

# Memo

Date 22 July 2025

To: Celia Davison, Central South Planning Manager

From: Ewen Patience – Policy Planner

Subject: **Plan Modification: Clause 20A modifications to Auckland Unitary Plan (AUP)**  
**Corrections to D13 Notable Trees Overlay; Schedule 10 or AUP maps**  
16 Quay Street, 13-19 Mahuhu Crescent and 42-80 Mahuhu Crescent, Central City  
– ID # 11, #12, #2313

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

I seek your approval of plan modifications pursuant to clause 20A, First Schedule, Resource Management Act 1991 (**RMA**) (correct minor errors).

You have delegated authority, as a tier four manager, to decide 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.

## Modifications

This memo addresses various notable tree overlay corrections required in the vicinity of the Spark Arena. In each case the AUP maps (Property Summary) for the site with notable trees has incorrect references to Schedule 10 listings. There are also green notable tree and notable group symbols with no corresponding listings. One minor correction to a listing is required.

1. The first site is 16 Quay Street shown below (Figure 1). This railway land is east of Spark Arena and the former central Auckland Railway Station. The AUP map indicates a group of trees but there is no corresponding listing in Schedule 10 of the AUP so the overlay symbology is to be removed – refer **Attachment 1**. There is a line of trees at this location. In the past they have had 'general tree protection' but this provision in the RMA is no longer available. A nomination, tree evaluation and notified plan change would be required to create a listing for the trees.

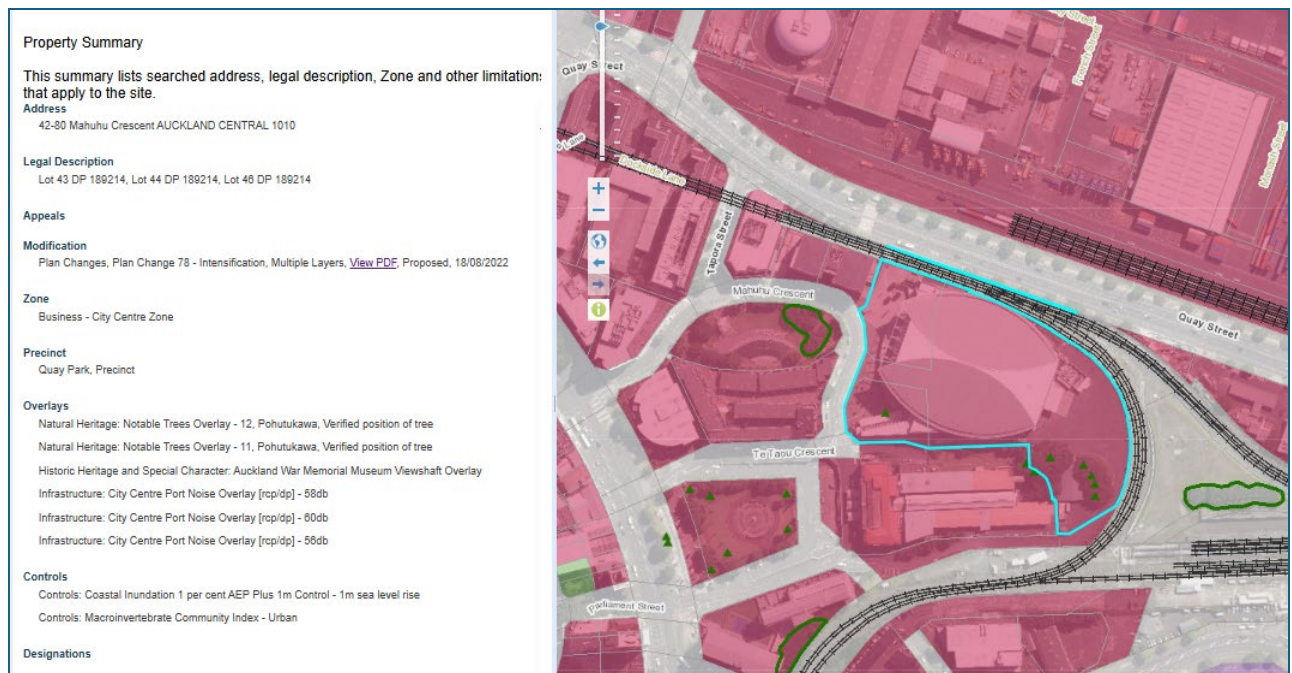


**Figure 1:** Group of trees at 16 Quay Street with no corresponding listing in Schedule 10

<sup>1</sup> available on Kotahi at [Delegations Register](#)

The AUP Maps Property Summary for 16 Quay Street (Figure 1) refers to listings #11 and #2313, neither of which are correct and so these references are to be removed. #11 pertains to 42-80 Mahuhu Crescent (Spark Arena) which has five trees and #2313 pertains to a site at 37 Laurence Street, Manly, with three trees.

