

Memo

Date: 3 June 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**
217 Hurstmere Road, Takapuna – ID #2849 (tree removal consent)

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

I seek your approval of this plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 and Chapter D13 Notable Tree Overlay of the AUP.

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 Tree 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 tree consent granted in May 2019 to remove the notable oak tree at 217 Hurstmere Road due to decay and potential threat to property and people (TRE60336352).

Rule or Section of Unitary Plan	Schedule 10 Notable Tree Schedule, listing ID #2849						
	2849	<i>Quercus robur</i>	English Oak	1	Hurstmere Road 217	Takapuna	Lot 3 DP 459765
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 and correct the notable tree overlay of the AUP arising from the tree removal consent. The listing in Schedule 10 is to be deleted and the AUP maps corrected.						
Effect of change	The effect of the modification is neutral as it is authorised by the provisions of Chapter D13.4 of the AUP and arises from a resource consent to remove a scheduled tree.						

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

	The landowner/s will be advised of the AUP modification once approved.					
Changes required to be made (text/in-text diagrams)	Delete from the AUP Schedule 10, Notable Tree Schedule listing ID #2849:					
	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality Legal Description
	2849	Quercus robur	English Oak	4	Hurstmere Road 217	Takapuna Lots 4 & 5 DEEDS 674
Changes required to be made (to maps)	The overlay green tree triangle is to be deleted from the AUP maps and the Property Summary corrected.					
Attachment s	Any further relevant information/evidence to help the decision maker (if necessary): <ul style="list-style-type: none"> - Attachment 1: AUP map showing listing #2849, 217 Hurstmere Road, Takapuna - Attachment 2: Tree removal consent TRE60336352 dated 7 May 2019 – page 1 - Attachment 3: Corrections to text (strikethrough/underline) - Attachment 4: Corrected text (clean) - Attachment 5: Before and after GIS maps 					

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Dian Chin, Planning Technician	Signature: 
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
modification using my delegated authority

Celia Davison
Central South Planning Manager
Date: 22.July 2025 2025

Signature:



Attachment 1: AUP map showing listing #2849, 217 Hurstmere Road, Takapuna

Property Summary

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

Address
217 Hurstmere Road Takapuna 0622

Legal Description
Lot 3 DP 459765

Appeals

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

Zone
Residential - Mixed Housing Urban Zone

Precinct

Overlays
Natural Heritage: Notable Trees Overlay - 2849, English Oak; Verified position of tree

Controls
Controls: Macroinvertebrate Community Index - Urban

Designations

For other mapped information that may apply to the searched property please use the Data Discovery tool or check the main [GIS viewer \(GeoMaps\)](#).


[View full Unitary Plan text](#)



Attachment 2: Tree removal consent TRE60336352 dated 7 May 2019 – page 1

Decision on an application for resource consent under the Resource Management Act 1991

Discretionary activity



Application number(s): TRE60336352
Applicant: Francis Coleman
Site address: 217 Hurstmere Road, Takapuna
Legal description: Lot 3 DP 459765
Proposal:
 To remove a notable Oak Tree.

The resource consents required are:

Land use consents (s9) – TRE60336352

Auckland Unitary Plan (Operative in Part)

- Table D13.4.1(A7):** The removal of trees subject to the Notable Trees Overlay shall be considered as a Discretionary Activity.

It is proposed to remove the notable English Oak Tree.

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

- In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - Overtime, the tree has been protected and maintained with pruning and alterations, however now the tree presents evidence of internal decay and decline. As a result of the trees current condition, and having regard to the health and safety of persons and structures, the is no reasonable alternative other than removal.
 - The removal of the tree will be undertaken following best arboricultural practices.
 - The removal of the tree will ensure the safety of persons and property is maintained.

TRE60336352 – 217 Hurstmere Road Page 1

Attachment 3: Corrections to text (strikethrough/underline)

