

# 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**

20 (14) Edmonton Road, Henderson – ID # 1842 (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 Register<sup>1</sup> 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 (SUB60376092) which creates a new legal description for the notable tree listing #1842 in Schedule 10 (Kauri trees). The council’s records now identify the property as 14 Edmonton Road so the address also requires updating. The two Kauri trees are correctly identified on the AUP maps – refer Attachments 2 and 4.

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

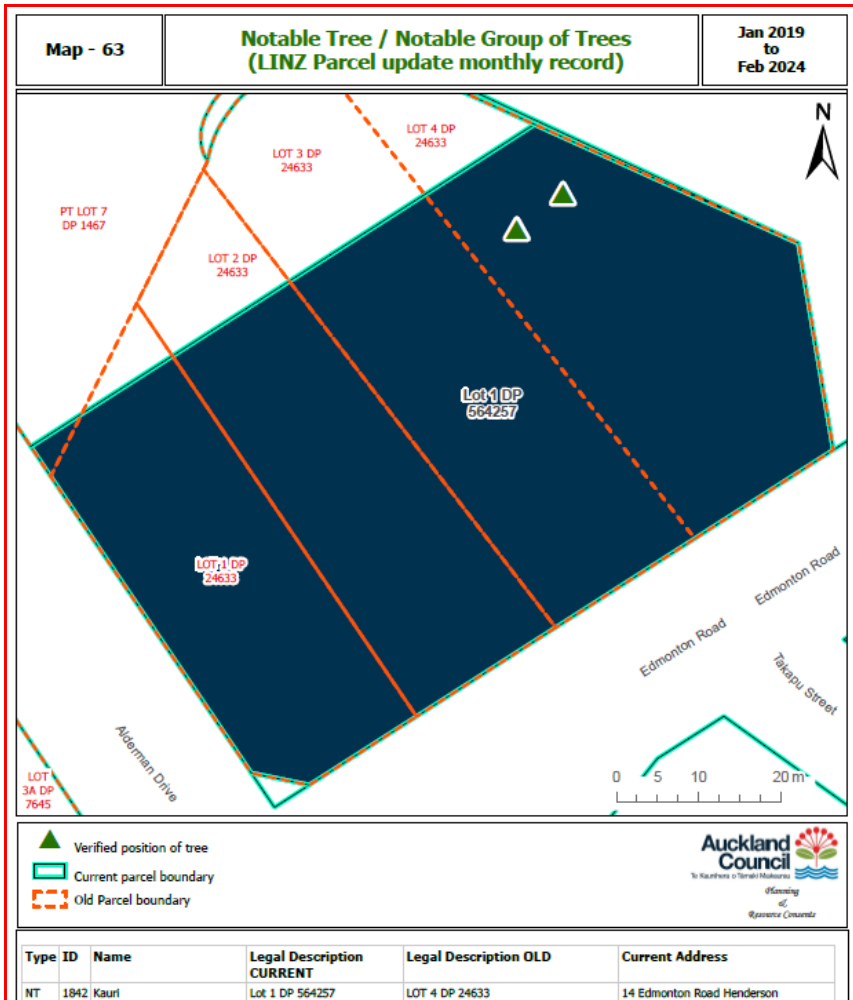
<b>Rule or section of Unitary Plan</b>	Schedule 10, Notable Tree Schedule – Tree # 1842						
	1842	<i>Agathis australis</i>	Kauri	2	Edmonton Road 20	Henderson	Lot 4 DP 24633
<b>Subject site</b>	As above						
<b>Current legal description</b>	As above						
<b>Nature of change</b>	A clause 20A modification 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.						
<b>Effect of change</b>	The effects of the modifications are neutral as they are authorised by the						