- The second issue pertains to the Property Summary for 42-80 Mahuhu Crescent (Spark Arena). The Property Summary correctly refers to listing #11 but incorrectly to #12. Listing #12 pertains to 13-19 Mahuhu Crescent which is the property to the west known as Quay Park (Māhuhu-ki-te-rangi Park). Therefore, the link to listing #12 should be removed from the Property Summary.
- The third issue relates to an incorrect green tree triangle at the western end of 42-80 Mahuhu Crescent in the AUP maps – refer **Figure 2**.



**Figure 2:** Spark Arena property, notable trees listing #11.

Listing #11 (below) refers to five trees at 42-80 Mahuhu Crescent. Figure 2 shows the five trees at the eastern end of the site. The green tree triangle at the western end of the site does not pertain to any notable tree or listing and should be removed from the AUP maps – refer **Attachment 2**. The council's records indicate that notable trees near this location were moved across the road to Quay Park at the time that Spark Arena was constructed. Google streetview shows that palm trees have been introduced in the location of the tree triangle – refer **Attachment 3**.

11	<i>Metrosideros excelsa</i>	Pōhutukawa	5	Mahuhu Crescent 42-80,	City Centre	Lot 46 DP 189214
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- The fourth issue relates to the legal description for listing #12 missing “DP” in front of the plan number 189212. This requires a minor correction. The address is correct and 189212 is the correct Deposited Plan (DP) number.

12	<i>Metrosideros excelsa</i>	Pōhutukawa	4	Mahuhu Crescent 13-19	City Centre	Lot 27 189212
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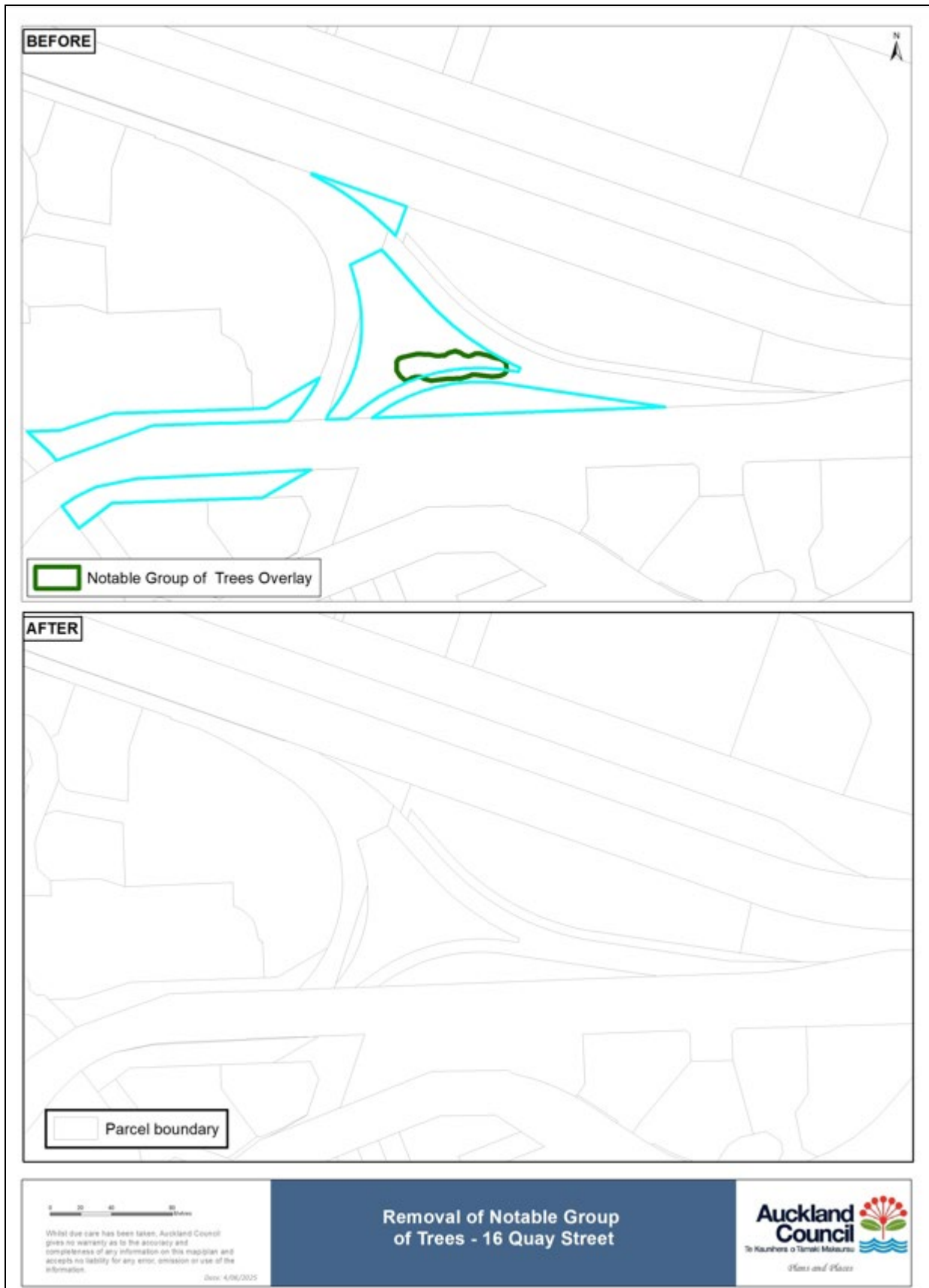
These corrections are considered of neutral effect and qualify as ‘minor errors’ for the reasons given above.

