

Memo

Date 28 May 2025

To: Celia Davison, Central South Planning Manager

From: Ewen Patience – Policy Planner

Subject: **Plan Modification: Clause 20A modifications to Auckland Unitary Plan (AUP)**
Correction to D13 Notable Trees Overlay; Schedule 10 or AUP maps
164 Papakura-Clevedon Road, Clevedon – ID # 1599

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

I seek your approval to a plan modification 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 Register¹ authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

Modification

Notable tree listing #1599 follows:

1599	<i>Quercus palustris</i> , <i>Quercus robur</i> , <i>Podocarpus totara</i> , <i>Dacrycarpus</i> <i>dacrydioides</i>	Pin Oak (2), English Oak, Totara, Kahikatea (2)	6	Papakura - Clevedon Road 164	Clevedon	Lot 2 DP 142381
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The listing has the correct address of 164 Papakura-Clevedon Road but an incorrect legal description as seen in the AUP map below.

The notable trees Site Pack for the listing indicates that there is some uncertainty about the location of some of the trees, hence the 'unverified position' tree symbol on the maps. A site visit would be required to address the uncertainty.

Property Summary

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

Address
164 Papakura-Clevedon Road Clevedon Auckland 2582

Legal Description
LOT 1 DP 142381

Appeals

Modification

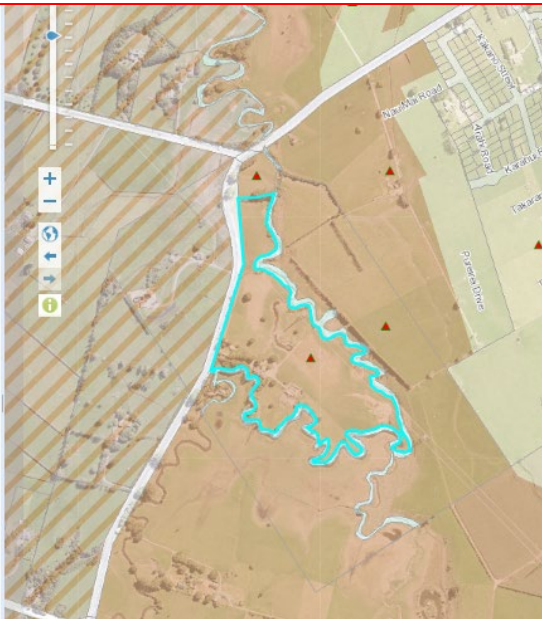
Zone
Rural - Countryside Living Zone

Precinct
Clevedon sub-precinct C, Sub-precinct

Overlays
Natural Resources: High-Use Stream Management Areas Overlay [rp]
Natural Resources: High-Use Aquifer Management Areas Overlay [rp]
- Clevedon East Waitemata Aquifer
Natural Heritage: Notable Trees Overlay - 1599, Pin Oak (2), English Oak, Totara, Kahikatea (2), Unverified position of tree

Controls
Controls: Macroinvertebrate Community Index - Rural

Designations



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

The correction is considered of neutral effect and qualifies as a 'minor error' as section 76(4A)(b) of the RMA enables a listing to have either an address or a legal description. The correction does not alter the legal effect of the AUP. The error came to light while researching subdivisions affecting notable trees in the locality.

Rule or Section of Unitary Plan	Schedule 10 Notable Trees Schedule:																				
	1599	Quercus palustris, Quercus robur, Podocarpus totara, Dacrycarpus dacrydioides	Pin Oak (2), English Oak, Totara, Kahikatea (2)	6	Papakura - Clevedon Road 164	Clevedon	Lot 2 DP 142381														
Subject sites	164 Papakura-Clevedon Road, Clevedon.																				
Current legal description	As above																				
Nature of changes	A minor correction to notable tree listing #1599 in Schedule 10.																				
Effect of change	The effect of the AUP modification is neutral as the ‘minor error’ does not alter the legal effect of the AUP in any way as the address for the listing is correct.																				
Changes required to be made to text/in-text diagrams AUP	Amend Schedule 10 Notable Trees Schedule of the AUP so that it reads as below: <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>1599</td><td>Quercus palustris, Quercus robur, Podocarpus totara, Dacrycarpus dacrydioides</td><td>Pin Oak (2), English Oak, Totara <u>Tōtara</u>, Kahikatea (2)</td><td>6</td><td>Papakura – Clevedon Road 164</td><td>Clevedon</td><td>Lot 2 DP 142381 <u>Lot 1 DP 142381</u></td></tr></table>							ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1599	Quercus palustris, Quercus robur, Podocarpus totara, Dacrycarpus dacrydioides	Pin Oak (2), English Oak, Totara <u>Tōtara</u> , Kahikatea (2)	6	Papakura – Clevedon Road 164	Clevedon	Lot 2 DP 142381 <u>Lot 1 DP 142381</u>
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Changes required to be made to AUP maps	No changes are required.																				
Attachments	Attachment 1: Corrections to text (strikethrough/underline) Attachment 2: Corrected text (clean)																				

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

Data or map/s prepared by: NA	Signature:
Reviewed by: Clare Wall Shaw, Team Leader	Signature: 
Decision: I agree to authorise the Clause 20A modifications using my delegated authority. Celia Davison Central South Planning Manager Date: 22 July 2025	Signature: 

Attachment 1: Corrections to text (strikethrough/ underline)

