

# Memo

Date 7 July 2025

To: Celia Davison, Central South Planning Manager

From: Ewen Patience – Policy Planner

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Subject: **Plan Modification: Clause 20A modifications to Auckland Unitary Plan (AUP)**  
**Correction to Schedule 10, D13 Notable Trees Overlay and maps AUP**  
6 Heywood Crescent, Epsom – ID #823

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

I seek your approval of a plan modification pursuant to clause 20A, First Schedule, Resource Management Act 1991 (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.

## Modification

In this case the modification involves the deletion of a listing following confirmation that the subject karaka tree is listed at the wrong address and that the tree was felled some time prior to June 2013 following a misunderstanding. West Fynn (Senior Heritage Arborist) has recently confirmed that there is no karaka tree at the 6 Heywood Crescent (June 2025).

In July 2011, as part of Plan Modification 305: Additions to the Tree Schedule – Appendix 2 of the Auckland Council District Plan (Auckland City Isthmus Section), tree evaluations were completed for three native trees that were thought to be at 6 Heywood Crescent. The trees were in fact on 4 Heywood Crescent, which only became clear when the tree stumps of the three trees were surveyed in May/June 2013 following investigations by the council's compliance staff as to the removal of the three trees. The relevant portion of the survey plan is at **Attachment 1**. Following this, the Incident Advisor working on the case (Kylie Pederson) wrote to the then owner of the property to advise that the three scheduled trees had been registered at 6 Heywood Crescent in error – refer **Attachment 2**. The letter also advised that no enforcement action was being taken by Auckland Council as it had been established that the trees were not correctly scheduled under 4 Heywood Crescent, the site containing the tree trunks (and stumps).

While three trees were scheduled (incorrectly) in the Auckland City Council District Plan at 6 Heywood Crescent as at June 2013, only the scheduling of one tree, the karaka tree, was rolled over into the proposed Auckland Unitary Plan (AUP) which was notified later that year, 30 September 2013. It is not known why one tree was listed given that all three had been felled earlier in the year. This listing is now operative in the AUP.

In 2024 the owner of 6 Heywood Crescent asked the council why a karaka tree was listed in the operative AUP for the property when no tree existed. Following investigations by the council's Heritage Team an email was received from the council's Team Leader Compliance, Paul Cowling, confirming that the letter at Attachment 2 had been sent, that there was no mention of a karaka tree, that the subject trees appeared to be outside the property and that the situation regarding their removal was 'complicated' – refer **Attachment 3**. Following this, the Manager

