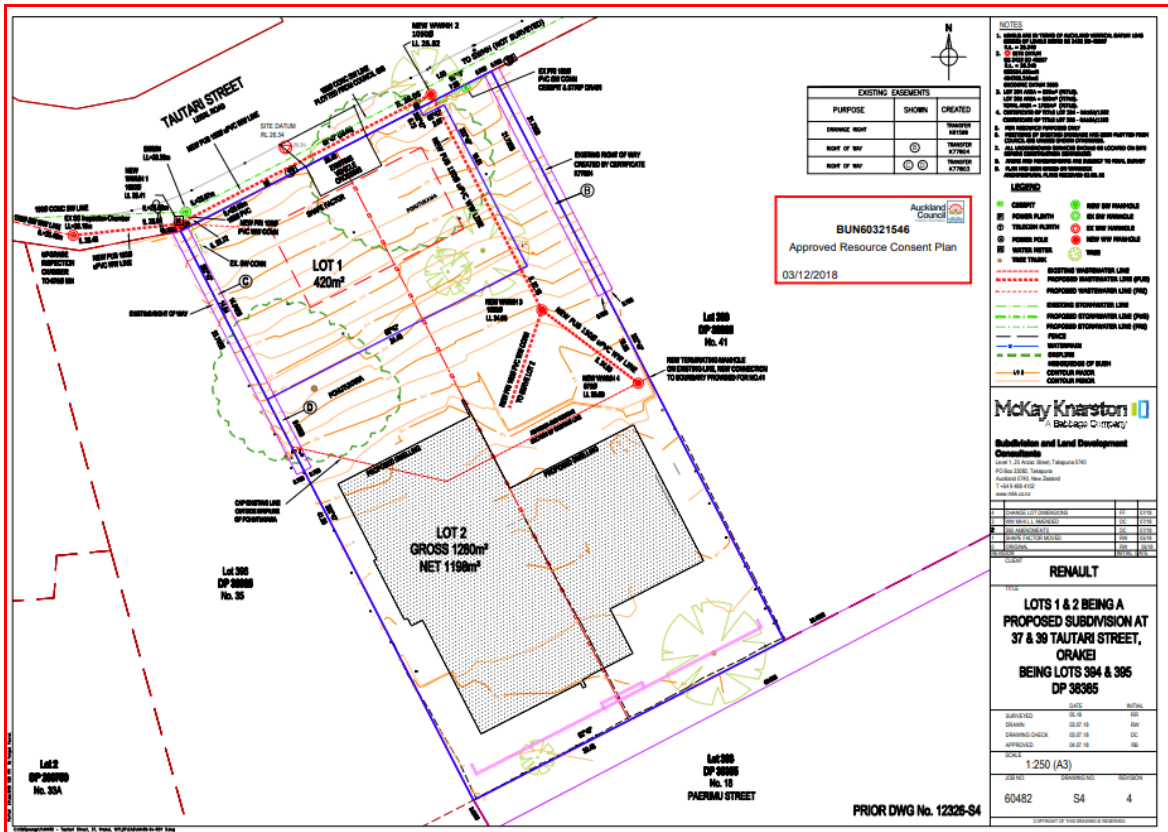
Designations

For other mapped information that may apply to the searched property please use the Data Discovery tool check the main [GIS viewer \(GeoMaps\)](#).

[View full Unitary Plan text](#)



Attachment 3: Subdivision plan from BUN60321546



Attachment 4: Pōhutukawa tree, Google streetview



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
705	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Tautari Street 37 <u>39</u>	Ōrākei	LOT 395 DP 38385 <u>Lot 2 DP 538395</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
705	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Tautari Street 39	Ōrākei	Lot 2 DP 538395
...

Memo

Date 9 December 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)– Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps

46 (1/46) View Road, Mount Eden – ID # 721 (subdivision)

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP.

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to a) subdivision (BUN60360630) which creates a new legal description and street address for the notable tree listing #721 in Schedule 10 (Puriri).

The Puriri tree is correctly identified on the AUP maps – refer Attachment 2.

The changes to the listing are set out in the table below.

Rule or section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree # 721						
	721	<i>Vitex lucens</i>	Puriri	1	View Road 46	Mount Eden	Lot 1 DP 66290
Subject site	As above						
Current legal description	As above						
Nature of change	A clause 20A modification is enabled in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	The effects of the modifications are neutral as they are authorised by the						

¹ available on Kotahi at [Delegations Register](#)

	<p>provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="color: red;">ID</th> <th style="color: red;">Botanical Name</th> <th style="color: red;">Common Name</th> <th style="color: red;">Number of Trees</th> <th style="color: red;">Location/Street Address</th> <th style="color: red;">Locality</th> <th style="color: red;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="color: red;">721</td> <td style="color: red;"><i>Vitex lucens</i></td> <td style="color: red;">Puriri</td> <td style="color: red;">1</td> <td style="color: red;">View Road 46 <u>1/46</u></td> <td style="color: red;">Mount Eden</td> <td style="color: red;"><u>Lot 1 DP 66290</u> <u>Lot 1 DP 584978</u></td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	721	<i>Vitex lucens</i>	Puriri	1	View Road 46 <u>1/46</u>	Mount Eden	<u>Lot 1 DP 66290</u> <u>Lot 1 DP 584978</u>
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
721	<i>Vitex lucens</i>	Puriri	1	View Road 46 <u>1/46</u>	Mount Eden	<u>Lot 1 DP 66290</u> <u>Lot 1 DP 584978</u>									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #721 at 1/46 View Road, Mount Eden - Attachment 3: Subdivision plan from BUN60360630 - Attachment 4: Puriri tree, Google streetview - Attachment 5: Schedule 10 listing showing revised text. 														

<p>Prepared by: Ewen Patience, Policy Planner</p>	<p>Signature:</p> 
<p>Text prepared by: Diana Chin, Planning Technician</p>	<p>Signature:</p> 
<p>Data or map/s prepared by: N/A</p>	<p>Signature:</p>
<p>Reviewed by: Clare Wall Shaw, Team Leader Planning</p>	<p>Signature:</p> 
<p>Decision: I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Central South Planning Manager Date: 8 May 2026</p>	<p>Signature:</p> 

Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #721 at 1/46 View Road, Mount Eden

Property Summary

This summary lists searched address, legal description, Zone and other limitation that apply to the site.

Address
1/46 View Road MOUNT EDEN 1024

Legal Description
LOT 1 DP 584978

Appeals

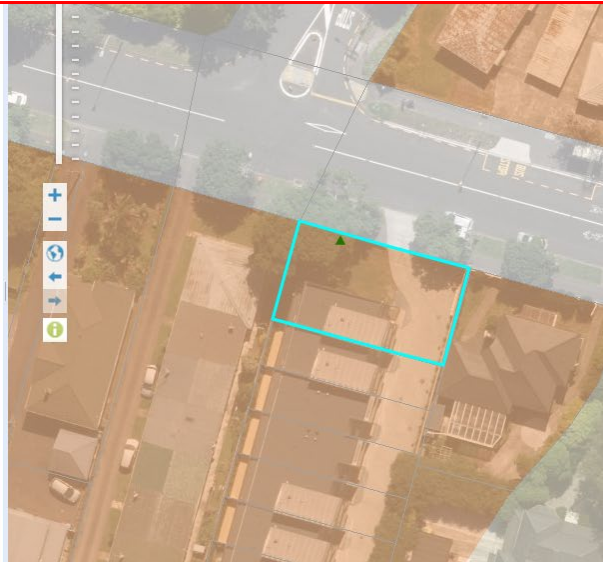
Modification
Plan Changes, PC 120 - Some parts have immediate legal effect, Multiple Layers, [View PDF](#), Proposed, 3/11/2025

Zone
Residential - Mixed Housing Urban Zone

Precinct

Overlays
Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay (rq) - Western Springs Volcanic Aquifer
Natural Heritage: Notable Trees Overlay - 721, Puriri, Verified position of tree

Controls



Attachment 5: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
721	<i>Vitex lucens</i>	Puriri	1	View Road 46 <u>1/46</u>	Mount Eden	Lot 1 DP 66290 <u>Lot 1 DP 584978</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
721	<i>Vitex lucens</i>	Puriri	1	View Road 1/46	Mount Eden	Lot 1 DP 584978
...

Memo

Date: 6 November 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan – Correction to Schedule 10, D13 Notable Trees Overlay or AUP maps 28 Grange Road, Mt Eden – ID #982 (subdivision)

A correction is required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:




- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to: Subdivision (SUB 60423383) which alters the legal description of listing ID # 982, as set out in the table below:

Rule or Section of Unitary Plan	Schedule 10 Notable Trees Schedule – Tree # 982						
	982	<i>Metrosideros excelsa</i>	Pōhutukawa	4	Grange Road 28	Mt Eden	Lot 3 DP 10586
Subject Site	28 Grange Road, Mt Eden						
Current Legal Description	Lot 3 DP 10586						
Nature of change	A clause 20A modification is required in accordance with D13.4 to ‘automatically’ update Schedule 10 of the AUP for the following reason: As advised by the GIS team (Dean Thompson, 9 August 2024) following the regular updating of the cadastral mapping data received from LINZ, a subdivision of 28 and 30 Grange Road has occurred (SUB 60423383). This necessitates updating/correcting the listing in Schedule 10 as set out below.						
Effect of	The effects of the modifications are neutral as they are authorised by the						