North Shore

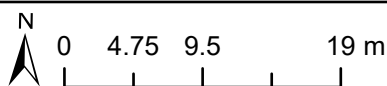
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
2845	<i>Metrosideros excelsa</i> , <i>Dicksonia squarrosa</i>	Pōhutukawa, tree fern	Group	Hinemoa Street (road reserve outside #2-14)	Birkenhead	
2844	<i>Vitex lucens</i>	Puriri	1	Hinemoa Street on public track at bottom of Hinemoa entrance to LeRoy's Bush (tree arches over the walkway).	Birkenhead	
2847	<i>Metrosideros excelsa</i> , <i>Leptospermum scoparium</i>	Pōhutukawa, tea tree/manuka		Hogans Road 60	Glenfield	Lot 14 DP 43901
1164	<i>Quercus canariensis</i>	Algerian Oak	Group	Holyoake Place 1 (reserve)	Chatswood	Lot 1 DP 73331
1165	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Howard Road 24	Northcote	Lot 2 DP 40777
1166	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Huia Street 14	Devonport	Lot 16 DP 249
1167	<i>Castanea sativa</i>	Spanish Chestnut	1	Hurstmere Road 47 (reserve)	Takapuna	Allotment 609 PSH OF Takapuna
1168	<i>Quercus robur</i>	English Oak	1	Hurstmere Road 67-73	Takapuna	Lot 1 DP 68876
1169	<i>Nestegis apetala</i>	Coastal Maire	1	Hurstmere Road 128	Takapuna	Lot 2 DP 38156
1170	<i>Quercus ilex</i> , <i>Metrosideros excelsa</i>	Holm Oak, Pōhutukawa	2	Hurstmere Road 130-134	Takapuna	Lot 1 DP 94124
1171	<i>Araucaria bidwillii</i>	Bunya Bunya	1	Hurstmere Road 175A	Takapuna	Lot 1 DP 7673
1172	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Hurstmere Road 198	Takapuna	Lot 1 DP 202353
2849	<i>Quercus robur</i>	English Oak	4	Hurstmere Road 217	Takapuna	Lot 3 DP 459765
2851	<i>Metrosideros excelsa</i>	Pōhutukawa	4	Hurstmere Road 270	Takapuna	Lot 1 DP 386006
1173	<i>Erythrina x sykesii</i>	Coral Tree	1	Hurstmere Road 286	Takapuna	Lot 2 DP 91735
2852	<i>Podocarpus totara</i> , <i>Liquidambar styraciflua</i>	Totara, Liquidambar	2	Hurstmere Road 310	Takapuna	Lot 1 DP 13466
2850	<i>Chorisia speciosa</i>	Silk Floss Tree	1	Hurstmere Road (road reserve outside #55)	Takapuna	
2848	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Huntly Road (reserve at end of road near beach)	Campbells Bay	
1176	<i>Metrosideros excelsa</i>	Pōhutukawa	3	Inga Road 7	Milford	Pt Lot 15 DP 7578
1174	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Inga Road (road reserve outside #7)	Milford	
1177	<i>Agathis australis</i> , <i>Eucalyptus sp.</i>	Kauri (18), Gum	19	Inkster Street,	Birkenhead	Lot 1 DP 67734, Lot 2 DP 128364, Lot 2 DP 67734, Lot 1 DP 128364
1178	<i>Eucalyptus sp.</i>	Gum	1	Jacaranda Avenue (road reserve outside #25)	Beach Haven	
1179	<i>Metrosideros excelsa</i>	Pōhutukawa	2	James Evans Road (road reserve outside #27 & 29)	Northcote	
2924		Native Bush	Group	James Evans Road (Eadys Bush)	Northcote	
1180	<i>Phoenix canariensis</i>	Canary Island Date Palm	1	Jubilee Avenue 30	Devonport	Pt Lot 4 DP 18776
1181	<i>Castanospermum australe</i>	Moreton Bay Chestnut	1	Jubilee Avenue 38	Devonport	Pt Lot 14 DP 12834
1182	<i>Dacrydium cupressinum</i>	Rimu	1	Jutland Road 45	Hauraki	Lot 12 DP 32625
1184	<i>Agathis australis</i>	Kauri	1	Kauri Road 14	Birkenhead	Lot 1 DP 130143
1183	<i>Agathis australis</i>	Kauri	1	Kauri Road (road reserve outside #31)	Birkenhead	
2854	<i>Agathis australis</i>	Kauri	1	Kauri Glen Road (Kauri Glen Reserve)	Northcote	
2855	<i>Populus sp.</i>	Poplar	1	Kauri Glen Road (road reserve outside #31)	Northcote	
1186	<i>Quercus robur</i> , <i>Erythrina x sykesii</i>	Oak, Coral tree	2	Kerr Street 18	Devonport	Pt Section 2 Blk VI Rangitoto SD
1189	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Killarney Street 22	Takapuna	Lot 1 DP 153565
1187	<i>Phoenix rupicola</i>	Date Palm	2	Killarney Street (road reserve outside #2)	Takapuna	

Attachment 4: Corrected text (clean)

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Attachment 5: Before and after GIS maps



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.

Before and After

Notable Trees #2849