

Memo

Date 22 November 2024

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

Subject: **Plan Modification: Clause 20A modifications to Auckland Unitary Plan – Correction to Schedule 10 and D13 Notable Trees Overlay, AUP**
10 Margaret Road, Papatoetoe – ID #1787 (removal)

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 (correct minor errors) 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 arises from storm damage (circa April 2018) which has caused the tree to 'completely fail' according to West Fynn, Senior Heritage Arborist. He has recently reconfirmed that the tree has gone and this can be seen in the 2023 Satellite aerial photographs. While the listing is correct (and is to be deleted) the tree triangle is incorrectly located on the property to the rear of 10 Margaret Road so the 'before and after' graphic pertains to 105 Wyllie Road, Papatoetoe (**Attachment 2**).

Rule or Section of Unitary Plan	Schedule 10 Notable Trees Schedule – Tree # 1787					
	1787	<i>Quercus robur</i>	English Oak	1	Margaret Road 10	Papatoetoe Lot 13 DP 19588
Subject Site	10 Margaret Road, Papatoetoe					
Current Legal Description	Lot 13, DP 19588					
Nature of change	A clause 20A modification is required in accordance with D13.4 to update Schedule 10 of the AUP in response to a storm damaged tree that has been felled. This has been confirmed by West Fynn, Senior Heritage Arborist. This					

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

	<p>necessitates removing the listing in Schedule 10 and the tree notation on the planning maps (which is incorrectly located on 105 Wyllie Road to the rear of the site).</p> <p>The GIS team has prepared a ‘before and after’ graphic for the removal of the tree triangle, ID # 1787 – Attachment 2.</p>							
Effect of change	<p>The effects of the modifications are neutral as they are authorised by the provisions of D13.4 AUP (permitted activity) where a tree has ‘failed’ as a result of storm damage.</p> <p>The landowner will be advised of the deletion from Schedule 10 in due course.</p>							
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Trees Schedule of the AUP to <u>delete</u> the following listing:</p> <table><tr><td>1787</td><td><i>Quercus robur</i></td><td>English Oak</td><td>1</td><td>Margaret Road 10</td><td>Papatoetoe</td><td>Lot 13 DP 19588</td></tr></table>	1787	<i>Quercus robur</i>	English Oak	1	Margaret Road 10	Papatoetoe	Lot 13 DP 19588
1787	<i>Quercus robur</i>	English Oak	1	Margaret Road 10	Papatoetoe	Lot 13 DP 19588		
Changes required to be made to maps	<p>The tree triangle on the AUP planning maps (on the wrong property) is to be removed from 105 Wyllie Road, Papatoetoe. Refer Attachment 3.</p> <p>The <u>Property Summary</u> information in the viewer pertaining to the notable tree at 105 Wyllie Road is to be deleted.</p>							
Attachments	<ul style="list-style-type: none">- Attachment 1: Email from West Fynn, Senior Heritage Arborist confirming the failure of the oak at 10 Margaret Road (which the maps incorrectly indicate is on 105 Wyllie Road).- Attachment 2: Photographs showing oak tree (2015/16) and its absence (2023).- Attachment 3: ‘Before and after’ graphic showing removal of notable tree triangle from 105 Wyllie Road, Papatoetoe (AUP planning maps).- Attachment 4: Corrections to text (strikethrough)- Attachment 5: Corrected text (clean)							

<p>Prepared by: Ewen Patience, Policy Planner</p>	<p>Signature:</p> 
<p>Text prepared by: Diana Chin, Planning Technician</p>	<p>Signature:</p> 

Data or map/s prepared by: Danica Torres, Senior Geospatial Specialist	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: 12 December 2024	Signature: 

Attachment 1: Email from West Fynn, Senior Heritage Arborist confirming the failure of the oak at 10 Margaret Road, Papatoetoe (which the maps incorrectly indicate is on 105 Wyllie Road).

From: West Fynn
Sent: Saturday, 21 April 2018 3:45 p.m.
To: Ruth Andrews; Nick Stott; Peri Buckley
Subject: storm...

Hi Yall

The Pohutukawa at 34 Tawa road in onehunga failed and I instructed them to reduce it to 4-5m in height leaving a stump to regenerate from under emergency works. So still retained and to be kept on the list.

The Lombardy at the front of 120A Gray Ave failed damaging the house and I instructed them to completely remove the tree under emergency works and therefore the Lombardy needs deletion from this listing but also the listing needs looking at as there is no listing for 120A but there is for 120? On GIS 120 is set back and there are not trees on all of the various 120's listed. If not one you have looked at then we need to review.