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

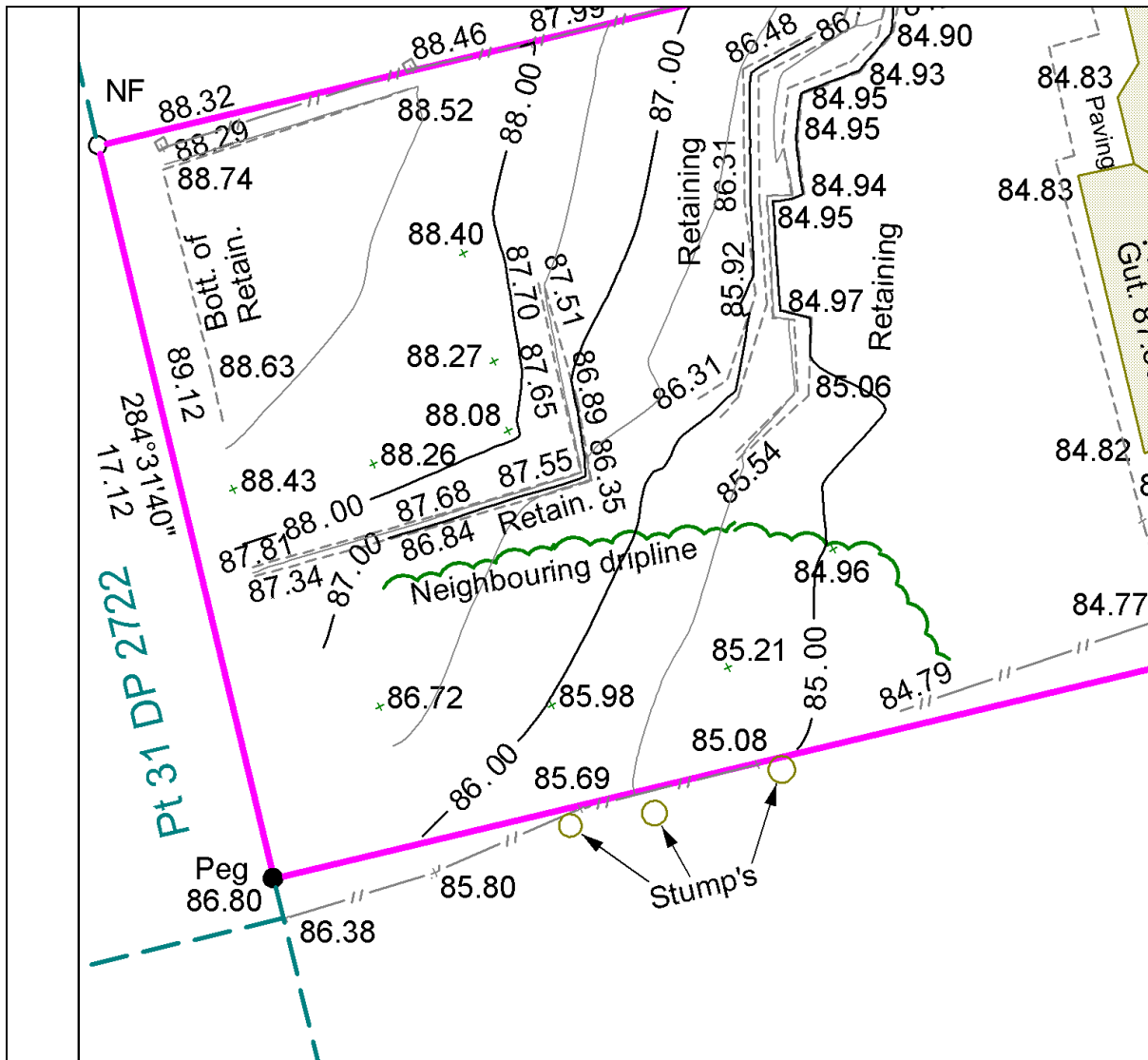
Heritage, Noel Reardon wrote to the owner advising that the scheduling was incorrect and that in due course Schedule 10 would be corrected – refer **Attachment 4**.

Given the history and facts of this case, it is considered appropriate to now correct Schedule 10 by deleting the listing for 6 Heywood Crescent, Epsom (one karaka tree that no longer exists).

