

Memo

Date: 28 May 2025

To: Celia Davison, Central South Planning Manager

From: Ewen Patience – Policy Planner

Subject: **Plan Modification: Clause 20A modification to Auckland Unitary Plan – Correction to D13 Notable Trees Overlay, Schedule 10, AUP maps**
7 Factory Road, Pukekohe – ID #2183 (259 Victoria Street West)

Corrections are 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 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 relates to a subdivision which has created Deposited Plan 605803 which alters the legal description and address of a group of totara trees under listing #2183, as set out in **Attachments 1 and 2**.

Rule or Section of Unitary Plan	Schedule 10 Notable Tree Schedule – listing #2183						
	2183	<i>Podocarpus totara</i>	Totara	6	Factory Road 7	Pukekohe	Lots 4 & 5 DEEDS 671
Subject Site	As above						
Current Legal Description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to automatically update Schedule 10 of the AUP arising from a subdivision.						
Effect of change	<p>The effect of the modification is neutral as they are authorised by the provisions of D13.4 AUP and arise from a resurvey of the relevant land parcels.</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>						
Changes	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as						

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

required to be made (text/in-text diagrams)	follows:						
	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
	2183	<i>Podocarpus totara</i>	Totara	6	Factory Road 7 <u>Victoria Street</u> <u>West 259</u>	Pukekohe	Lots 4 & 5 DEEDS-674 <u>Lot 12 DP 605803</u>
Changes required to be made (to maps)	No changes are required to be made to the AUP GIS maps.						
Attachments	Any further relevant information/evidence to help the decision maker (if necessary): <ul style="list-style-type: none"> - Attachment 1: Information from GIS team as advised 1 April 2025 - Attachment 2: AUP map showing listing #2183 (Lot 12 DP 605803) - Attachment 3: Site Pack information of notable totara trees listing #2183 - Attachment 4: Corrections to text (strikethrough/underline) - Attachment 5: Corrected text (clean) 						

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Diana Chin, Planning Technician	Signature: 
Data or map/s prepared by: N/A	Signature:
Reviewed by: Clare Wall Shaw, Team Leader	Signature: 
Decision: I agree to authorise the Clause 20A modification using my delegated authority Celia Davison Central South Planning Manager Date: 22 July 2025	Signature: 

Attachment 1: Information from GIS team as advised 1 April 2025



Attachment 2: AUP map showing listing #2183 (Lot 12 DP 605803)

Property Summary

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

Address
259 Victoria Street West PUKEKOHE 2120

Legal Description
LOT 12 DP 605803

Appeals

Modification
Plan Changes, Plan Change 78 - Intensification, Multiple Layers, [View PDF](#), Proposed, 18/08/2022


Zone
Residential - Mixed Housing Suburban Zone

Precinct

Overlays
 Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Pukekohe Kaawa Aquifer
 Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Pukekohe Central Volcanic
 Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Franklin Volcanic Aquifer
 Natural Heritage: Notable Group of Trees Overlay - 2183, Totara

Controls
 Controls: Macroinvertebrate Community Index - Rural
 Controls: Macroinvertebrate Community Index - Urban

Designations



Attachment 3: Site Pack information of notable totara trees listing #2183



Attachment 4: Corrections to text (strikethrough/ underline)