Rule or Section of Unitary Plan	Schedule 10 Notable Tree Schedule and AUP maps and Property Summary pertaining to each property:																				
Subject sites	<div>1. 16 Quay Street (railway land)</div> <div>2. 42-80 Mahuhu Crescent (Spark Arena)</div> <div>3. 42-80 Mahuhu Crescent (Spark Arena)</div> <div>4. 13-19 Mahuhu Crescent (Māhuhu-ki-te-rangi Park)</div>																				
Current Legal Description	Refer Figures 1 and 2 (no changes required but “DP” to be added to listing #12.																				
Nature of changes	<div>RMA First Schedule Clause 20A minor corrections are required:</div> <div><div>1. Delete the tree group symbology from 16 Quay Street and remove incorrect reference to Schedule 10 notable tree listings in the Property Summary (of the AUP maps)</div><div>2. Remove incorrect references to the Schedule 10 notable tree listing in the Property Summary (of the AUP maps) for 42-80 Mahuhu Crescent (Spark Arena)</div><div>3. Delete a green tree triangle (western end frontage) that does not relate to a notable tree listing for 42-80 Mahuhu Crescent</div><div>4. Correct the legal description of listing #12, 13-19 Mahuhu Crescent in Schedule 10 (add “DP”)</div></div>																				
Effect of change	<div>The effect of the AUP modifications is neutral as the errors that need correcting are ‘minor errors’ that do not alter the legal effect of the AUP in any way.</div> <div>The effect of the AUP maps corrections is neutral as there are no listings that pertain to the notable tree symbology in each case.</div>																				
Changes required to be made to text/in-text diagrams AUP	<div>Correct the legal description of listing #12, 13-19 Mahuhu Crescent to “Lot 27 <u>DP</u> 189212”:</div> <table><tr><th>ID</th><th>Botanical Name</th><th>Common Name</th><th>Number of Trees</th><th>Location/Street Address</th><th>Locality</th><th>Legal Description</th></tr><tr><td>12</td><td><i>Metrosideros excelsa</i></td><td>Pōhutukawa</td><td>4</td><td>Mahuhu Crescent 13-19</td><td>City Centre</td><td>Lot 27 <u>DP</u> 189212</td></tr></table>							ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	12	<i>Metrosideros excelsa</i>	Pōhutukawa	4	Mahuhu Crescent 13-19	City Centre	Lot 27 <u>DP</u> 189212
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description															
12	<i>Metrosideros excelsa</i>	Pōhutukawa	4	Mahuhu Crescent 13-19	City Centre	Lot 27 <u>DP</u> 189212															
Changes required to be made to AUP maps	<div>1. Delete the tree group (Overlay) symbology that indicates a group of protected trees at 16 Quay Street (which has no corresponding listing) – refer <b>Attachment 1</b>.</div> <div>2. Delete the single green marker (Overlay) tree triangle at the western end of 42-80 Mahuhu Crescent (Spark Arena) – refer <b>Attachment 2</b></div> <div>3. Amend the AUP (GIS) Maps by amending the Property Summary as follows:</div>																				