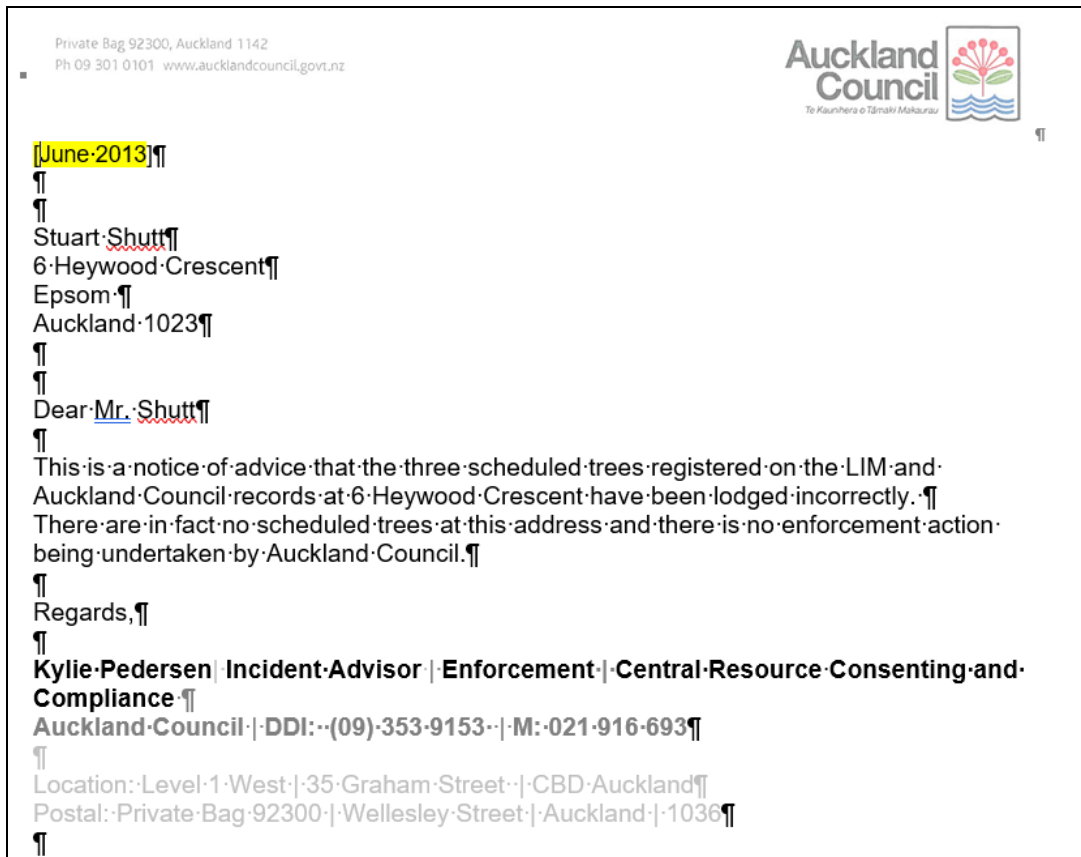
<b>Rule or Section of Unitary Plan</b>	Schedule 10 Notable Tree Schedule – Tree # 823						
	823	<i>Corynocarpus laevigatus</i>	Karaka	1	Heywood Crescent 6	Epsom	Lot 12 DP 8087
<b>Subject Site</b>	As above						
<b>Current Legal Description</b>	As above						
<b>Nature of change</b>	A clause 20A modification is required to correct Schedule 10 of the AUP.						
<b>Effect of change</b>	The effect of the Schedule 10 modification is neutral as the listing incorrectly lists a karaka tree at 6 Heywood Crescent, Epsom. The tree should have been listed at 4 Heywood Crescent and was felled circa June 2013.						
<b>Changes required to be made (text/in-text diagrams)</b>	Amend Schedule 10 Notable Trees Schedule by deleting the following listing #823, as shown here:						
	<del>823</del>	<del><i>Corynocarpus laevigatus</i></del>	<del>Karaka</del>	<del>1</del>	<del>Heywood Crescent 6</del>	<del>Epsom</del>	<del>Lot 12 DP 8087</del>
<b>Changes required to be made (to maps)</b>	Amend the AUP (GIS) maps to indicate the deletion of the tree triangle from 6 Heywood Crescent, Epsom (refer <b>Attachment 5</b> ).						
<b>Attachments</b>	Any further relevant information/evidence to help the decision maker (if necessary): <ul style="list-style-type: none"> <li>- <b>Attachment 1:</b> Portion of survey plan of 6 Heywood Crescent, Epsom locating the three tree stumps at 4 Heywood Crescent.</li> <li>- <b>Attachment 2:</b> Letter from the council to the owner of 6 Heywood Crescent, Epsom advising of situation.</li> <li>- <b>Attachment 3:</b> Email from Paul Cowling, Team Leader (Compliance) advising of situation.</li> <li>- <b>Attachment 4:</b> Letter of 16 April 2025 from the council to the owner of 6 Heywood Crescent advising of situation.</li> <li>- <b>Attachment 5:</b> Before and after – removal of tree triangle at 6 Heywood Crescent, Epsom.</li> <li>- <b>Attachment 6:</b> Corrections to text (strikethrough)</li> <li>- <b>Attachment 7:</b> Corrected text (clean)</li> </ul>						