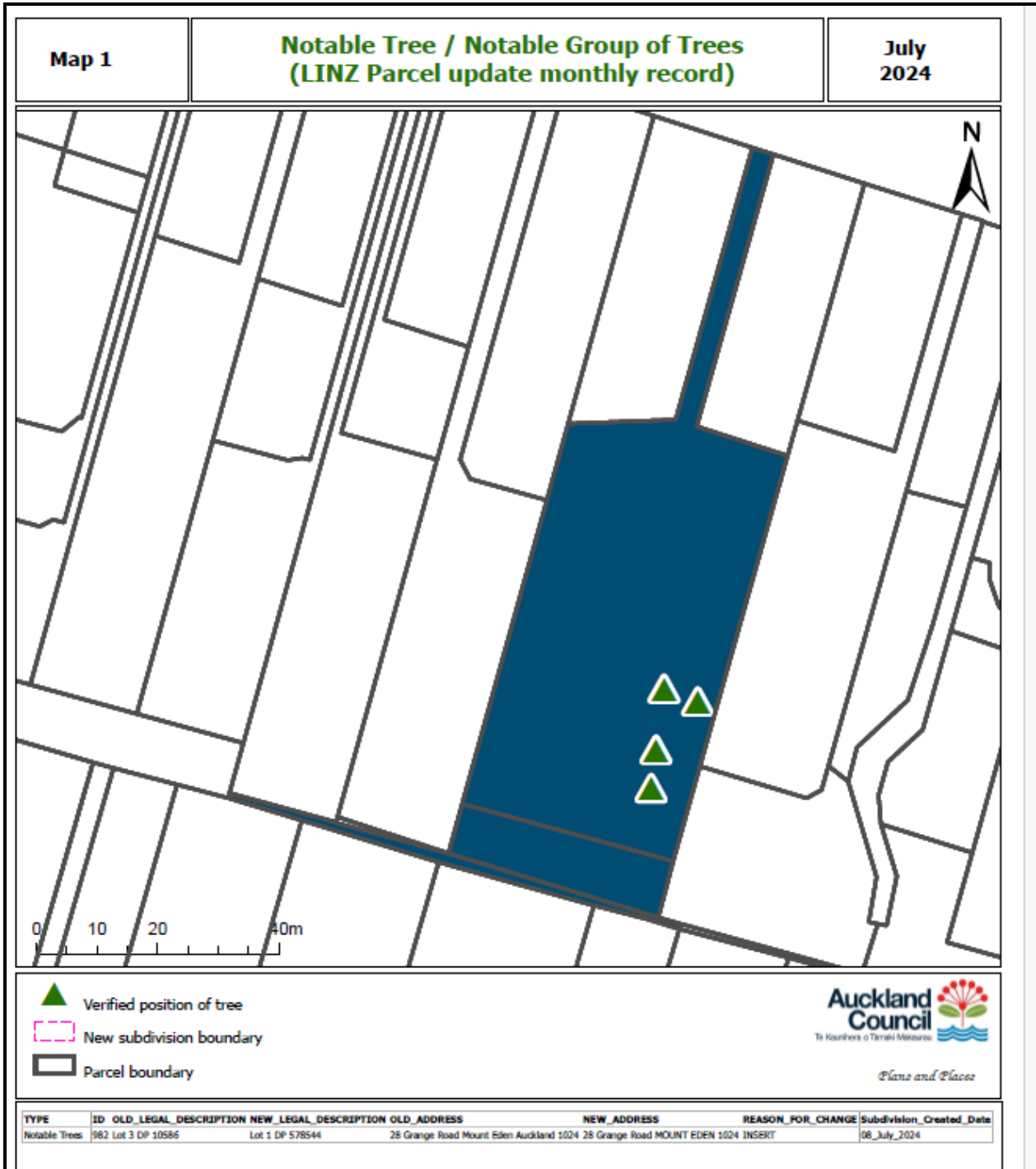
¹ available on Kotahi at [Delegations Register](#)

change	<p>provisions of D13.4 AUP and arise from subdivision. The trees remain and the listings are corrected, as set out below.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Trees Schedule of the AUP so that it reads as below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">982</td> <td style="text-align: center;">Metrosideros excelsa</td> <td style="text-align: center;">Pōhutukawa</td> <td style="text-align: center;">4</td> <td style="text-align: center;">Grange Road 28</td> <td style="text-align: center;">Mt Eden</td> <td style="text-align: center;">Lot 3 DP 40586 Lot 100 DP 618531</td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	982	Metrosideros excelsa	Pōhutukawa	4	Grange Road 28	Mt Eden	Lot 3 DP 40586 Lot 100 DP 618531
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
982	Metrosideros excelsa	Pōhutukawa	4	Grange Road 28	Mt Eden	Lot 3 DP 40586 Lot 100 DP 618531									
Changes required to be made (to maps)	No map changes are required.														
Attachments	<p>Any further relevant information/evidence to help the decision maker (if necessary):</p> <ul style="list-style-type: none"> - Attachment 1: Parcel change information from GIS team - Attachment 2: AUP zoning map showing listing #982 - Attachment 3: Subdivision plan showing covenant area which contains the 4 notable trees. - Attachment 4: Schedule 10 listing showing revised texts. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager	Signature: 

Date: 18 May 2026

Attachment 1: Parcel change information from GIS team



Attachment 2: AUP zoning map showing listing #982

Property Summary

This summary lists searched address, legal description, Zone and other limitation: that apply to the site.

Address
28 Grange Road MOUNT EDEN 1024

Legal Description
LOT 1 DP 578544

Appeals

Modification
Plan Changes, PC 120 - Some parts have immediate legal effect, Multiple Layers, [View PDF](#), Proposed, 3/11/2025

Zone
Residential - Mixed Housing Urban Zone

Precinct

Overlays
Natural Resources: Significant Ecological Areas Overlay - SEA_T_6032, Terrestrial
Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Western Springs Volcanic Aquifer
Natural Heritage: Notable Trees Overlay - 982, Pohutukawa, Verified position of tree



Attachment 3: Subdivision plan showing covenant area (green) which contains the four notable trees.

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY, RIGHT TO CONVEY GAS, ELECTRICITY, WATER AND TELECOMMUNICATIONS, RIGHT TO DRAIN SEWAGE, RIGHT TO DRAIN STORMWATER	P	LOT 9B HERECOM	LOTS 9-25 HERECOM
PEDESTRIAN RIGHT OF WAY, RIGHT TO CONVEY GAS, ELECTRICITY, WATER AND TELECOMMUNICATIONS	Q	LOT 9C HERECOM	LOTS 9-25 HERECOM
PEDESTRIAN RIGHT OF WAY	O	LOT 9D HERECOM	LOTS 9-25 HERECOM
RUBBISH/DEBRIS STORAGE	R	LOT 9E HERECOM	LOTS 9-25 HERECOM
PARTY WALL	T	LOT 9 HERECOM	LOT 10 HERECOM
	U	LOT 10 HERECOM	LOT 9 HERECOM
	V	LOT 11 HERECOM	LOT 12 HERECOM
	W	LOT 12 HERECOM	LOT 11 HERECOM
	X	LOT 15 HERECOM	LOT 18 HERECOM
	Y	LOT 21 HERECOM	LOTS 18-19 HERECOM
	Z	LOT 21 HERECOM	LOTS 16-20 HERECOM

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT TO DRAIN WATER	X	LOT 15 HERECOM	LOT 18 HERECOM
	Y	LOT 21 HERECOM	LOTS 18-19 HERECOM
	Z	LOT 21 HERECOM	LOTS 16-20 HERECOM
MAINTENANCE	AA	LOT 17 HERECOM	LOT 16 HERECOM
	AB	LOT 18 HERECOM	LOT 17 HERECOM
	AC	LOT 19 HERECOM	LOT 18 HERECOM
	AD	LOT 20 HERECOM	LOT 19 HERECOM
	AE	LOT 21 HERECOM	LOT 20 HERECOM
	AF	LOT 22 HERECOM	LOT 21 HERECOM
	AG	LOT 23 HERECOM	LOT 22 HERECOM
	AH	LOT 24 HERECOM	LOT 23 HERECOM
	AI	LOT 25 HERECOM	LOT 24 HERECOM
	AJ	LOT 26 HERECOM	LOT 25 HERECOM

AMALGAMATION CONDITION

THAT LOT 103 HERECOM BE HELD AS EIGHTEEN UNDIVIDED ONE-EIGHTEENTH SHARES BY THE OWNERS OF LOTS 9-25 HERECOM AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

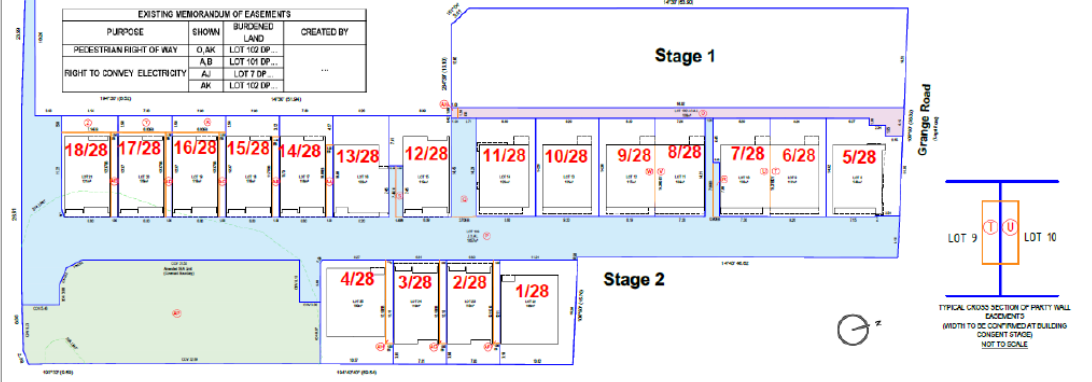
THAT LOT 102 HERECOM BE HELD AS EIGHTEEN UNDIVIDED ONE-TWENTY-FIFTH SHARES BY THE OWNERS OF LOTS 9-25 HERECOM AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

NOTE:

- THIS PLAN IS FOR A SUBDIVISION RESOURCE CONSENT ONLY.
- AREAS, BOUNDARY DIMENSIONS AND LEVELS ARE SUBJECT TO LAND TRANSFER SURVEY AND APPROVAL BY THE LOCAL AUTHORITY AND LAND INFORMATION NZ.
- ISSUE OVERHANGS AND PARTY WALL TO BE CONFIRMED DURING THE CONSTRUCTION STAGE.

COVENANTS:

- AREA OF LAND COVENANT AREA.




Stage 1

Stage 2

Grange Road

LOT 9 LOT 10

TYPICAL CROSS SECTION OF PARTY WALL (WIDTH TO BE CONFIRMED AT BUILDING CONSENT STAGE) NOT TO SCALE



info@developed.co.nz | www.developed.co.nz

Drawing Title	STAGE 2 - HERECOM - LOTS 9-25	Client	MF Mt Eden Development Ltd
Project Address	35,30,32 Grange Road, Mount Eden	Lot No.	-
Current Issue	Resource Consent	DP No.	-

Project No.	40070
Sheet No.	2
Revision	2
Scale	1:400
Date	22/04/2024
Drawn	LC
Checked	AZ

Auckland Council | Approved Resource Consent Plan | 10/000002300 | 12/04/2024 | Page 2 of 20

Attachment 4: Schedule 10 listing showing revised texts

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
982	Metrosideros excelsa	Pōhutukawa	4	Grange Road 28	Mt Eden	Lot 3 DP 10586 <u>Lot 100 DP 618531</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
982	Metrosideros excelsa	Pōhutukawa	4	Grange Road 28	Mt Eden	Lot 100 DP 618531
...

