

# Memo

Date 22 January 2021

To: Phill Reid, Manager Auckland-wide Planning

From: Holly Stevens, Planner

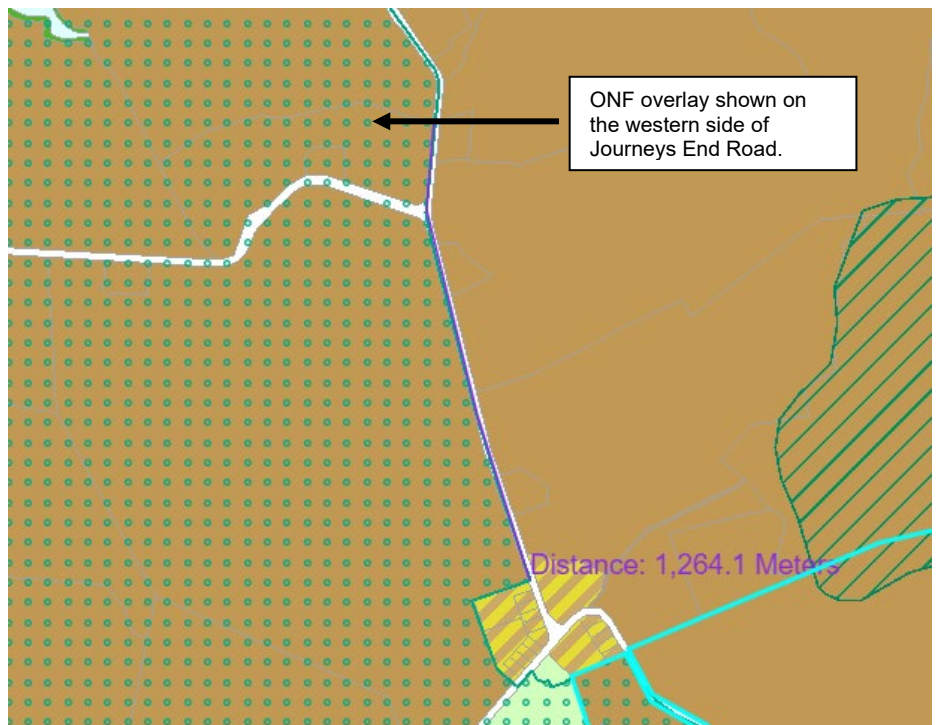
Subject: **Plan Modification: Clause 20A Amendment to the Auckland Unitary Plan Operative in part (15 November 2016) Natural Heritage: Outstanding Natural Feature Overlay Mapping.**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated September 2020).

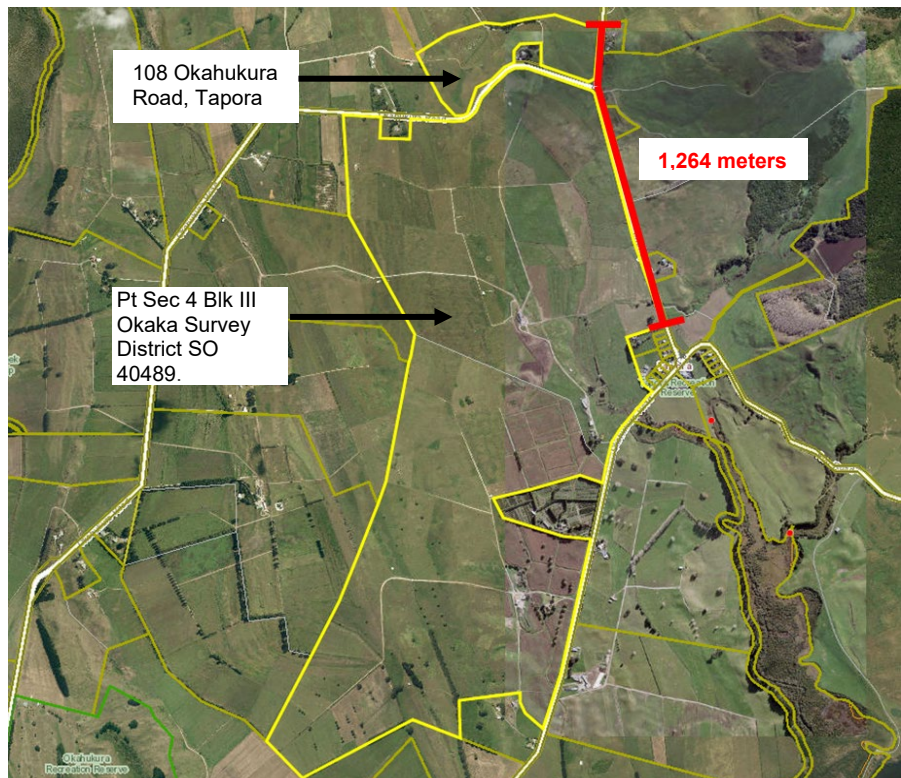
This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).