	<ul style="list-style-type: none"> <li>- For 16 Quay Street (group of trees, railway land), delete the references to Schedule 10 listings #11 and #2313.</li> <li>- For 42-80 Mahuhu Crescent (Spark Arena), delete the reference to Schedule 10 listing #12.</li> </ul>
<b>Attachments</b>	<p><b>Attachment 1:</b> Before and after map showing removal of green notable tree group symbology at 16 Quay Street (railway land).</p> <p><b>Attachment 2:</b> Before and after map showing removal of a green tree triangle from the western end (front) of 42-80 Mahuhu Crescent (Spark Arena).</p> <p><b>Attachment 3:</b> Google Streetview of front of Spark Arena showing introduced palm trees.</p> <p><b>Attachment 4:</b> Corrections to text (strikethrough/underline)</p> <p><b>Attachment 5:</b> Corrected text (clean)</p>

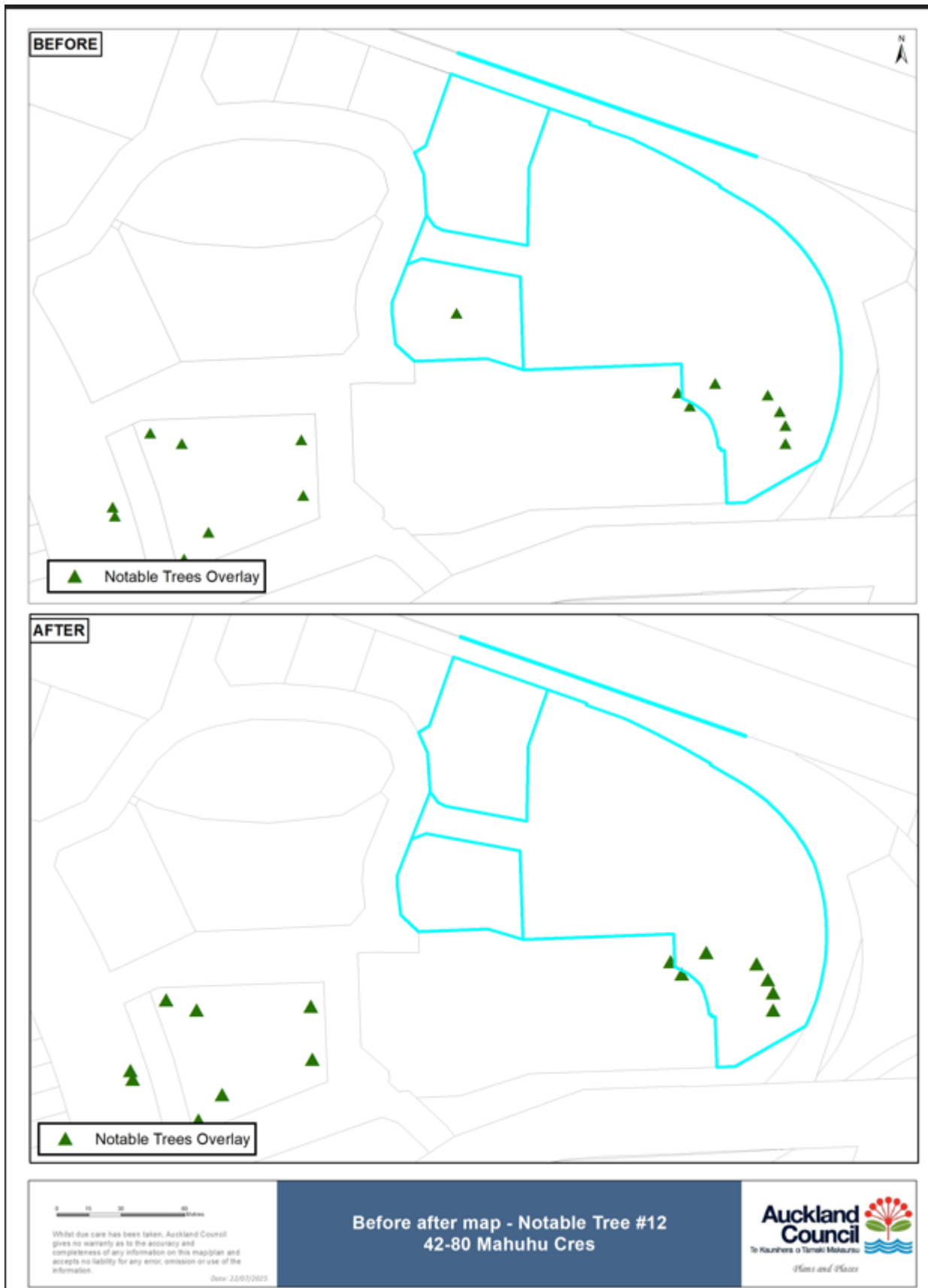
<b>Prepared by:</b> Ewen Patience, Policy Planner	<b>Signature:</b> 
<b>Text prepared by:</b> NA Planning Technician	<b>Signature:</b> 
<b>Data or map/s prepared by:</b> Rachel Joseph, Geospatial Specialist	<b>Signature:</b> 
<b>Reviewed by:</b> Clare Wall Shaw, Team Leader	<b>Signature:</b> 
<b>Decision:</b> I agree to authorise the Clause 20A modifications using my delegated authority.  Celia Davison Central South Planning Manager Date: 22 July 2025	<b>Signature:</b> 