<sup>1</sup> 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>														
<b>Changes required to be made (text/in-text diagrams)</b>	<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="text-align: center;">1842</td> <td style="color: red;"><i>Agathis australis</i></td> <td style="text-align: center;">Kauri</td> <td style="text-align: center;">2</td> <td>Edmonton Road <u>20-14</u></td> <td style="text-align: center;">Henderson</td> <td style="color: red;">           Lot 4 DP            24633  <u>Lot 1 DP</u>            564257         </td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1842	<i>Agathis australis</i>	Kauri	2	Edmonton Road <u>20-14</u>	Henderson	Lot 4 DP 24633 <u>Lot 1 DP</u> 564257
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<b>Changes required to AUP maps</b>	No changes are required to the AUP maps.														
<b>Attachments</b>	<ul style="list-style-type: none"> <li>- <b>Attachment 1:</b> Information from GIS team</li> <li>- <b>Attachment 2:</b> AUP map showing listing #1842 at 14 Edmonton Road</li> <li>- <b>Attachment 3:</b> Subdivision plan from SUB60376092</li> <li>- <b>Attachment 4:</b> Kauri trees location, Site Pack aerial photograph</li> <li>- <b>Attachment 5:</b> Kauri trees, Google streetview</li> <li>- <b>Attachment 6:</b> Schedule 10 listing showing revised text.</li> </ul>														

<p><b>Prepared by:</b> Ewen Patience, Policy Planner</p>	<p><b>Signature:</b></p> 
<p><b>Text prepared by:</b> Diana Chin, Planning Technician</p>	<p><b>Signature:</b></p> 
<p><b>Data or map/s prepared by:</b> N/A</p>	<p><b>Signature:</b></p>
<p><b>Reviewed by:</b> Clare Wall Shaw, Team Leader</p>	<p><b>Signature:</b></p> 
<p><b>Decision:</b> I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Central South Planning Manager Date: 4 December 2025</p>	<p><b>Signature:</b></p> 

**Attachment 1:** Information from GIS team



**Attachment 2:** AUP maps showing listing #1842 at 14 Edmonton Road (Henderson)

**Property Summary**

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

**Address**  
14 Edmonton Road Henderson 0812

**Legal Description**  
LOT 1 DP 564257

**Appeals**

**Modification**  
Notice of Requirements, EPA Waitākere District Courthouse, MoJ, Designations. [View PDF](#).  
Lodged, 18/09/2025  
Plan Changes, Plan Change 78 - Intensification, Multiple Layers, [View PDF](#), Proposed, 18/08/2022  
Plan Changes, PC 120 - Some parts have immediate legal effect, Multiple Layers. [View PDF](#).  
Proposed, 3/11/2025

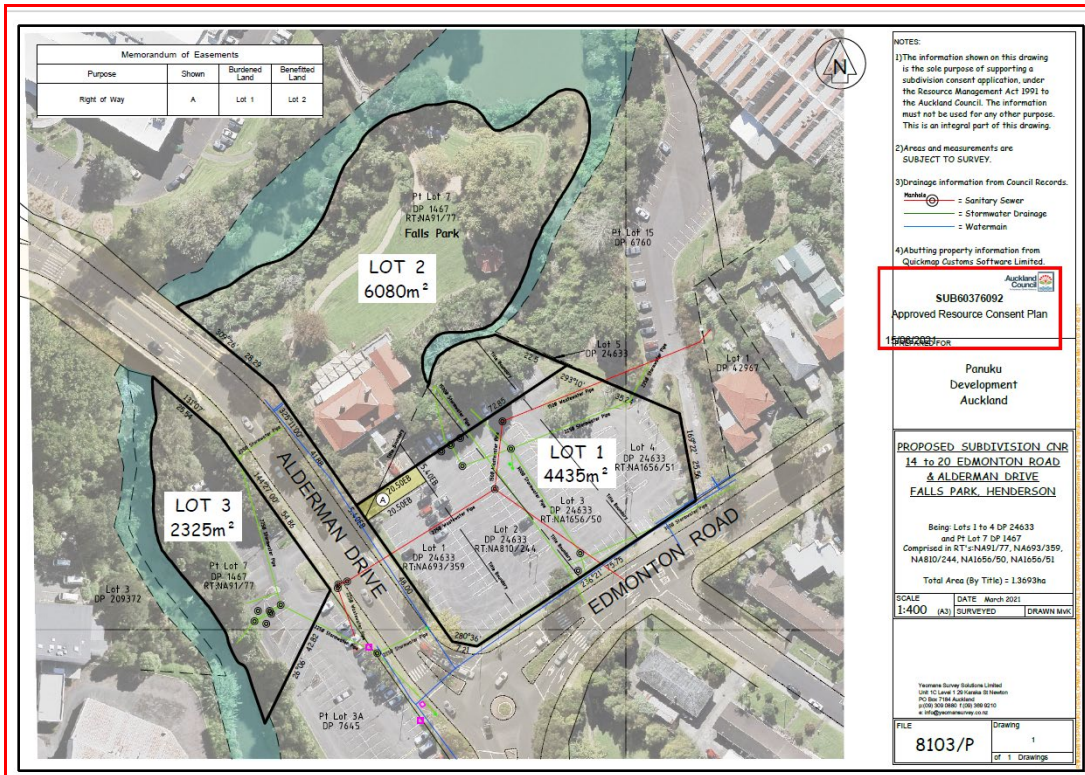
**Zone**  
Open Space - Informal Recreation Zone  
Business - Metropolitan Centre Zone