Memo

Date 23 September 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan – Correction to D13 Notable Trees Overlay AUP, Schedule 10 and maps 7 Belle Vue Avenue, Northcote Point – ID #1046 (subdivision)

Corrections are required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to: Subdivision (BUN60336805) which alters the legal description of notable tree #1046 in Schedule 10, as set out below:

Rule or Section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #1046						
Subject Site	As above						
Current Legal Description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>						

¹ available on Kotahi at [Delegations Register](#)

Changes required to be made (text/in-text diagrams)	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1046</td> <td style="text-align: center;"><i>Metrosideros excelsa</i></td> <td style="text-align: center;">Pōhutukawa</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Belle Vue Avenue 7</td> <td style="text-align: center;">Northcote Point</td> <td style="text-align: center;">Lot 2 DP 4470 <u>Lot 1 DP 586804</u></td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1046	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Belle Vue Avenue 7	Northcote Point	Lot 2 DP 4470 <u>Lot 1 DP 586804</u>
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
1046	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Belle Vue Avenue 7	Northcote Point	Lot 2 DP 4470 <u>Lot 1 DP 586804</u>									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	Any further relevant information/evidence to help the decision maker (if necessary): <ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #1046 - Attachment 3: Subdivision plan BUN60336805 - Attachment 4: Schedule 10 listing showing revised texts. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 11 May 2026	Signature: 

Attachment 1: Information from GIS team



Attachment 2: AUP map showing listing #1046

Property Summary

This summary lists searched address, legal description, ZoI and other limitations that apply to the site.

Address
7 Belle Vue Avenue Northcote Point 0627

Legal Description
LOT 1 DP 586804

Appeals

Modification
Plan Changes, Plan Change 78 - Intensification, Multiple Layers, [View PDF](#), Proposed, 18/08/2022

Zone
Residential - Mixed Housing Suburban Zone

Precinct

Overlays
Natural Heritage: Notable Trees Overlay - 1046, Pohutukawa, Verified

For other mapped information that may apply to the searched property please use the Data Discovery tool or check the main [GIS viewer \(GeoMaps\)](#).



Attachment 3: Subdivision plan BUN60336805

LOCATION AND DESCRIPTION:

Street address:
7 BELLE VUE AVE., NORTHCOTE POINT
Legal description: Lot 2 DP-4470


ZONING: Mixed Housing Suburban

SITE COVERAGE:
Refer to table

BUILDING HEIGHT:
Max. Height: 8m above ground

HEIGHT TO BOUNDARY:
All Boundaries: 2.5m + 45°

SURVEY NOTES:
• Topographical survey was carried out by FZ Survey Limited



BUN60336805 / LUC60336806
Approved Resource Consent Plan
28/05/2019

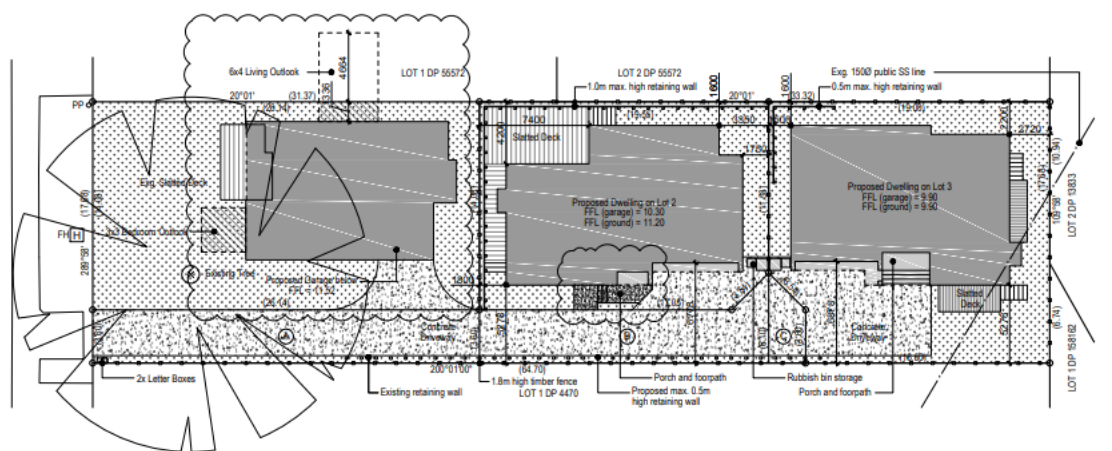
LEGEND

- Building Coverage
- Concrete Paving
- Landscaped Area
- Outlook Space
- Outlook Space (infringement / shortfall)

Memorandum of Proposed Easements

Shown	Purpose	Servient Tenement	Dominant Tenement
(A)	Right of way, Water supply, Electricity, Telecommunication, Fibre optic and Gas supply	Lot 1	Lot 2 & Lot 3
(B)	Right of way, Water supply, Electricity, Telecommunication, Fibre optic and Gas supply	Lot 2	Lot 3
(C)	Right of way	Lot 3	Lot 2

		SITE COVERAGE				SITE AREA = 1144m ² NET SITE AREA = 964m ²		FRONT YARD	
LOT	RCN	SITE AREA	NET AREA	BUILDING (max. 40% net)	IMPERMEABLE (max. 60% gross)	LANDSCAPING (min. 40% net)	LANDSCAPING (min. 30% net)		
Lot 1	94m ²	462m ²	368m ²	126.9m ² (34.2%)	224.7m ² (48.6%)	224.4m ² (81.0%)	42.2m ² (79.6%)		
Lot 2	74m ²	346m ²	272m ²	150.5m ² (55.3%)	234.0m ² (67.6%)	101.8m ² (37.4%)			
Lot 3	12m ²	336m ²	324m ²	152.7m ² (47.1%)	213.0m ² (63.4%)	105.6m ² (32.6%)			
Total	180m²	1144m²	964m²	429.2m² (44.5%)	671.7m² (58.7%)	431.8m² (44.8%)			



STUDIO PM LIMITED
yue@studio-pm.co.nz
(011) 021436259

CLIENT: MIKE LIU

TITLE: OVERALL SITE PLAN

PROJECT: PROPOSED DEVELOPMENT AT 7 BELLE VUE AVENUE, NORTHCOTE POINT

SCALE: 1:200@A3
DATE: 14/03/2019
LOT: 2
DP: 4470

Rev.	Rev. Date	Description
1	03/03/2019	L1 plan 11.3 posts

PROJECT NO: 1801
SHEET NO: RC-A-01

Attachment 4: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1046	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Belle Vue Avenue 7	Northcote Point	Lot 2 DP 4470 <u>Lot 1 DP 586804</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1046	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Belle Vue Avenue 7	Northcote Point	Lot 1 DP 586804
...

Memo

Date 24 September 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan – Correction to D13 Notable Trees Overlay AUP, Schedule 10 and maps 140 & 144 Glenfield Road, Birkenhead – ID #1142 (subdivision)

Corrections are required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:




- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to: subdivision (SUB60069620) which alters the legal description and address of the notable group of native trees #1142 in Schedule 10, as set out below. It is noted that the eastern side of the group of trees encroaches into the road reserve (refer Attachment 1). The council’s Site Pack records do not indicate the precise location of the trees at the road boundary. These trees will also have protection under the provisions of chapter E17 of the AUP, Trees in roads.

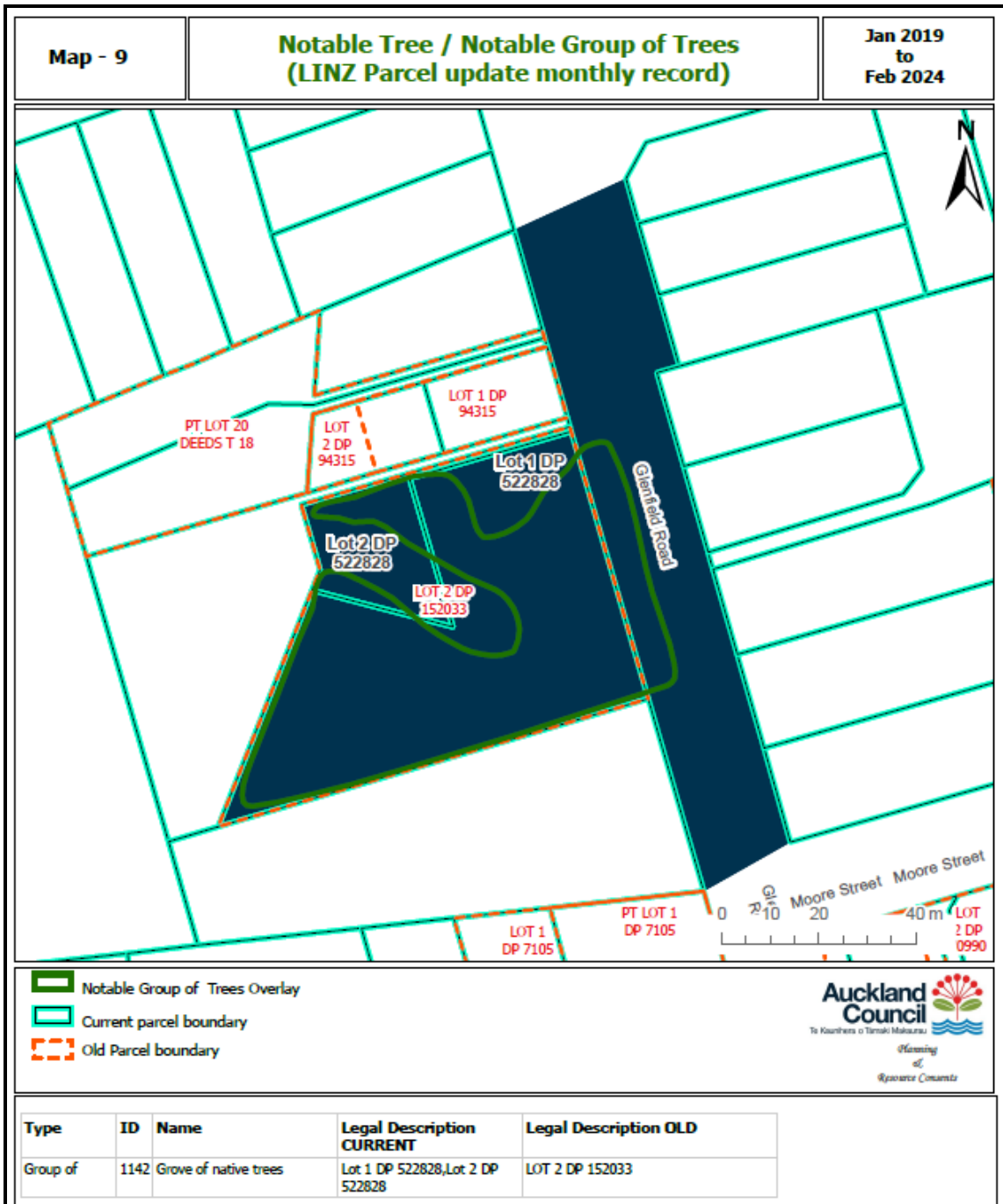
Rule or Section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #1142						
	1142		Grove of native trees	Group	Glenfield Road 140	Birkenhead	Lot 2 DP 152033
Subject Site	As above						
Current Legal Description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	The effects of the modifications are neutral as they are authorised by the						

¹ available on Kotahi at [Delegations Register](#)