<b>Rule or Section of Unitary Plan</b>	Natural Heritage: Outstanding Natural Feature Overlay - ID 205, Tapora dunes
<b>Subject Site (if applicable)</b>	<p>The area of the Natural Heritage: Outstanding Natural Feature Overlay (ONF) to be amended is:</p> <ul style="list-style-type: none"><li>• The ONF overlay which extends 1,264 meters along Journeys End road (between the road facing property boundaries of 108 Okahukura Road Tapora to Pt Sec 4 Blk III Okaka Survey District SO 40489 (all inclusive)). Refer to Map 2.</li><li>• The extent to which the ONF extends beyond the property boundaries of 108 Okahukura Road Tapora and Pt Sec 4 Blk III Okaka Survey District SO 40489 into the Journeys End road corridor (approximately 7 metres). Refer to Map 3.</li></ul> <p>This mapping amendment will change the ONF from extending beyond the subject site of 108 Okahukura Road Tapora and Pt Sec 4 Blk III Okaka Survey District SO 40489 into the road corridor. The ONF overlay will remain over both subject sites and will now stop at the road boundary of each property.</p>

Map 1: The ONF overlay shown covering the properties to the west of Journey's End Road.



Map 2: The road boundary for 108 Okahukura Road Tapora and Pt Sec 4 Blk III Okaka Survey District SO 40489 (the length of the ONF overlay in question).



	<p>Map 3: The ONF overlay extending beyond the property boundaries into the Journeys End Road corridor</p> 
<p><b>Legal Description (if applicable)</b></p>	<p>Refer to above.</p>
<p><b>Nature of change</b></p>	<p>A Clause 20A change is required to amend a mapping error in the Auckland Unitary Plan (Operative in Part) (AUP(OP)). This mapping error relates to the Natural Heritage: Outstanding Natural Feature Overlay (ONF) for Tapora Dunes (ID 205) along a small stretch of Journeys End road.</p> <p><b>Discussion</b></p> <p>This amendment will address a mapping error in the AUP(OP). Caitlin Slabbert, Council’s Ecologist Natural Features Advisor, has confirmed that the ONF overlay which extends beyond the property boundary of 108 Okahukura Road Tapora and Pt Sec 4 Blk III Okaka Survey District SO 40489, into the Journeys End road corridor, is a mapping error. This is a slight overextension of the ONF overlay by 7 metres into the road corridor.</p> <p>This is confirmed to be a mapping error as the ONF in question is Tapora Dunes and this Natural Feature is not evident in the road corridor (there are no sand dune features in the road corridor).</p> <p>This ONF mapping error may also occur in other sections of the road. However, this Clause 20A change addresses solely the length of two property boundaries as identified in Map 2 of 1,264 meters. At a later stage a full investigation will be undertaken of the wider Tapora landscape to amend any other overextensions of the ONF overlay.</p>
<p><b>Effect of change</b></p>	<p>Amending the ONF overlay as described is assessed to be neutral. Amending the overlay boundary is considered neutral as it will not affect the Outstanding Natural Feature (Tapora Dunes) which this overlay is in place to protect.</p>

	<p>The dunes will not be affected in any way as they are not located in the road corridor (the ONF mapping is incorrect and overextends by 7 metres into the road where there is no ONF).</p> <p>As the Tapora Dunes will not be affected, this Clause 20A amendment will not affect any persons, nor will it affect the operation or use of the road. Removing the ONF from this section of Journey's End road is considered to have a neutral effect on the road and users of the road as the activity is already established and will not change as a result of this amendment.</p> <p>As amending the ONF boundary will not affect the Tapora Dunes or the use of the road, the effect of this change is neutral. Therefore, this amendment will not have a material effect on any people or the environment to the extent that they would have wished to have made a submission.</p>
<p><b>Changes required to be made</b></p>	<p>Amending the Natural Heritage: Outstanding Natural Feature Overlay for Tapora Dunes (ID 205) on the AUP(OP) maps.</p> <p>Removing the ONF from extending into the Journey's End road corridor by 7 meters (as shown on Map 3) for a length of 1,264 meters along the property boundaries of 108 Okahukura Road Tapora and Pt Sec 4 Blk III Okaka Survey District SO 40489 (as shown in Map 2).</p>

