

Memo

Date 13 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 AUP, Schedule 10 and maps 12 Merivale Road, Epsom – ID #941 (subdivision)**

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: Subdivision (SUB60342199) which alters the legal description of notable Puriri tree #941, as set out below:

Rule or Section of Unitary Plan	Schedule 10, Notable Tree Schedule – Tree #941						
	941	<i>Vitex lucens</i>	Puriri	1	Merivale Ave 12	Epsom	Pt Lot 1 DP 12548
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 due to subdivision (SUB60342199). This involves updating/correcting the notable tree listing in Schedule 10 as set out below.						
Effect of change	The effects of the modifications are neutral as they are authorised by the provisions of Chapter D13.4 AUP and arise from subdivision.						
	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).						

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

Changes required to be made (text/in-text diagrams)	Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:						
	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
	941	<i>Vitex lucens</i>	Puriri	1	Merivale Ave 12	Epsom	Pt Lot 1 DP 42548 LOT 1 DP 553499
Changes required to AUP maps	The Property Summary in the AUP Maps for 12 Merivale Avenue will need to be updated to reflect the above changes in Schedule 10.						
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 by email from Danica Torres on 5 June 2025. - Attachment 2: AUP map showing listing #941 (pre-subdivision) - Attachment 3: Subdivision plan showing location of notable Puriri tree #941 at front of Lot 1 - 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: Danica Torres, Senior Geospatial Specialist	Signature: 
Reviewed by: Clare Wall Shaw, Team Leader	Signature: 

Decision:

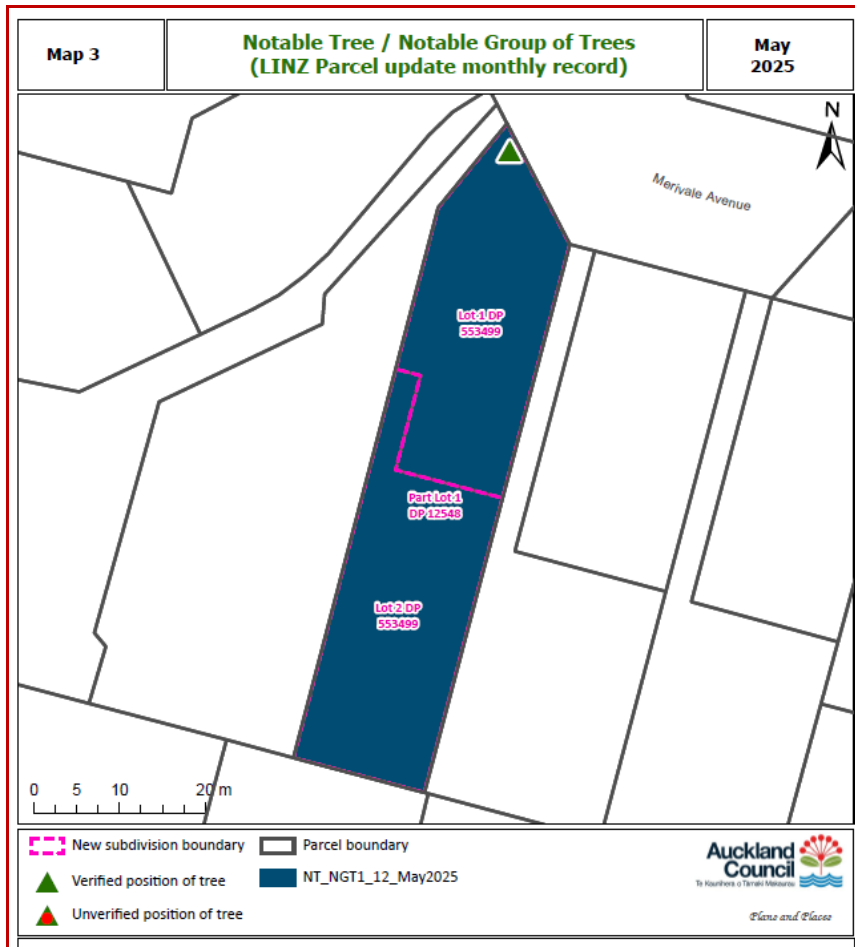
I agree to authorise the Clause 20A modification using my delegated authority