	<p>provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1142</td> <td></td> <td style="text-align: center;">Grove of native trees</td> <td style="text-align: center;">Group</td> <td style="text-align: center;">Glenfield Road 140 and 144</td> <td style="text-align: center;">Birkenhead</td> <td style="text-align: center;"> Lot 2 DP 452033 Lot 1 DP 522828, Lot 2 DP 522828 </td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1142		Grove of native trees	Group	Glenfield Road 140 and 144	Birkenhead	Lot 2 DP 452033 Lot 1 DP 522828, Lot 2 DP 522828
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
1142		Grove of native trees	Group	Glenfield Road 140 and 144	Birkenhead	Lot 2 DP 452033 Lot 1 DP 522828, Lot 2 DP 522828									
Changes required to AUP maps	<p>No changes are required to the AUP maps.</p>														
Attachments	<p>Any further relevant information/evidence to help the decision maker (if necessary):</p> <ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #1142 - Attachment 3: Subdivision plan SUB60069620 - Attachment 4: Schedule 10 listing showing revised texts. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 18 May 2026	Signature: 

Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #1142

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address
140 Glenfield Road Birkenhead 0626

Legal Description
LOT 1 DP 522828

Appeals

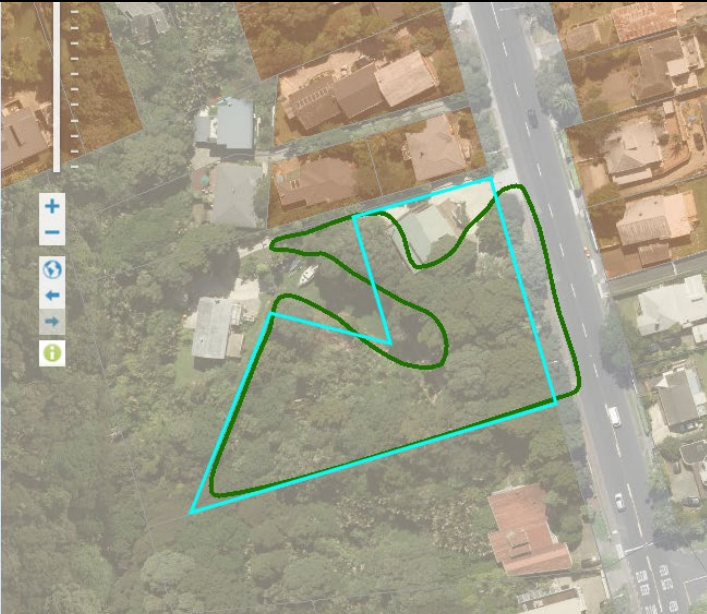
Modification
Plan Changes, Plan Change 78 - Intensification, Multiple Layers, [View PDF](#), Proposed, 18/08/2022

Zone
Residential - Single House Zone

Precinct

Overlays
Natural Resources: Significant Ecological Areas Overlay - SEA_T_8161, Terrestrial
Natural Heritage: Notable Group of Trees Overlay - 1142, Grove of native trees

Controls
Controls: Macroinvertebrate Community Index - Native



Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address
144 Glenfield Road Birkenhead 0626

Legal Description
LOT 2 DP 522828

Appeals


Modification
Plan Changes, Plan Change 78 - Intensification, Multiple Layers, [View PDF](#), Proposed, 18/08/2022

Zone
Residential - Single House Zone

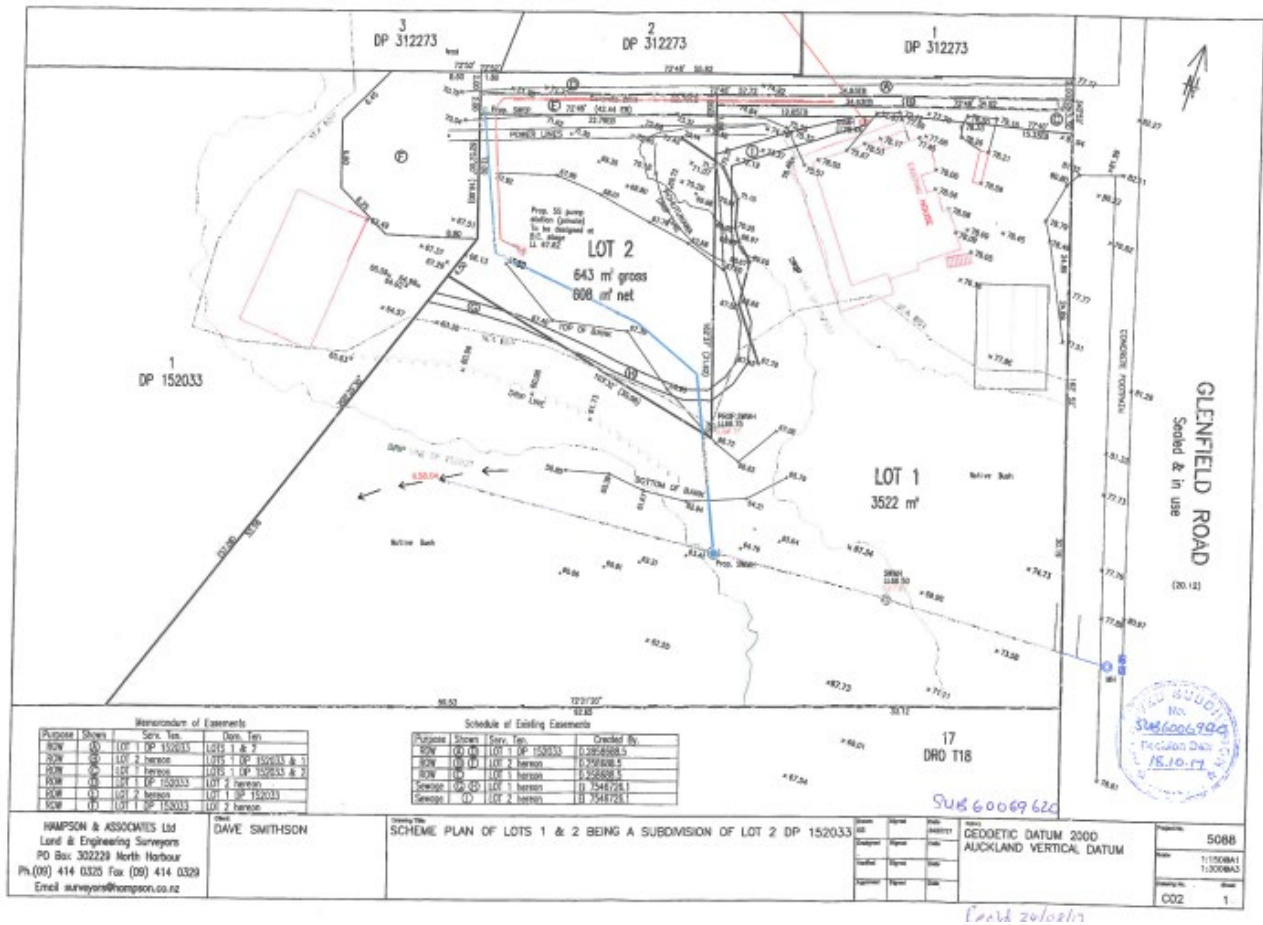
Precinct

Overlays
Natural Resources: Significant Ecological Areas Overlay - SEA_T_8161, Terrestrial
Natural Heritage: Notable Group of Trees Overlay - 1142, Grove of native trees

Controls
Controls: Macroinvertebrate Community Index - Native



Attachment 3: Subdivision plan SUB60069620



Attachment 4: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1142		Grove of native trees	Group	Glenfield Road 140 and 144	Birkenhead	Lot 2 DP 152033 Lot 1 DP 522828, Lot 2 DP 522828
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1142		Grove of native trees	Group	Glenfield Road 140 and 144	Birkenhead	Lot 1 DP 522828, Lot 2 DP 522828
...

Memo

Date 1 October 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan – Correction to D13 Notable Trees Overlay AUP, Schedule 10 and maps 12-14 Inkster Street, 80-82 Palmerston Road, Birkenhead – ID #1177 (subdivision)

Corrections are required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to: subdivision (BUN60384591) which alters the address and legal description of the notable tree listing #1177 in Schedule 10 which covers four properties, as set out below. In each case on the AUP maps the trees are indicated as ‘unverified’ as to exact location.

- Lot 1 DP 67734 is 14 Inkster Street
- Lot 2 DP 67734 is 12 Inkster Street
- Lot 1 DP 128364 is 80 Palmerston Road
- Lot 1 DP 527223 is 82 Palmerston Road


The bundled subdivision and land use consent dated 31 August 2022 also included the removal of one Kauri tree. The consultant arborist confirmed that there were 17 kauri trees across the four properties and so the total remaining is 16. The Gum tree was removed by consent dated 22 January 2010 (refer **Attachment 4**). West Fynn, Senior Heritage Arborist, sited the tree stump when he did a site inspection in 2021 for the subdivision and land use consent application – refer **Attachment 5**.




The changes required to the listing are set out in the table below.

Rule or Section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #1177
--	---

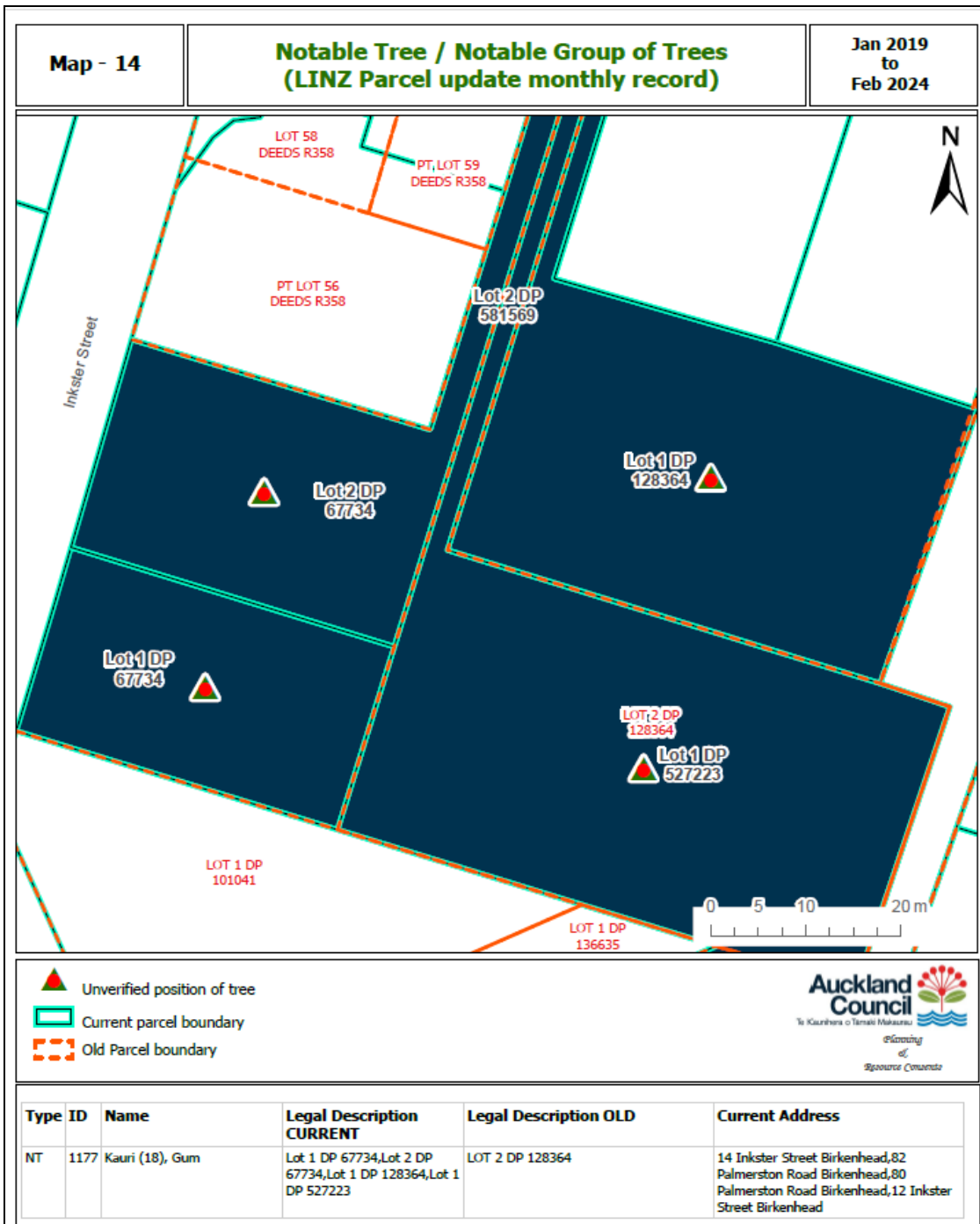
¹ available on Kotahi at [Delegations Register](#)