**Prepared by:** Holly Stevens

**Approved by:** Phill Reid

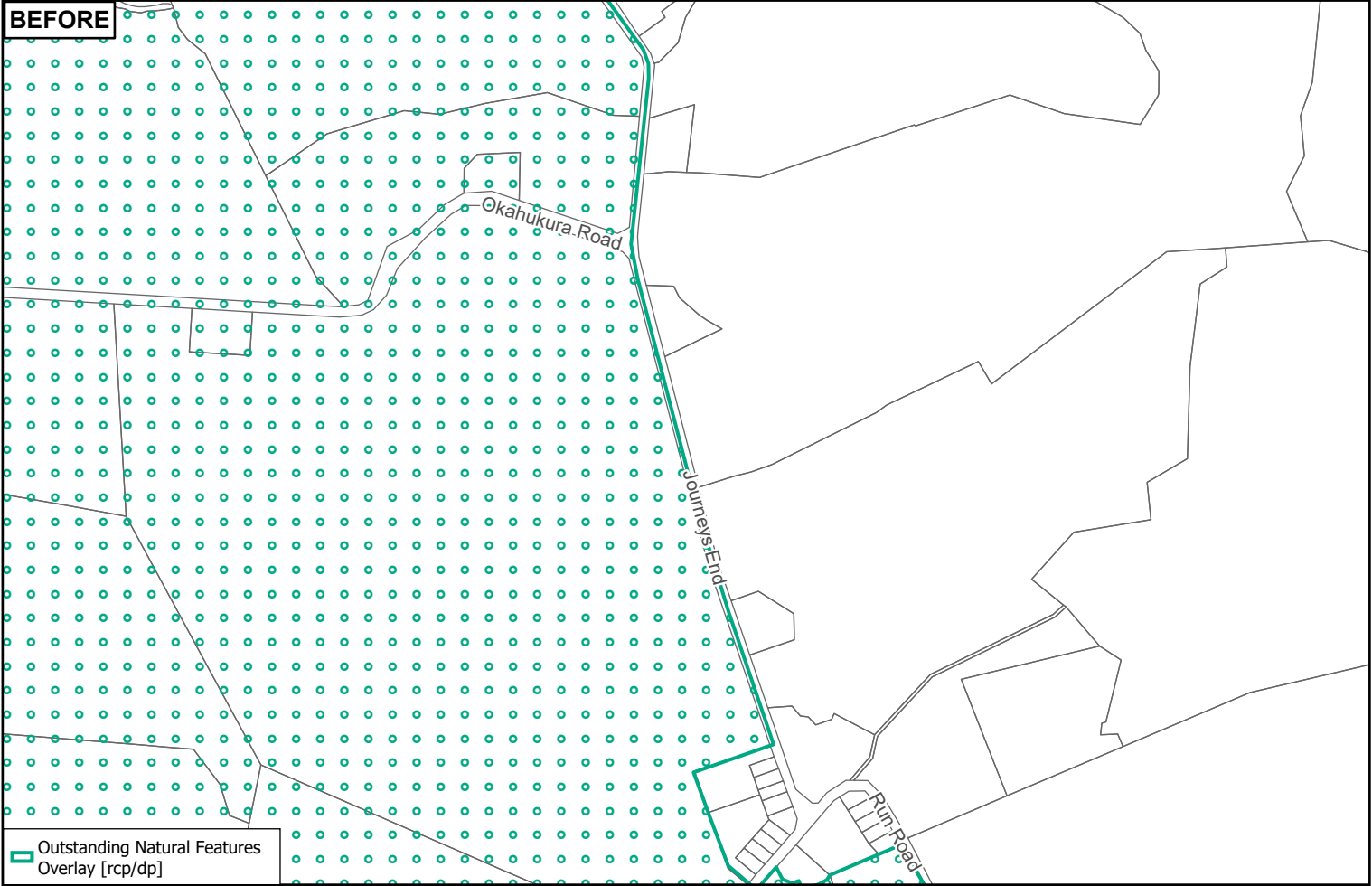
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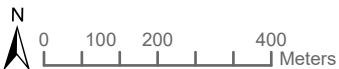
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**BEFORE**



**AFTER**



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

Date: 10/02/2021

**Amend Outstanding Natural Feature extent  
snap to the property boundary of  
108 Okahukura Road  
and  
Pt Sec 4 Blk III Okaka Survey District SO 40489**



*Plans and Places*