**Precinct**

**Overlays**  
Natural Heritage: Notable Trees Overlay - 1842, Kauri, Verified position of tree

**Controls**  
Controls: Building Frontage Control - General Commercial Frontage  
Controls: Macroinvertebrate Community Index - Urban  
Controls: Stormwater Management Area Control - ORATIA 4, Flow 2

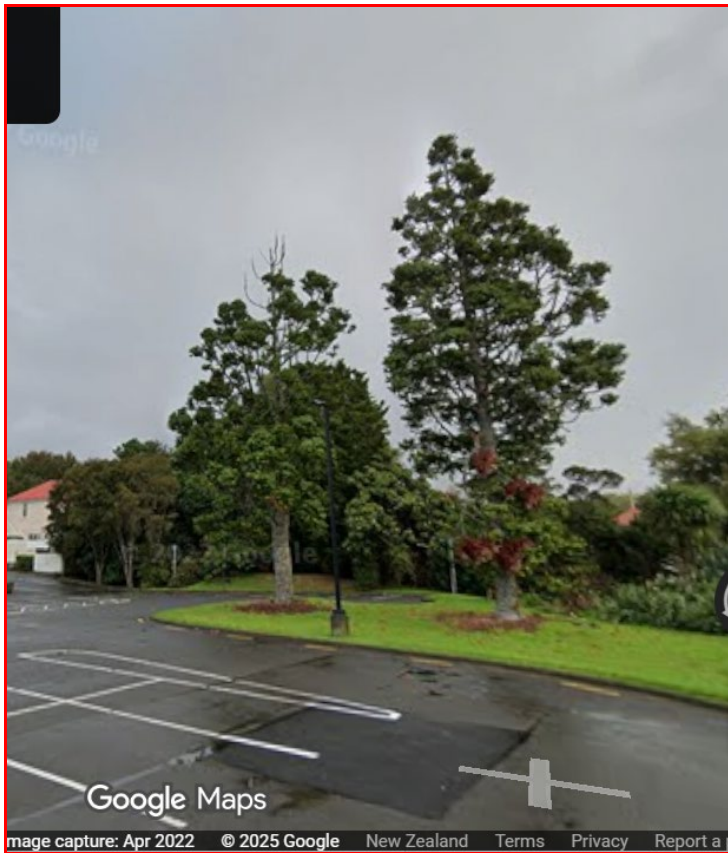
**Attachment 3: Subdivision plan from SUB60376092**



**Attachment 4: Kauri trees location, Site Pack aerial photograph**



**Attachment 5:** Kauri trees, Google streetview



**Attachment 6:** Schedule 10 listing showing revised text

**Changes in strike through and underline**

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...	...	...	...	...	...	...
1842	<i>Agathis australis</i>	Kauri	2	Edmonton Road 20 <u>14</u>	Henderson	Lot 4 DP 24633 <u>Lot 1</u> DP 564257
...	...	...	...	...	...	...

**Clean Text**

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
...	...	...	...	...	...	...
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...	...	...	...	...	...	...