	1177	<i>Agathis australis, Eucalyptus sp.</i>	Kauri (18), Gum	19	Inkster Street,	Birkenhead	Lot 1 DP 67734, Lot 2 DP 128364, Lot 2 DP 67734, Lot 1 DP 128364														
Subject Site	As above																				
Current Legal Description	As above																				
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.																				
Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>																				
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1177</td> <td style="text-align: center;"><i>Agathis australis, Eucalyptus sp.</i></td> <td style="text-align: center;">Kauri (18), Gum</td> <td style="text-align: center;">18 17</td> <td style="text-align: center;">Inkster Street 12, 14 and Palmerston Road <u>80, 82</u></td> <td style="text-align: center;">Birkenhead</td> <td style="text-align: center;">Lot 1 DP 67734, Lot 2 DP 128364 <u>DP 527223</u>, Lot 2 DP 67734, Lot 1 DP 128364</td> </tr> </tbody> </table>							ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1177	<i>Agathis australis, Eucalyptus sp.</i>	Kauri (18), Gum	18 17	Inkster Street 12, 14 and Palmerston Road <u>80, 82</u>	Birkenhead	Lot 1 DP 67734, Lot 2 DP 128364 <u>DP 527223</u> , Lot 2 DP 67734, Lot 1 DP 128364
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description															
1177	<i>Agathis australis, Eucalyptus sp.</i>	Kauri (18), Gum	18 17	Inkster Street 12, 14 and Palmerston Road <u>80, 82</u>	Birkenhead	Lot 1 DP 67734, Lot 2 DP 128364 <u>DP 527223</u> , Lot 2 DP 67734, Lot 1 DP 128364															
Changes required to AUP maps	The Property Summary in the AUP maps for each property will need to be amended to reflect the above changes to the listing in Schedule 10.																				
Attachments	<p>Any further relevant information/evidence to help the decision maker (if necessary):</p> <ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #1177 - Attachment 3: Subdivision plan from BUN60384591 - Attachment 4: Decision to remove Gum tree - Attachment 5: Email from West Fynn, Senior Heritage Arborist - Attachment 6: Schedule 10 listing showing revised texts. 																				

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature:

	
<p>Data or map/s prepared by: N/A</p>	<p>Signature:</p>
<p>Reviewed by: Clare Wall Shaw, Team Leader Planning</p>	<p>Signature:</p> 
<p>Decision: I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Central South Planning Manager Date: 18 May 2026</p>	<p>Signature:</p> 

Attachment 1: Information from GIS team



Attachment 4: Decision to remove Gum tree

22 January 2010

Scott Vivian Bliss
80 Palmerston Road
Birkenhead
NORTH SHORE CITY 0626

Dear Scott Vivian Bliss

**LAND USE CONSENT DISCRETIONARY ACTIVITY –
RC No: LX-2131116
AT 82 Palmerston Road Birkenhead 0626**

The above application was considered on 22 January 2009

Whereby it was resolved: at a Commissioners Hearing

That the non-notified Discretionary Activity application

By Scott Vivian Bliss
To Remove a Gum Tree
At 82 Palmerston Road Birkenhead 0626

BE GRANTED pursuant to Section 104 of the Resource Management Act 1991 for the following reasons, pursuant to Section 113 of the Act:

- Any adverse effects on the surrounding environment will be no more than minor; and
- The proposal is not considered to be contrary to the objectives and policies of the North Shore City District Plan October 1994, and
- The proposal is consistent with part II of the Resource Management Act 1991 because: written approval has been obtained from every person that may be adversely affected by the granting of the resource consent.

Attachment 4: Email from West Fynn, Senior Heritage Arborist

From: West Fynn <West.Fynn@aucklandcouncil.govt.nz>
Sent: Tuesday, September 7, 2021 7:11 PM
To: Mark Ross <mark@sentinelplanning.co.nz>
Subject: FW: 12 and 14 Inkster Street and 80 and 82 Palmerston Road, Birkenhead - BUN60384591 - specialist engagement

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you wish to get this email verified, forward as an attachment to hello@tribe.co.nz

Hi Mark

As you know a large portion of the combined sites includes significant ecological area and notable Kauri trees:

1177 *Agathis australis*, *Eucalyptus* sp. Kauri (18), Gum 19 Inkster Street, Birkenhead Lot 1 DP 67734, Lot 2 DP 128364, Lot 2 DP 67734, Lot 1 DP 128364

The notable Gum tree was removed historically, under consent, and I saw the stump.

I have made a note of this in our site packs and raised it with policy to have the schedule amended under a future plan change.

Otherwise I have met on site, more than once, to discuss the proposed development of the wider site, in relation to potential effects on the notable trees.

I am comfortable with the proposed removal of the one notable Kauri tree, tree 3, for the building footprint of the smaller 'treehouse' given that it was one of the smaller less prominent trees and of poor form, having multiple leaders. I agreed that the planting of adjacent Kauri could be taken as mitigation for this removal.

Attachment 6: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1177	<i>Agathis australis</i> , <i>Eucalyptus</i> <i>sp.</i>	Kauri (18), Gum	49 <u>17</u>	Inkster Street <u>12, 14</u> and Palmerston Road <u>80, 82</u>	Birkenhead	Lot 1 DP 67734, Lot-2 DP-128364 <u>Lot 1 DP 527223</u> , Lot 2 DP 67734, Lot 1 DP 128364
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1177	<i>Agathis australis</i>	Kauri	17	Inkster Street 12, 14 and Palmerston Road 80, 82	Birkenhead	Lot 1 DP 67734, Lot 1 DP 527223, Lot 2 DP 67734, Lot 1 DP 128364
...

Memo

Date 3 October 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan – Correction to D13 Notable Trees Overlay AUP, Schedule 10 and maps 2 O’Neills Avenue, Takapuna – ID #1261 (subdivision)

Corrections are required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to: subdivision (BUN60350985) which alters the legal description of the notable tree listing #1261 in Schedule 10.

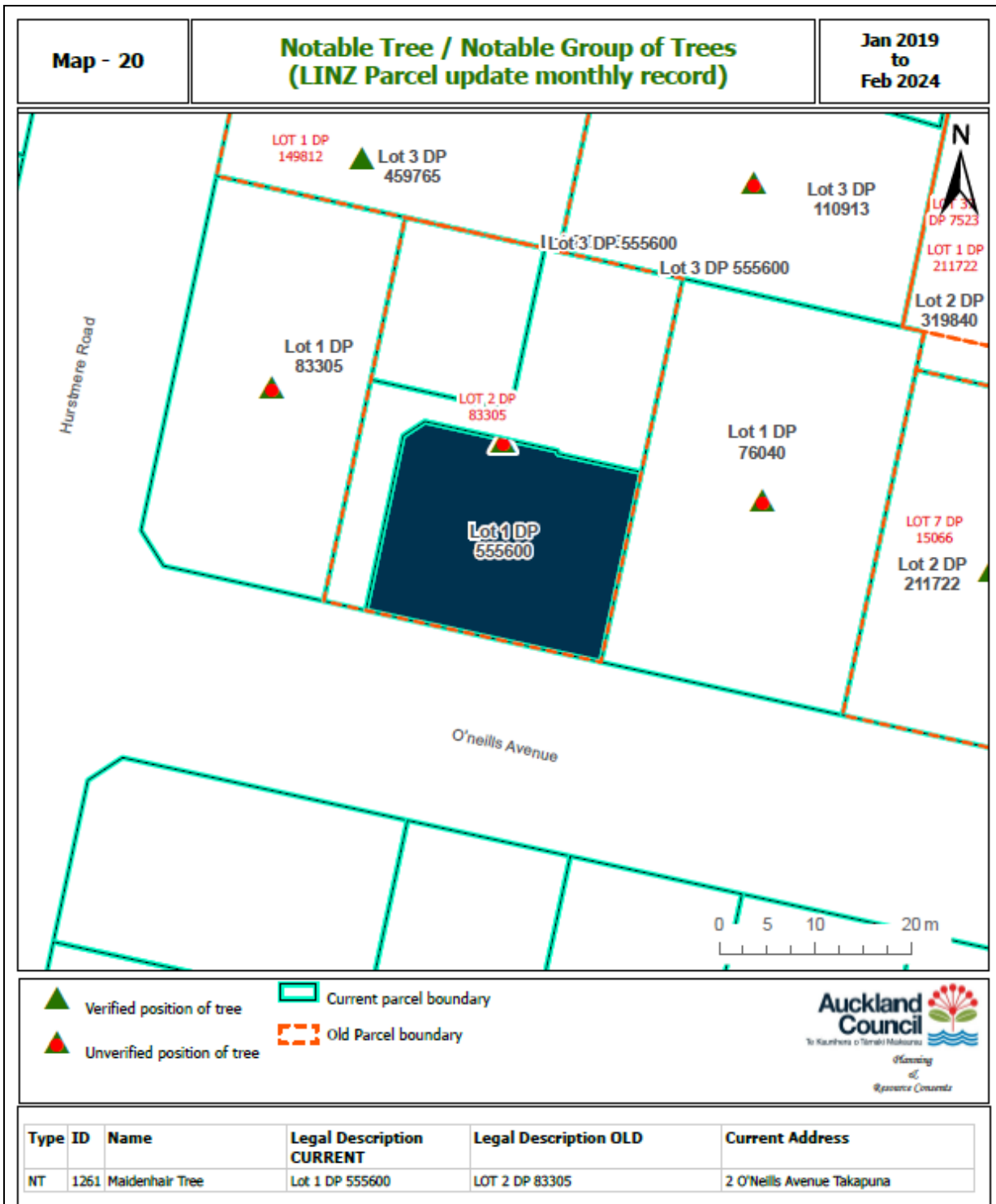
Rule or Section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #1261						
	1261	<i>Ginkgo biloba</i>	Maidenhair Tree	1	O’Neills Avenue 2	Takapuna	Lot 2 DP 83305
Subject Site	As above						
Current Legal Description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as</p>						