Celia Davison
Central South Planning Manager
Date: 22 July 2025

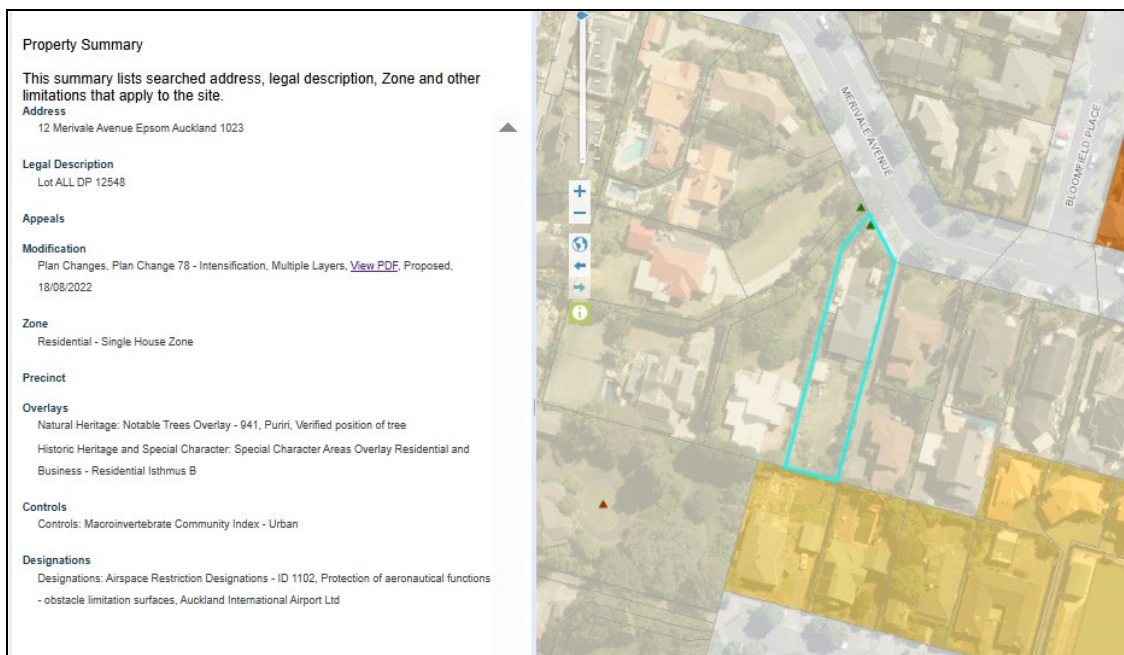
Signature:



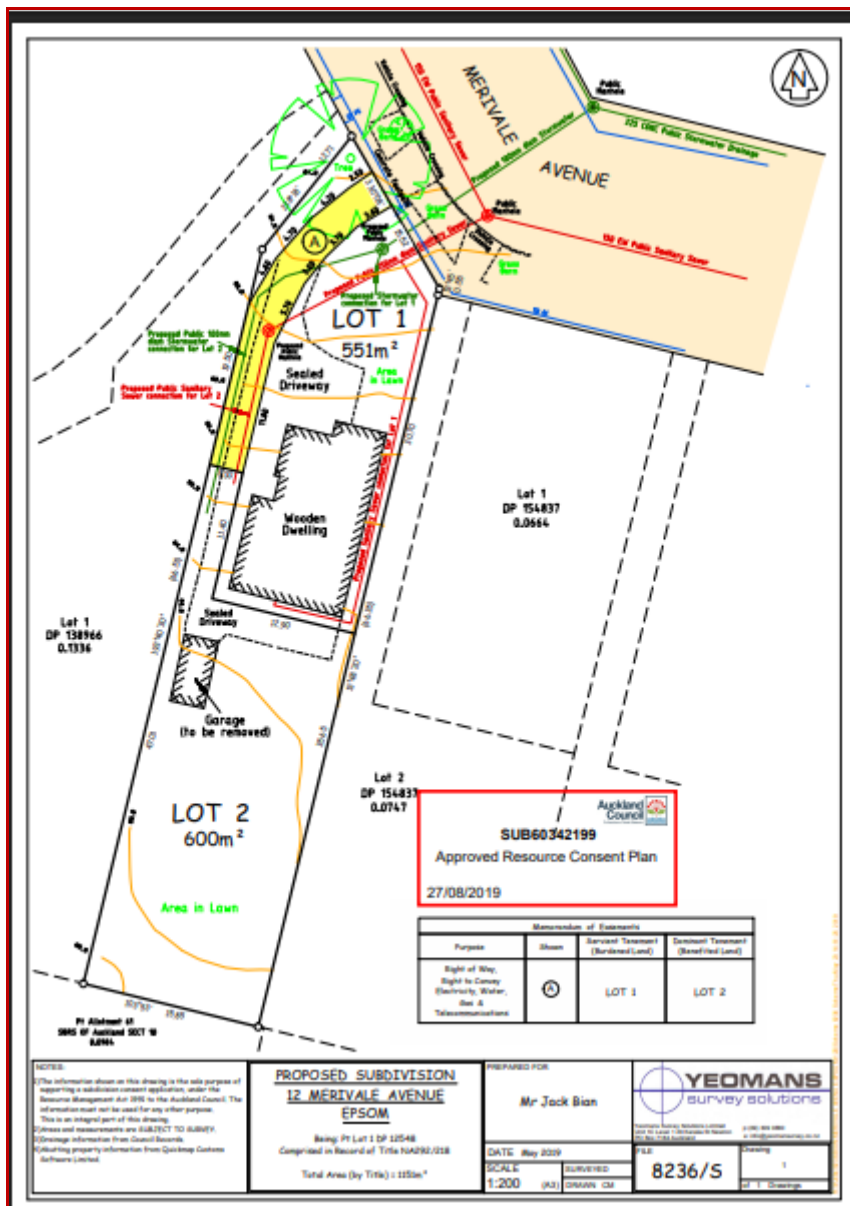
Attachment 1: Information from GIS team as advised by email from Danica Torres on 5 June 2025