Franklin

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
2679	<i>Quercus palustris</i>	Pin Oak	1	Edinburgh Street 146	Pukekohe	LOT 1 DP65435, LOT 1 DP76181 and LOT 2 DP65435
2769	<i>Podocarpus totara</i>	Totara trees	Group	Edwards Court 5 (reserve)	Pukekohe	LOT 78 DP101533
2183	<i>Podocarpus totara</i>	Totara	6	Factory Road 7 Victoria Street West 259	Pukekohe	Lots 4 & 5 DEEDS 671 Lot 12 DP 605803
2739	<i>Platanus spp.</i>	Planes	Group	Franklin Road (road reserve on west side)	Pukekohe	
2664	<i>Ginkgo biloba, Metasequoia glyptostrobodies, Fraxinus angustifolia subsp. Oxycarpa 'Raywoodii', Cupressus macrocarpa, Dacrycarpus dacrydioides, Ulmus glabra 'Lutescens', Acer negundo, Podocarpus totara, Liquidambar straciflua, Juglans sp, Alnus sp, Populus sp, Betula pendula, Taxodium distichum, Idesia, polycarpa, Michelia doltsopa, Agathis australis, Eucalyptus sp.</i>	Group of native and exotic trees	Group	Franklin Road (Recreation Centre Fitness Trail)	Pukekohe	PT LOT 14 DEED592, PT LOT 15 DEED592, LOT 1 DP86506, LOT 79 DP101533, LOT 82 DP101533, LOT 85 DP101532 and LOT 81 DP101533
2722	<i>Quercus canariensis</i>	Algerian Oak	1	George Crescent Road (road reserve outside #26A)	Buckland	
2738	<i>All native species</i>	Native Bush Block	Group	George Crescent 31-43, 45, 47 and 49	Buckland	LOT 1 DP18757, LOT 1 DP185238, LOT 2 DP185238 and LOT 3 DP185238
2772	<i>Vitex lucens</i>	Puriri	1	George Crescent 56	Buckland	LOT 2 DP368488
2798	<i>Liriodendron tulipifera, Pseudotsuga menziesii, Picea Sp.,</i>	Tulip tree, Douglas Fir, Spruce	Group	George Crescent 72	Buckland	PT ALLT 9 PARO and PT ALLT 9 PARO
2736	<i>Quercus robur</i>	English Oak	1	George Crescent Road (road reserve on corner with Buckland Road)	Buckland	
2778	<i>Beilschmiedia tarairi</i>	Taraire	1	George Street 58	Buckland	LOT 3 DP42427
2676	<i>Podocarpus totara</i>	Totara	3	Glasgow Road (road reserve outside #14)	Pukekohe	
2777	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint Gum	1	Glasgow Road (road reserve outside #57-61)	Pukekohe	
2667	<i>Quercus robur</i>	English Oak	1	Glenbrook Road 12	Kingseat	ALLT 300 PARO, LOT 3 DP133797, PT ALLT 58 PARO and LOT 4 DP133797
2745	<i>Populus spp.</i>	Poplar	1	Glenbrook Road 383	Kingseat	LOT 1 DP31745
<div>PC 113 (see modifications)</div> <div>[new text to be inserted]</div>	[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]
2163	<i>Quercus sp., Populus spp</i>	Oak, Poplar		Glenbrook Station Road 369	Glenbrook	Lot 3 DP 368210
<div>PC 113 (see modifications)</div> <div>[new text to be inserted]</div>	[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]
2161	<i>Quercus sp, Vitex lucens, Dacrydium cupressinum, Beilschmiedia tarairi, Podocarpus totara</i>	Oak Tree, Puriri (13), Rimu (1), Taraire (10), Totara (8)	33	Glenbrook-Waiuku and Cornwall Road (corner)	Waiuku	Lot 2 DP 328757

Attachment 5: Corrected text (clean)

Franklin

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
2679	<i>Quercus palustris</i>	Pin Oak	1	Edinburgh Street 146	Pukekohe	LOT 1 DP65435, LOT 1 DP76181 and LOT 2 DP65435
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2183	<i>Podocarpus totara</i>	Totara	6	Victoria Street West 259	Pukekohe	Lot 12 DP 605803
2739	<i>Platanus spp.</i>	Planes	Group	Franklin Road (road reserve on west side)	Pukekohe	
2664	<i>Ginkgo biloba</i> , <i>Metasequoia glyptostrobodies</i> , <i>Fraxinus angustifolia</i> subsp. <i>Oxycarpa</i> 'Raywoodii', <i>Cupressus macrocarpa</i> , <i>Dacrycarpus dacrydioides</i> , <i>Ulmus glabra</i> 'Lutescens', <i>Acer negundo</i> , <i>Podocarpus totara</i> , <i>Liquidambar straciflua</i> , <i>Juglans sp</i> , <i>Alnus sp</i> , <i>Populus sp</i> , <i>Betula pendula</i> , <i>Taxodium distichum</i> , <i>Idesia, polycarpa</i> , <i>Michelia doltsopa</i> , <i>Agathis australis</i> , <i>Eucalyptus sp.</i>	Group of native and exotic trees	Group	Franklin Road (Recreation Centre Fitness Trail)	Pukekohe	PT LOT 14 DEED592, PT LOT 15 DEED592, LOT 1 DP86506, LOT 79 DP101533, LOT 82 DP101533, LOT 85 DP101532 and LOT 81 DP101533
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2772	<i>Vitex lucens</i>	Puriri	1	George Crescent 56	Buckland	LOT 2 DP368488
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