¹ available on Kotahi at [Delegations Register](#)

	soon as the new owner/address is in the Council system).														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1261</td> <td style="text-align: center;"><i>Ginkgo biloba</i></td> <td style="text-align: center;">Maidenhair Tree</td> <td style="text-align: center;">1</td> <td style="text-align: center;">O'Neills Avenue 2</td> <td style="text-align: center;">Takapuna</td> <td style="text-align: center;"> Lot 2 DP 83305 Lot 1 DP 555600 </td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1261	<i>Ginkgo biloba</i>	Maidenhair Tree	1	O'Neills Avenue 2	Takapuna	Lot 2 DP 83305 Lot 1 DP 555600
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
1261	<i>Ginkgo biloba</i>	Maidenhair Tree	1	O'Neills Avenue 2	Takapuna	Lot 2 DP 83305 Lot 1 DP 555600									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<p>Any further relevant information/evidence to help the decision maker (if necessary):</p> <ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #1261 - Attachment 3: Subdivision plan from BUN60350985 - Attachment 4: Schedule 10 listing showing revised texts. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 18 May 2026	Signature: 

Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #1261

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address
2 O'Neills Avenue Takapuna 0622

Legal Description
LOT 1 DP 555600

Appeals

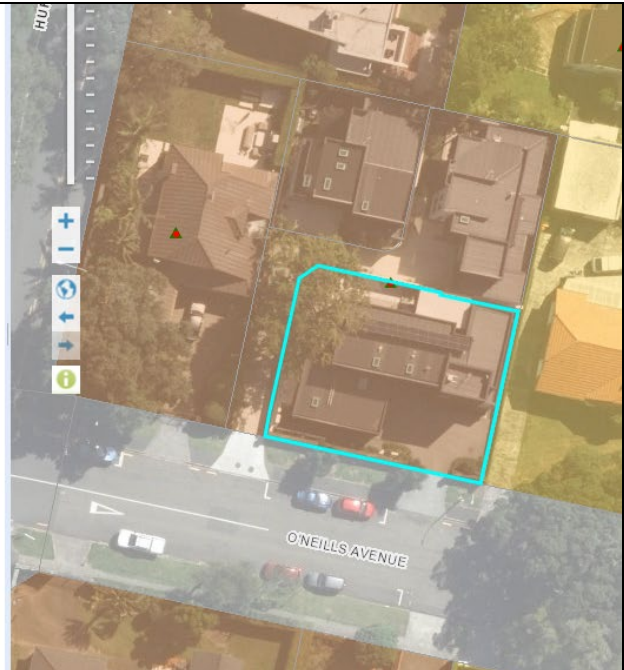
Modification
Plan Changes, Plan Change 78 - Intensification, Multiple Layers, [View PDF](#), Proposed, 18/08/2022

Zone
Residential - Mixed Housing Urban Zone

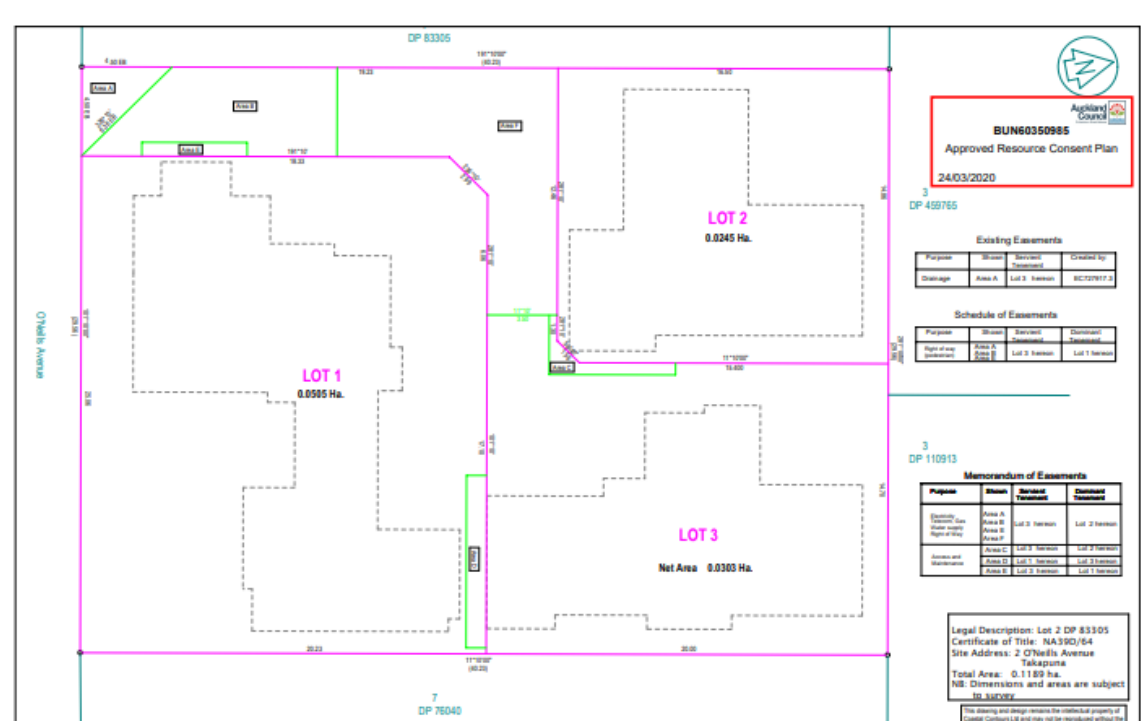
Precinct

Overlays
Natural Heritage: Notable Trees Overlay - 1261, Maidenhair Tree, Unverified position of tree

Controls
Controls: Macroinvertebrate Community Index - Urban



Attachment 3: Subdivision plan from BUN60350985



BUN60350985
Approved Resource Consent Plan
24/03/2020

DP 455765

Existing Easements

Proposed	Shown	Service	Created by
Drainage	Area A	Lot 3 Section	SC229117.3

Schedule of Easements

Proposed	Shown	Service	Created by
Right of way	Area A	Lot 3 Section	Lot 1 Section

DP 110913

Memorandum of Easements

Proposed	Shown	Service	Created by
Electricity	Area A	Lot 3 Section	Lot 2 Section
Water supply	Area B	Lot 3 Section	Lot 2 Section
Right of way	Area C	Lot 3 Section	Lot 2 Section
Water supply	Area D	Lot 3 Section	Lot 2 Section
Water supply	Area E	Lot 3 Section	Lot 2 Section
Water supply	Area F	Lot 3 Section	Lot 2 Section

Legal Description: Lot 2 DP 83305
Certificate of Title: NA390/64
Site Address: 2 O'Neills Avenue Takapuna
Total Area: 0.1189 ha.
NB: Dimensions and areas are subject to survey.

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Coastal Contours Ltd SURVEYORS

0909 021 380 832

www.coastalcontours.co.nz

Lots 1 - 3 Being a Subdivision of Lot 2 DP 83305

Build North Auckland
2 O'Neills Avenue
Takapuna

Scale: 1:100 (A2)
Date: Nov 2019
Ref: 3767

Attachment : Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1261	<i>Ginkgo biloba</i>	Maidenhair Tree	1	O'Neills Avenue 2	Takapuna	Lot 2 DP 83305 <u>Lot 1 DP 555600</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1261	<i>Ginkgo biloba</i>	Maidenhair Tree	1	O'Neills Avenue 2	Takapuna	Lot 1 DP 555600
...

Memo

Date 7 October 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps
 24 Valhalla Drive, Beach Haven – ID #1422 (subdivision)**

Corrections are required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:




- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to: subdivision (SUB60360744) which alters the legal description of the notable tree listing #1422 in Schedule 10. The changes are set out in the table below.

Rule or Section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #1422						
	1422	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Valhalla Drive 24	Beach Haven	Lot 38 DP 52814
Subject Site	As above						
Current Legal Description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	The effects of the modifications are neutral as they are authorised by the						

¹ available on Kotahi at [Delegations Register](#)

	<p>provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1422</td> <td style="text-align: center;"><i>Metrosideros excelsa</i></td> <td style="text-align: center;">Pōhutukawa</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Valhalla Drive 24</td> <td style="text-align: center;">Beach Haven</td> <td style="text-align: center;"> Lot 38 DP 52814 Lot 2 DP 556807 </td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1422	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Valhalla Drive 24	Beach Haven	Lot 38 DP 52814 Lot 2 DP 556807
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
1422	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Valhalla Drive 24	Beach Haven	Lot 38 DP 52814 Lot 2 DP 556807									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<p>Any further relevant information/evidence to help the decision maker (if necessary):</p> <ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #1422 - Attachment 3: Subdivision plan from SUB60360744 - Attachment 4: Schedule 10 listing showing revised texts. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 12 May 2026	Signature: 

Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #1422

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address
24 Vaihalla Drive Beach Haven 0626

Legal Description
LOT 2 DP 556807

Appeals

Modification
Plan Changes, Plan Change 78 - Intensification, Multiple Layers, [View PDF](#), Proposed, 18/08/2022

Zone
Residential - Single House Zone


Precinct

Overlays
Natural Heritage: Notable Trees Overlay - 1422, Pohutukawa, Verified position of tree

Controls
Controls: Macroinvertebrate Community Index - Urban



Attachment 3: Subdivision plan from SUB60360744



PROPOSED SITE PLAN LEGEND

SYMBOL	DESCRIPTION
(Symbol)	10m Setback
(Symbol)	15m Setback
(Symbol)	20m Setback
(Symbol)	25m Setback
(Symbol)	30m Setback
(Symbol)	35m Setback
(Symbol)	40m Setback
(Symbol)	45m Setback
(Symbol)	50m Setback
(Symbol)	55m Setback
(Symbol)	60m Setback
(Symbol)	65m Setback
(Symbol)	70m Setback
(Symbol)	75m Setback
(Symbol)	80m Setback
(Symbol)	85m Setback
(Symbol)	90m Setback
(Symbol)	95m Setback
(Symbol)	100m Setback
(Symbol)	105m Setback
(Symbol)	110m Setback
(Symbol)	115m Setback
(Symbol)	120m Setback
(Symbol)	125m Setback
(Symbol)	130m Setback
(Symbol)	135m Setback
(Symbol)	140m Setback
(Symbol)	145m Setback
(Symbol)	150m Setback
(Symbol)	155m Setback
(Symbol)	160m Setback
(Symbol)	165m Setback
(Symbol)	170m Setback
(Symbol)	175m Setback
(Symbol)	180m Setback
(Symbol)	185m Setback
(Symbol)	190m Setback
(Symbol)	195m Setback
(Symbol)	200m Setback

GENERAL NOTES

- The site plan shows the proposed subdivision of the site into two lots.
- The proposed subdivision is subject to the approval of the Council.
- The proposed subdivision is subject to the approval of the Council.
- The proposed subdivision is subject to the approval of the Council.
- The proposed subdivision is subject to the approval of the Council.