**Attachment 1:** Before and after map showing removal of green notable tree group symbology at 16 Quay Street (railway land).

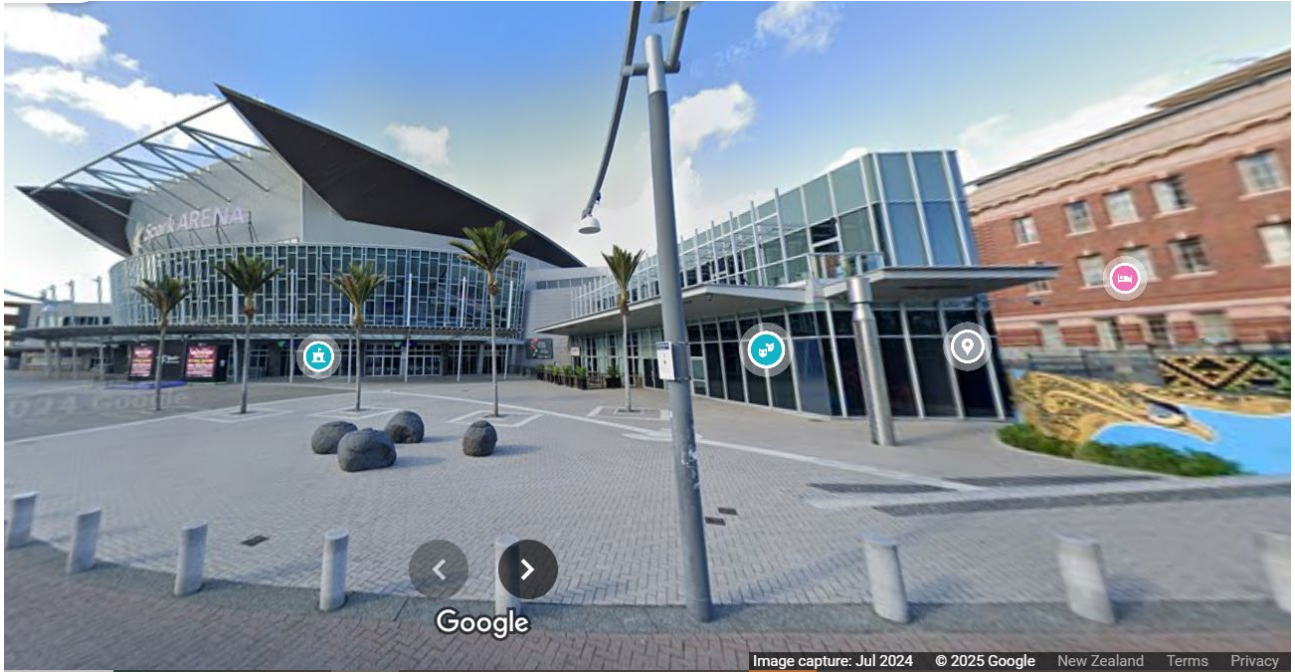




**Attachment 2:** Before and after map showing removal of a green tree triangle from the western end (front) of 42-80 Mahuhu Crescent (Spark Arena)



**Attachment 3:** Google streetview of front of Spark Arena showing introduced palm trees (in the location of the green tree triangle now removed)