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

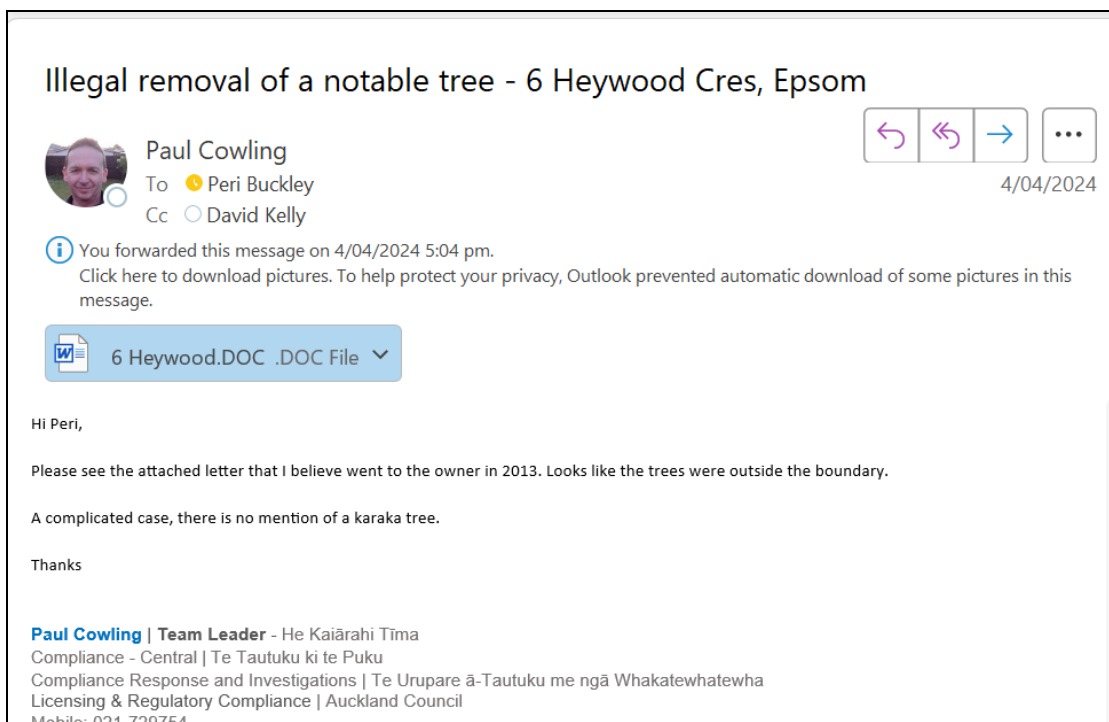
**Attachment 1:** Portion of survey plan of 6 Heywood Crescent, Epsom locating the 3 tree stumps on 4 Heywood Crescent.



**Attachment 2:** Letter from the council to the owner of 6 Heywood Crescent, Epsom advising of situation.



**Attachment 3:** Email from Paul Cowling, Team Leader (Compliance) advising of situation.



**Attachment 4:** Letter of 16 April 2025 from the council to the owner of 6 Heywood Crescent advising of situation.



16 April 2024

Qun Liu  
6 Heywood Crescent,  
Epsom  
Auckland 1023

Dear sir/madam

**Re: Incorrect listing of a scheduled Karaka tree in Schedule 10 Notable Trees, Auckland Unitary Plan at 6 Heywood Crescent, Epsom.**

On behalf of Auckland Council, I can confirm that there has been a technical error in Schedule 10: Notable Tree Schedule of the Auckland Unitary Plan. The reference to a scheduled Karaka tree being located at 6 Heywood Crescent is incorrect. There are no scheduled trees at this address.

This error has been recorded in our system and when Auckland Council undertakes a comprehensive plan change or a review of Schedule 10, then the Auckland Unitary Plan will be updated accordingly.

Please accept this correspondence as confirmation from Auckland Council that at the date of this letter, there is no scheduled tree present at 6 Heywood Crescent, Epsom.

Yours sincerely,



Noel Reardon  
Manger Heritage  
Auckland Council.

**Attachment 5: Before and after – removal of tree triangle at 6 Heywood Crescent, Epsom**



0 10 20 30

Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map and accepts no liability for any error, omission or use of the information.