Manukau

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
	<i>Phyllocladus trichomanoides</i> , <i>Phoenix canariensis</i> , <i>Magnolia grandiflora</i>					
1482	<i>Phoenix canariensis</i>	Phoenix Palm	1	Otara Road 53S	Otara	Pt Lot 17 DP 24310
1493	<i>Phoenix canariensis</i>	Phoenix Palm	1	Pakuranga Road 96R	Pakuranga	Pt Lot 5 DP 52174
[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]
1533	<i>Metrosideros excelsa</i> , <i>Metrosideros robusta</i>	Pohutukawa and Rata	2	Pakuranga Road 600R	Highland Park	ALLT 67 SECT 1 SMLN Howick, LOT 2 DP 74753, PT ALLT 13 SECT 1 SMLN Howick, LOT 122 DP 83902, LOT 65 DP 83902, PT LOT 5 DP 40797, PT LOT 6 DP 40797, LOT 1 DP 48131
[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]
1532	<i>Vitex lucens</i>	Puriri	1	Paparoa Road 2R (reserve)	Howick	Allotment 67 SECT 1 SM FMS NEAR Howick
3052	<i>Metrosideros excelsa</i> , <i>Podocarpus totara</i>	Pōhutukawa, Tōtara	group	Paparoa Road 52R	Howick	PT ALLT 8 SECT 7 SMLN Howick, LOT 44 DP 58128, PT ALLT 8 SECT 7 SMLN Howick
1579	<i>Cupressus spp</i>	Cypress species	1	Papakura - Clevedon Road 5	Clevedon	Lot 1 DP 31133
1578	<i>Quercus robur</i>	English Oak	1	Papakura - Clevedon Road 13	Clevedon	Pt Allotment 5 PSH OF Wairoa
1580	<i>Quercus robur</i>	English Oak	1	Papakura - Clevedon Road 21	Clevedon	Lot 2 DP 597885
1581	<i>Ulmus spp</i>	Elm	2	Papakura - Clevedon Road 31	Clevedon	Lot 2 DP 58899
1582	<i>Quercus palustris</i>	Pin Oak	1	Papakura - Clevedon Road 43	Clevedon	Lot 1 DP 94107
1584	<i>Quercus spp</i>	Oak	1	Papakura - Clevedon Road 50	Clevedon	Lot 2 DP 75855
1583	<i>Podocarpus totara</i> , <i>Sequoia sempervirens</i> , <i>Quercus robur</i>	Totara, Redwood, English Oak	3	Papakura - Clevedon Road 59	Clevedon	Lot 2 DP 65298
1595	<i>Quercus spp</i> , <i>Dacrycarpus dacrydioides</i>	Oak, Kahikatea (7)	8	Papakura - Clevedon Road 62	Clevedon	Lot 1000 DP 606369
1572	<i>Dacrydium cupressinum</i> , <i>Prumnopitys taxifolia</i> , <i>Alectryon excelsus</i> , <i>Dacrycarpus dacrydioides</i> , <i>Podocarpus totara</i> , <i>Quercus robur</i> , <i>Knightia excelsa</i> , <i>Corynocarpus laevigatus</i> , <i>Plagianthus</i> , <i>Prumnopitys ferruginea</i> , <i>Kunzea ericoides</i> , <i>Cordyline australis</i>	Rimu (4), Matai (25), Titoki (195), Kahikatea (29), Totara (2), English Oak, Rewarewa (14) Karaka, Ribbonwood, Miro (3), Ti Kouka (cabbage tree) (5)	280	Papakura - Clevedon Road 71	Clevedon	Pt Allotment 9 PSH OF Wairoa
1573	<i>Dacrydium cupressinum</i> , <i>Alectryon excelsus</i> , <i>Dacrycarpus dacrydioides</i>	Rimu (2), Matai (8), Titoki (12), Kahikatea (2)	24	Papakura - Clevedon Road 71	Clevedon	Pt Lot 9 DP 5258
1600	<i>Podocarpus totara</i>	Tōtara	1	Meadows Drive 2	Clevedon	Lot 3000 DP 606369
1597	<i>Quercus palustris</i>	Pin Oak	1	Papakura - Clevedon Road 144	Clevedon	Lot 2 DP 186158, Lot 2 DP 142381, Lot 3 DP 142381
1599	<i>Quercus palustris</i> , <i>Quercus robur</i> , <i>Podocarpus totara</i> , <i>Dacrycarpus dacrydioides</i>	Pin Oak (2), English Oak, Totara , <u>Tōtara</u> Kahikatea (2)	6	Papakura - Clevedon Road 164	Clevedon	Lot 2 DP 142381 <u>Lot 1 DP 142381</u>
1750	<i>Quercus robur</i>	English Oak	1	Patons Road 32	Howick	Lot 1 DP 42180
1715	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Patons Road 38	Howick	Lot 4 DP 42180
1766	<i>Podocarpus totara</i> , <i>Dacrycarpus dacrydioides</i> ,	Native trees	Group	Patricia Avenue 16	Manurewa	Lot 1 DP 90105

PC 113 ([see modifications](#))

PC 113 Immediate legal effect under s86B(3) of RMA ([see modifications](#))

Attachment 2: Corrected text (clean)

Manukau

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PC 113 (see modifications)

PC 113 Immediate legal effect under s86B(3) of RMA (see modifications)