## Attachment 4: Corrections to text (strikethrough/ underline)



## City Centre

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
1	<i>Platanus x acerifolia</i>	London plane	23	Alfred Street (road reserve – whole street)	City Centre	
2	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Anzac Avenue 117 - 127	City Centre	Allotment 11 SECT 12 Auckland City
3	<i>Agathis australis</i>	NZ Kauri	2	Beach Road (road reserve in front of #126)	City Centre	
4	<i>Quercus robur</i>	English Oak	2	Bowen Avenue, (Lower Slopes)	City Centre	Section 4 SO 374931
5	<i>Quercus palustris</i>	Pin Oak	1	Britomart Place (road reserve on corner with Beach Road)	City Centre	
6	<i>Metrosideros excelsa</i> , <i>Ginkgo biloba</i>	Pōhutukawa (6), Maidenhair Tree (4)	10	Emily Place 25 (reserve)	City Centre	Pt Crown Grant 287A Survey Office Plan 13A
7	<i>Quercus robur</i>	English Oak	4	Fanshawe Street (road reserve outside #130; walkway between Hardinge & Fanshawe Sts)	City Centre	
8	<i>Platanus x acerifolia</i>	London Plane	15	Grafton Road (road reserve between Wynyard & Stanley Streets)	City Centre	
9	<i>Platanus x acerifolia</i>	London Plane	54	Greys Avenue (road reserve – whole street)	City Centre	
10	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Hobson Street 132	City Centre	Lot 1 DP 184578
12	<i>Metrosideros excelsa</i>	Pōhutukawa	4	Mahuhu Crescent 13-19	City Centre	Lot 27 DP 189212
11	<i>Metrosideros excelsa</i>	Pōhutukawa	5	Mahuhu Crescent 42-80,	City Centre	Lot 46 DP 189214
13	<i>Liriodendron tulipifera</i>	Tulip Tree	170	Mayoral Drive (road reserve – whole street)	City Centre	
14	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Nelson Street (road reserve on corner with Union Street)	City Centre	
40	<i>Platanus acerifolia</i>	London Plane	8	Parliament Street (road reserve – whole street)	City Centre	
15	<i>Dacrydium cupressinum</i> , <i>Erythrina caffra</i> , <i>Araucaria heterophylla</i> , <i>Quercus rubra</i> , <i>Sequoiadendron giganteum</i> , <i>Agathis australis</i> , <i>Quercus sp.</i>	Rimu, Coral Tree, Norfolk Island Pine, Red Oak, Giant Redwood/ Wellingtonia, NZ Kauri, Oaks (5)	11	Princes Street 16-24, (Old Government House - Auckland University)	City Centre	Pt Allotment 1 SECT 6 Auckland City
16	<i>Ulmus procera</i> , <i>Washingtonia filifera</i> , <i>Agathis australis</i> , <i>Ficus superba</i> , <i>Ficus superba</i>	English Elm, California Fan Palm, NZ Kauri, Deciduous Fig, Saw Tooth Oak, Common Oak	11	Princes Street 33-43, (Albert Park)	City Centre	Section 1 SO 374931
17	<i>Tilia europaea</i>	Lime Tree	9	Princes Street, (road reserve along south-eastern corner of Albert Park)	City Centre	
19	<i>Ficus macrophylla</i>	Moreton Bay Fig	1	Queen Street 381 (reserve – Myers Park)	City Centre	Pt Lot 15 DP 2816
20	<i>Pinus parviflora</i> , <i>Toona australis</i> , <i>Taxodium distichum</i>	Japanese White Pine, Australian Red Cedar, Swamp Cypress	3	Queen Street 381 (reserve – Myers Park)	City Centre	Pt Allotments 14, 43 & 46 SECT 29 Auckland City
18	<i>Populus nigra 'italica'</i>	Lombardy Poplar	1	Queen Street (road reserve outside #360)	City Centre	
32	<i>Metrosideros excelsa</i> , <i>Vitex lucens</i> , <i>Knightia excelsa</i> , <i>Metrosideros robusta</i> , <i>Metrosideros excelsa</i> , <i>Podocarpus totara</i>	Pōhutukawa (2), Puriri (2), Rewarewa, Northern Rata, Totara	7	Ronayne Street 8-10	City Centre	Lot 10 DP 182061
41	<i>Platanus acerifolia</i>	London Plane	1	Short Street 1-11 I	City Centre	Lot 1 DP 209839
23	<i>Eucalyptus nichollii</i>	Peppermint Gum	1	Swanson Street 38 (reserve – Federal Street Park)	City Centre	Lot 3 DP 19325

## Attachment 5: Corrected text (clean)

## City Centre

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