The oak at 10 Margaret ave, Papatoetoe was within that property and not in 105 Wyllie as GIS suggests and has completely failed and so needs removing from the list.

The pohutukawa at 11 woodford ave had significant failures into the road and I have instructed a reduction to 5-6m as emergency works with the remainder of the tree being retained.

Cheers

West

Attachment 2: Photographs showing oak tree at rear of 10 Margaret Road (2015/16) and its absence (2023).

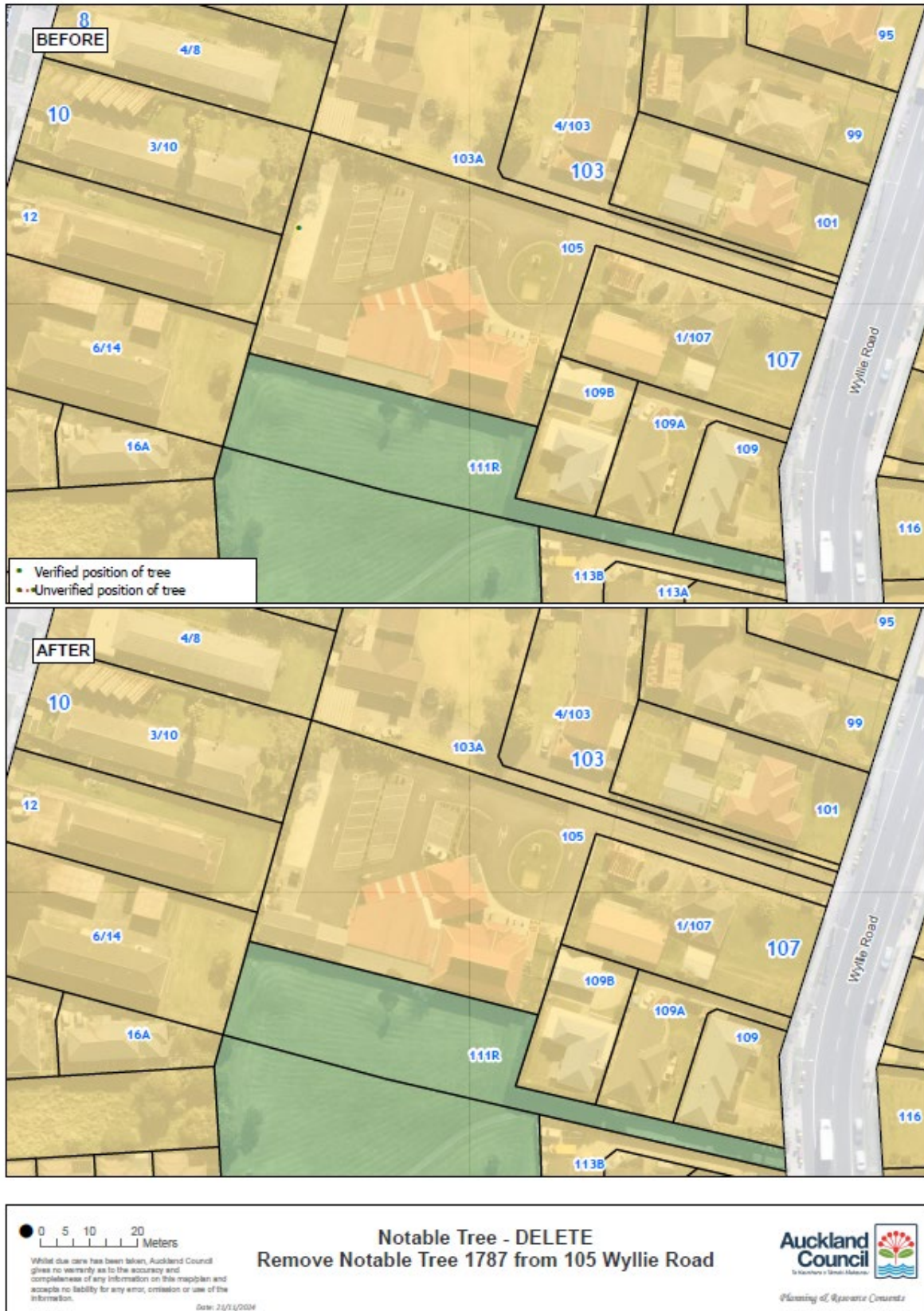
2015/16 aerial photograph



2023 satellite image



Attachment 3: 'Before and after' graphic showing removal of notable tree triangle from the AUP planning maps (incorrectly tagged to 105 Wyllie Road).