PROPOSED SITE PLAN

MILIEU

24 VAIHALLA DRIVE BEACH HAVEN
T. WEDD & ASSOCIATES
PROPOSED SITE PLAN

SCALE: 1:500
DATE: 18/08/2022
DRAWN: [Name]
CHECKED: [Name]
DATE: 18/08/2022

Attachment 4: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1422	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Valhalla Drive 24	Beach Haven	Lot 38 DP 52814 <u>Lot 2 DP 556807</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1422	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Valhalla Drive 24	Beach Haven	Lot 2 DP 556807
...

Memo

Date 9 October 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps
 201 Potts Road (429 Clifton Road), Whitford – ID #1485 (subdivision)**

Corrections are required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:

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- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).




In this case the modification relates to: subdivision (BUN60082719) which alters the legal description and address of the notable tree listing #1485 in Schedule 10. No changes are required to the AUP maps.

The required changes to the listing are set out in the table below.

Rule or Section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #1485						
	1485	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Clifton Road 429	Whitford	Lot 1 DP 52520
Subject Site	As above						
Current Legal Description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	The effects of the modifications are neutral as they are authorised by the						

¹ available on Kotahi at [Delegations Register](#)

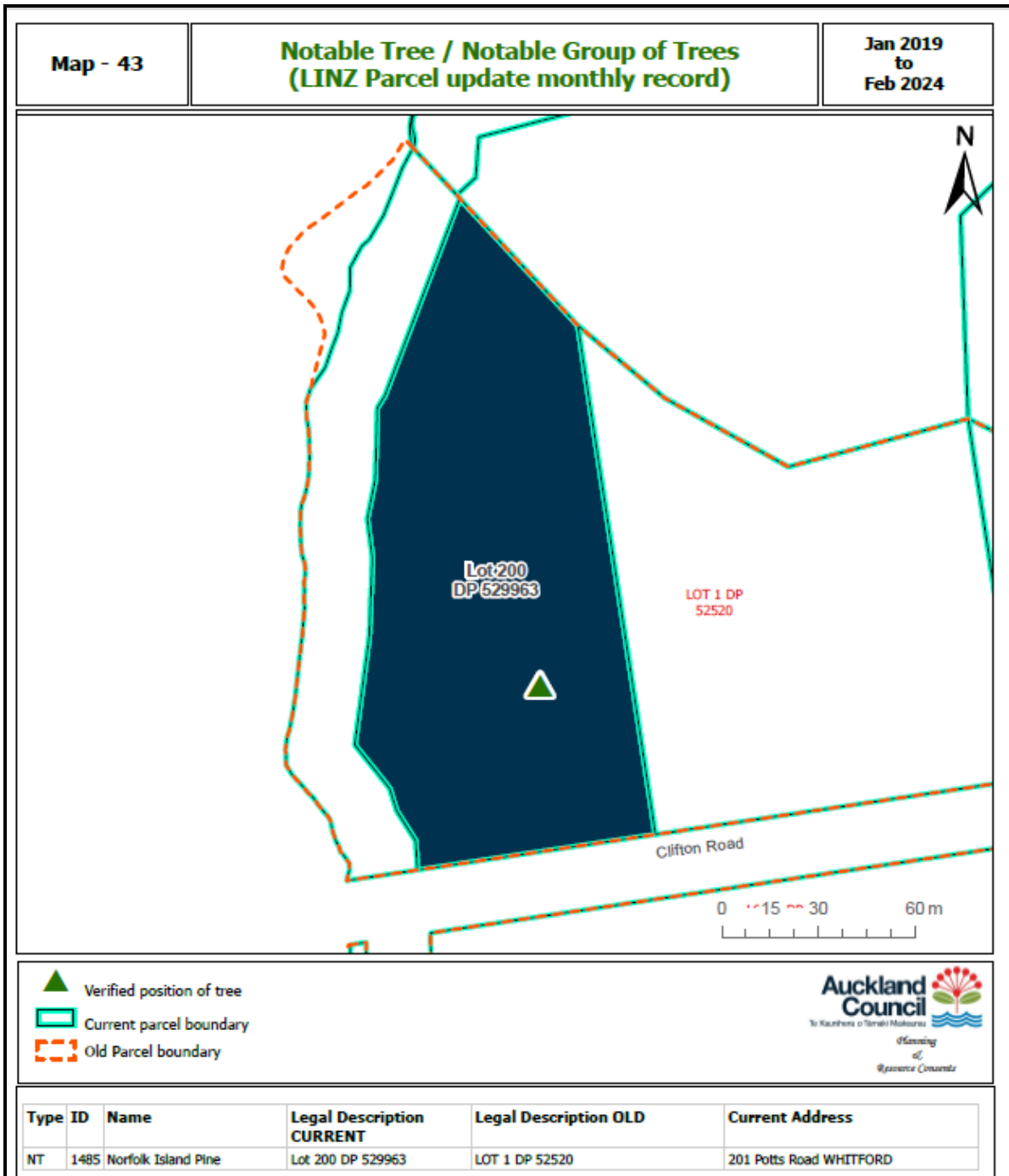
	<p>provisions of Chapter D13.4 AUP and arise from subdivision.</p> <p>The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).</p>														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1485</td> <td style="text-align: center;"><i>Araucaria heterophylla</i></td> <td style="text-align: center;">Norfolk Island Pine</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Clifton Road 429 Potts Road 201</td> <td style="text-align: center;">Whitford</td> <td style="text-align: center;">Lot 1 DP 52520 Lot 200 DP 529963</td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1485	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Clifton Road 429 Potts Road 201	Whitford	Lot 1 DP 52520 Lot 200 DP 529963
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
1485	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Clifton Road 429 Potts Road 201	Whitford	Lot 1 DP 52520 Lot 200 DP 529963									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<p>Any further relevant information/evidence to help the decision maker (if necessary):</p> <ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #1485 - Attachment 3: Subdivision plan from BUN60082719 - Attachment 4: Manukau City Council record for Norfolk Island Pine at Clifton Road, Whitford - Attachment 5: Manukau City Council records, photo of Norfolk Island Pine at Clifton Road, Whitford - Attachment 6: Schedule 10 listing showing revised texts. 														

<p>Prepared by: Ewen Patience, Policy Planner</p>	<p>Signature:</p> 
<p>Text prepared by: Diana Chin, Planning Technician</p>	<p>Signature:</p> 
<p>Data or map/s prepared by: N/A</p>	<p>Signature:</p>
<p>Reviewed by: Clare Wall Shaw, Team Leader Planning</p>	<p>Signature:</p> 
<p>Decision: I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Central South Planning Manager</p>	<p>Signature:</p>

Date: 18 May 2026



Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #1485

Property Summary

This summary lists searched address, legal description, Zone and other limitation: that apply to the site.

Address
201 Potts Road WHITFORD 2571

Legal Description
LOT 3 DP 539027, LOT 201 DP 539027, LOT 200 DP 529963

Appeals

Modification

Zone
Rural - Countryside Living Zone

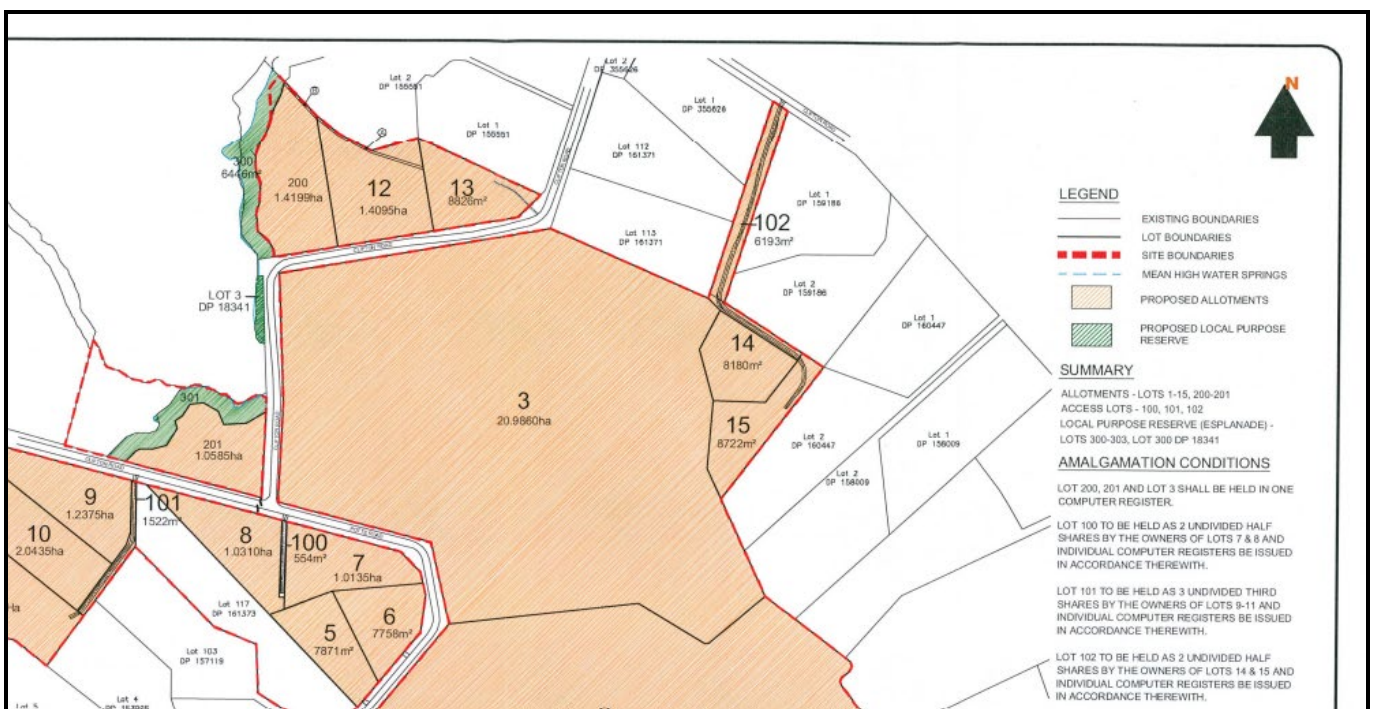
Precinct

Overlays
Natural Heritage: Notable Trees Overlay - 1485, Norfolk Island Pine, Verified position of tree

Controls
Controls: Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise
Controls: Macroinvertebrate Community Index - Exotic
Controls: Macroinvertebrate Community Index - Rural
Controls: Subdivision Variation Control - Rural, Whitford Countryside Living



Attachment 3: Subdivision plan from BUN60082719 identifying Lot 200 of DP 529963



Attachment 4: Manukau City Council record for Norfolk Island Pine at Clifton Road, Whitford

[SUB 7135-4] 429 Clifton Road, Whitford



ID	Botanical Name	Common Name	Auckland District	Number of trees	Location/Street Address	Legal Description
1485	<i>Araucaria heterophylla</i>	1x Norfolk Island Pine	Manukau	1	429 Clifton Road, Whitford	Lot 1 DP 52520

7135-4
Aerial

Attachment 5: Manukau City Council records, photo of Norfolk Island Pine at Clifton Road, Whitford



Attachment 6: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1485	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Clifton Road 429 <u>Potts Road 201</u>	Whitford	Lot 1 DP 52520 <u>Lot 200 DP 529963</u>
...