Date: 4/10/2021

**Before after map - Notable Tree #873  
6 Heywood Cres**

## Attachment 6: Corrections to text (strikethrough)



# Isthmus

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
540	<i>Vitex lucens</i>	Puriri	1	Grey Street 77-83	Onehunga	Allotment 2 SECT 5 VILL OF Onehunga
304	<i>Quercus robur</i>	English Oak	1	Griffin Avenue 13 (reserve)	Epsom	Lot 1 DP 66311
70	<i>Sequoia sempervirens</i>	Redwood	1	Gwilliam Place (road reserve at end of cul-de-sac)	Freemans Bay	
74	<i>Dacrydium cupressinum, Vitex lucens</i>	Rimu Puriri	2	Hackett Street 38	St Marys Bay	Lot 1 DP 373646
73	<i>Phoenix canariensis</i>	Phoenix Palm	1	Hackett Street 51	St Marys Bay	Lot 1 DEEDS Blue E
299	<i>Araucaria heterophylla</i>	Norfolk Island Pine	2	Halifax Avenue 28B	Epsom	Lot 2 DP 413830
692	<i>Platanus acerifolia</i>	London Plane	53	Hakanoa Street (road reserve – whole street)	Grey Lynn	
52	<i>Phoenix canariensis</i>	Phoenix Palm	4	Hamilton Road 3	Herne Bay	Pt Lot 2 DP 1364
693	<i>Magnolia grandiflora, Podocarpus totara</i>	Southern Magnolia (2), Totara	3	Hamilton Road 17	Herne Bay	Lot 2 DP 95603
51	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Hamilton Road 61	Herne Bay	Lot 1 DEEDS 1228
913	<i>Podocarpus totara</i>	Totara	1	Hapua Street 21	Remuera	Lot 12 DP 37678
810	<i>Podocarpus totara; Kunzea ericoides</i>	Kanuka, Totara		Hapua Street 25A	Remuera	Lot 2 DP 190332
836	<i>Vitex lucens</i>	Puriri	1	Harcourt Street 4	Grey Lynn	Lot 9 Blk 12 DP 329
873	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Harcourt Street 15	Grey Lynn	Lot 22 Blk 11 DP 329
468	<i>Vitex lucens</i>	Puriri	1	Harding Avenue 27	Mt Wellington	Lot 1 DP 311779
463	<i>Ulmus procera</i>	Elm	1	Harris Road 5	Mt Wellington	Lot 33 DP 19356
927	<i>Agathis australis</i>	Kauri	1	Henley Road 53	Mount Eden	Lot 34 DP 8591
128	<i>Platanus acerifolia</i>	Plane Tree	4	Hepburn Street (road reserve outside #3-9)	Freemans Bay	
925	<i>Agathis Aaustralis</i>	Kauri	1	Herbert Road 12	Mt Eden	Lot 2 DP 53673
<del>823</del>	<del><i>Corynocarpus laevigatus</i></del>	<del>Karaka</del>	<del>4</del>	<del>Heywood Crescent 6</del>	<del>Epsom</del>	<del>Lot 12 DP 8087</del>
781	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Hillsborough Road 40	Hillsborough	Lot 2 DP 187772
496	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Hillsborough Road 50	Three Kings	Lot 1 DP 210872
774	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Hillsborough Road 67	Hillsborough	Pt Lot 1 DP 27166
497	<i>Quercus ilex, Araucaria cunninghamii, Ficus macrophylla, Lagunaria patersonia, Cedrus atlantica, Araucaria bidwillii, Liriodendron tulipifera, Araucaria heterophylla, Agathis robusta</i>	Holm Oak(2), Hoop Pine, Moreton Bay Fig, Norfolk Is. Hibiscus, Atlas Cedar, Bunya Bunya Pine, Tulip Tree, Norfolk Island Pine, Queensland Kauri	10	Hillsborough Road 72A	Mt Roskill	Pt Lot 2 DP 380498
612	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Hill Street 46,	Onehunga	Pt Lot 7 DEEDS O 20
613	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Hill Street 52	Onehunga	Lot 2 DEEDS O 20
544	<i>Agathis australis</i>	Kauri	1	Hoheria Road 5	Onehunga	Lot 1 DP 390834
813	<i>Agathis australis</i>	Kauri	1	Homai Street 3	Remuera	Lot 1 DP 41639
1010	<i>Phoenix canariensis</i>	Phoenix Palm	1	Hopetoun Street 3	Freemans Bay	Lot 40 DEEDS City 44

Attachment 7: Corrected text (clean)

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