Attachment 4: Corrections to text (~~strikethrough~~)

Manukau

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
1656	<i>Podocarpus totara, Dacrycarpus dacrydioides,</i>	Native trees	Group	Lawrence Crescent 55	Manurewa	Lot 274 DP 54714
1640	<i>Podocarpus totara, Dacrycarpus dacrydioides</i>	Native trees	Group	Lawrence Crescent 57	Manurewa	Lot 275 DP 54714
1647	<i>Podocarpus totara</i>	Totara	1	Lawrence Crescent 58	Manurewa	Lot 225 DP 54714
1616	<i>Podocarpus totara, Dacrycarpus dacrydioides</i>	Native trees	Group	Lawrence Crescent 59	Manurewa	Lot 276 DP 54714
1648	<i>Podocarpus totara</i>	Totara	1	Lawrence Crescent 60	Manurewa	Lot 226 DP 54714
1776	<i>Podocarpus totara, Dacrycarpus dacrydioides</i>	Native Trees	Group	Lawrence Crescent 61	Manurewa	Lot 277 DP 54714
1651	<i>Dacrycarpus dacrydioides, Podocarpus totara</i>	Kahikatea trees, Group of Totara trees	Group	Lawrence Crescent 70	Manurewa	Lot 231 DP 54714
1665	<i>Dacrycarpus dacrydioides</i>	Kahikatea	1	Lawrence Crescent 74	Manurewa	Lot 233 DP 54714
1674	<i>Podocarpus totara</i>	Totara	1	Lawrence Crescent 96	Manurewa	Lot 244 DP 54714
1773	<i>Podocarpus totara, Dacrycarpus dacrydioides</i>	Native trees	Group	Lawrence Crescent 102	Manurewa	Lot 247 DP 54714
1746	<i>Podocarpus totara, Dacrycarpus dacrydioides, Knightia excelsa,</i>	Native trees	Group	Lawrence Crescent 108	Manurewa	Lot 250 DP 54714
1749	<i>Quercus robur</i>	English Oak	1	Lipscombe Road 16B	Papatoetoe	Lot 24 DP 38416
1549	<i>Quercus sp</i>	Oak	3	Lochend Place 17R (reserve)	Howick	Lot 35 DP 144356
[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]
1787	<i>Quercus robur</i>	English Oak	4	Margaret Road 10	Papatoetoe	Lot 13 DP 19588
1628	<i>Araucaria heterophylla, Metrosideros excelsa</i>	Pōhutukawa, Norfolk Island Pine	2	Marine Parade 96	Howick	Lot 21 DP 353235
1560	<i>Quercus palustris</i>	Pin Oak	2	Mark Williams Place 7	Clevedon	Lot 14 DP 165420
1561	<i>Quercus robur</i>	English Oak	1	Mark Williams Place (road reserve on corner with North Road)	Clevedon	
[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]
1685	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Massey Road 279	Mangere East	Lot 1 DP 60066
[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]
[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]
1609	<i>Vitex lucens</i>	Puriri	1	Massey Road 296	Mangere East	Pt Land Claim 269A Fairburns Grant
1462	<i>Magnolia sp., Vitex lucens, Camellia sp., Cinnamomum camphora, Metrosideros excelsa, Liriodendron tulipifera, Croynocarpus laevigatus, Rhododendron sp.</i>	Magnolia, Puriri, Camelia, Phoenix Palm, Camphor Tree, Pohutukawa, Tulip tree, Karaka, Rhododendron		Massey Road 337R (reserve)	Mangere East	Lot 3 DP 85624
1466	<i>Araucaria bidwillii</i>	Bunya Bunya	1	Massey Road 374	Mangere East	LOT 1 DP 42220, LOT 2 DP 42220
1612	<i>Vitex lucens</i>	Puriri	1	Massey Road 737	Mangere Bridge	Lot 9 DP 18493
1735	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Maunu Road 21	Papatoetoe	Lot 2 DP 53597

PC 113 ([see modifications](#))

PC 113 ([see modifications](#))

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Attachment 5: Corrected text (clean)

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1735	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Maunu Road 21	Papatoetoe	Lot 2 DP 53597
1786	<i>Metrosideros excelsa</i>	Pōhutukawa	1	McKenzie Road 49	Mangere	Lot 1 DP 102112

PC 113 ([see modifications](#))

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