Clean text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1485	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Potts Road 201	Whitford	Lot 200 DP 529963
...

Memo

Date 10 October 2025

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)–
 Correction to AUP D13 Notable Trees Overlay, Schedule 10 or maps
 85 & 87 Kolmar Road, Papatoetoe – ID #1500 (subdivision)**

Corrections are required to the Auckland Unitary Plan (operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Trees Overlay of the AUP(OP).

You have delegated authority, as a tier four manager, to make a decision to correct a minor error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Chief Executive’s Delegations Register¹ authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

D13.4 Activity table of the AUP enables the automatic update of Schedule 10 Notable Trees Schedule under the following circumstances:




- a) Subdivision altering legal description of one or more trees
- b) Resource consent authorising the removal of one or more trees and the tree has been physically removed
- c) Resource consent for, or authorisation of, removal of tree as a result of emergency works (storm damage/disease/other).

In this case the modification relates to: subdivision (BUN60081879) which alters the legal description and address of the notable tree listing #1500 in Schedule 10. No changes are required to the AUP maps.

Rule or Section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #1500						
Subject Site	As above						
Current Legal Description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP due to subdivision. This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.						

¹ available on Kotahi at [Delegations Register](#)

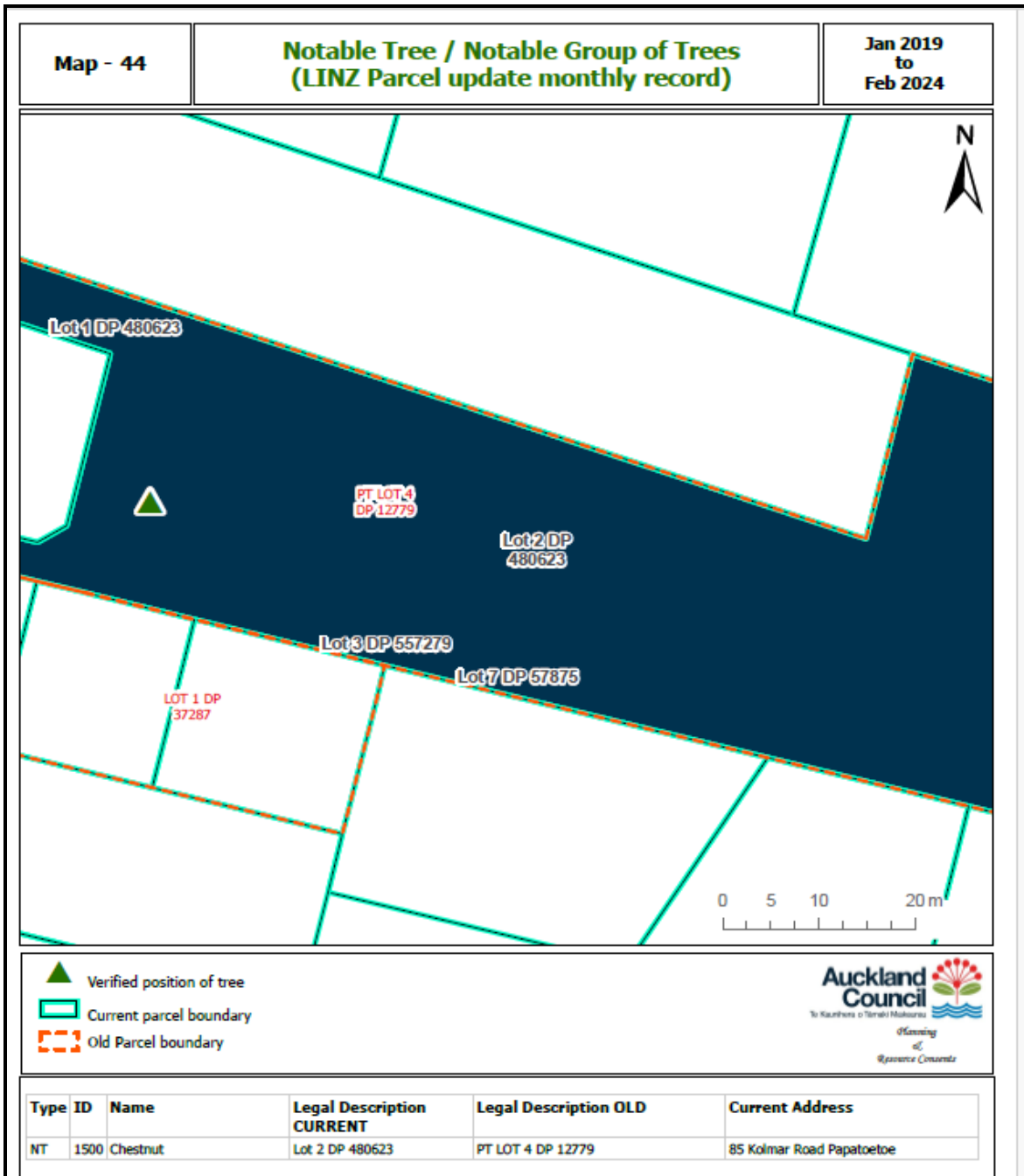
	The landowner/s will be advised of the AUP modification once approved (and as soon as the new owner/address is in the Council system).														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1500</td> <td style="text-align: center;"><i>Castanea sp.</i></td> <td style="text-align: center;">Chestnut</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Kolmar Road 87-85</td> <td style="text-align: center;">Papatoetoe</td> <td style="text-align: center;">Pt Lot 4 DP 42779 Lot 2 DP 480623</td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1500	<i>Castanea sp.</i>	Chestnut	1	Kolmar Road 87-85	Papatoetoe	Pt Lot 4 DP 42779 Lot 2 DP 480623
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
1500	<i>Castanea sp.</i>	Chestnut	1	Kolmar Road 87-85	Papatoetoe	Pt Lot 4 DP 42779 Lot 2 DP 480623									
Changes required to AUP maps	No changes are required to the AUP maps.														
Attachments	<p>Any further relevant information/evidence to help the decision maker (if necessary):</p> <ul style="list-style-type: none"> - Attachment 1: Information from GIS team - Attachment 2: AUP map showing listing #1500 - Attachment 3: Geomaps record of subdivision BUN60081879 - Attachment 4: Site Pack records, location of Chestnut tree - Attachment 5: Site Pack records, photo of Chestnut tree (looking east) - Attachment 6: Schedule 10 listing showing revised text. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader Planning	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager	Signature:

Date: 12 May 2026



Attachment 1: Information from GIS team



Attachment 2: AUP maps showing listing #1485

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address
85 Kolmar Road Papatoetoe Auckland 2025

Legal Description
LOT 2 DP 480823

Appeals

Modification


Zone
Residential - Mixed Housing Suburban Zone

Precinct

Overlays
Natural Heritage: Notable Trees Overlay - 1500, Chestnut, Verified position of tree
Infrastructure: Aircraft Noise Overlay - Aircraft noise notification area (ANNA), Auckland Airport - aircraft noise notification area

Controls
Controls: Macroinvertebrate Community Index - Urban

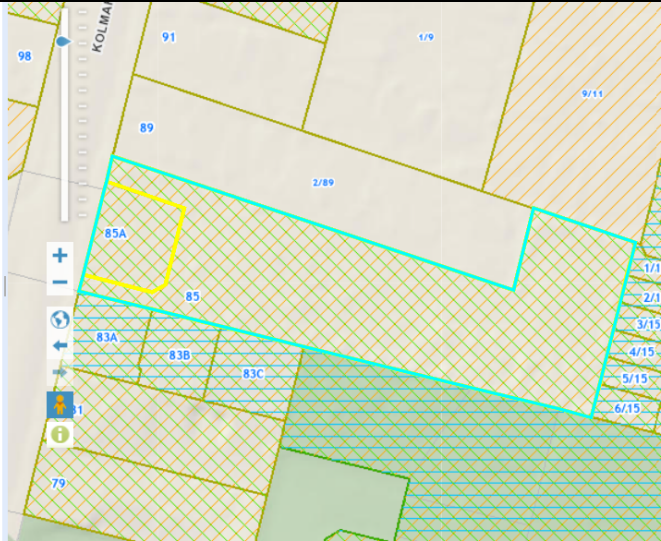
Designations
Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd



Attachment 3: Geomaps record of subdivision BUN60081879 (approved plans unavailable)

Granted Consent

Attributes	Links
Attribute	Value
SAP Application ID	8360081879
SAP Consent ID	8380125180
Consent Reference	BUN60081879
Consent Description	SUBDIVISION 2 LOTS & TREE WORKS
Consent Status	Complete
Transaction Type	YRCC
Transaction Type Description	Resource Management Consent
Form Type	YBUN
Form Type Description	Bundled Consent
ConsentGISClassification	RMA Consent
Lodged Date	1/01/1900
Decision Date	Null
Consent Decision	Null
Notified	Null
Notified Description	Null
Legacy Consent Key	MCC0000043153
IssuedDate	8/03/2013
ProjectValue	Null
ApplicationSubType	Bundled Application



Attachment 4: Site Pack records, location of Chestnut tree



Attachment 5: Site Pack records, photo of Chestnut tree (looking east)



Attachment 6: Schedule 10 listing showing revised text

Changes in strikethrough and underline

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1500	<i>Castanea sp.</i>	Chestnut	1	Kolmar Road 87 <u>85</u>	Papatoetoe	Pt Lot 4 DP 42779 <u>Lot 2 DP 480623</u>
...

Clean Text

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...
1500	<i>Castanea sp.</i>	Chestnut	1	Kolmar Road 85	Papatoetoe	Lot 2 DP 480623
...