Attachment 2: AUP map showing listing #941 at 12 Merivale Avenue, Epsom (pre-subdivision)



Attachment 3: Subdivision plan showing location of notable Puriri tree #941 at front of Lot 1.



Attachment 4: (once approved) Schedule 10 listing showing revised text

Attachment 4: Corrections to text (strikethrough/ underline)

Isthmus

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
658	<i>Quercus frainetto</i>	Hungarian Oak	1	Mason Avenue 45	Otahuhu	Pt Lot 28 DP 19736
440	<i>Cedrus deodara</i>	Himalayan Cedar	1	Matai Road 2	Greenlane	Pt Lot 13 DP 3855
644	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Mataroa Road 4	Mt Wellington	Lot 1 DP 45593
970	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Matipo Street 11	Balmoral	Lot 6 DP 9091
264	<i>Agathis australis</i> , <i>Podocarpus elatus</i>	Kauri, Brown Pine	2	Matipo Street 27	Balmoral	PT LOTS 24 25 DP 6793
416	<i>Fagus sylvatica purpurea</i>	Copper Beech	1	Maungakiekie Avenue 1	One Tree Hill	Lot 178 DP 18124
933	<i>Vitex lucens</i> , <i>Metrosideros excelsa</i>	Puriri (2); Pōhutukawa	3	Maungakiekie Avenue 2A One Tree Hill	One Tree Hill	Lot 175 DP 18124
414	<i>Fagus sylvatica</i>	Beech	1	Maungakiekie Avenue 20	One Tree Hill	Lot 164 DP 18124
415	<i>Podocarpus totara</i>	Totara	1	Maungakiekie Avenue 64	One Tree Hill	Lot 142 DP 18124
[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]
860	<i>Metrosideros excelsa</i>	Pōhutukawa	5	Maungawhau Road 31	Newmarket	Pt Lot 7 DP 10962
808	<i>Vitex lucens</i> , <i>Alectryon excelsus</i>	Puriri, Titoki	2	Maungawhau Road 32	Newmarket	Pt Lot 15 DP 10962
572	<i>Vitex lucens</i> , <i>Metrosideros excelsa</i> , <i>Cedrus deodara</i> , <i>Ficus macrophylla</i>	Puriri (3), Pōhutukawa, Cedar, Moreton Bay Fig	6	Maurice Road 17	Penrose	Lot 1 DP 342337
[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]
360	<i>Quercus ilex</i> , <i>Quercus robur</i>	Holm Oak (5), English Oak (3)	8	McCullough Avenue (road reserve between #73 & 89)	Mt Roskill	
247	<i>Metrosideros excelsa</i> , <i>Vitex lucens</i> , <i>Magnolia grandiflora</i> , <i>Washingtonia filifera</i>	Pōhutukawa, Puriri, Magnolia (2), Washington Palm (2)	6	McLean Street 1-3	Mount Albert	Lot 1 DP 95136
914	<i>Liriodendron tulipifera</i>	Tulip Tree	1	Mead Street 18	Avondale	
243	<i>Ulmus x hollandica</i> , <i>Fraxinus ornus</i>	Dutch Elm, Flowering Ash	2	Mead Street (road reserve outside #34 & 33)	Avondale	
235	<i>Alnus cordata</i>	Italian Alder	1	Meadowbank Road 93	Meadowbank	Lot 40 DP 20034
941	<i>Vitex lucens</i>	Puriri	1	Merivale Ave 12	Epsom	Pt Lot 1 DP 12548 LOT 1 DP 553499
990	<i>Vitex lucens</i>	Puriri	1	Merivale Avenue 14 &16 & 18	Epsom	Lot 2 DP 138966
956	<i>Vitex lucens</i>	Puriri	1	Merivale Avenue 38	Epsom	Lot 2 DEEDS 257
175	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Miller Street 45	Pt Chevalier	Lot 19 DP 15610
278	<i>Liquidambar styraciflua</i>	Liquidambar	4	Milton Road 59a	Mt Eden	Lot 2 DP 52422
777	<i>Dacrydium cupressinum</i> , <i>Podocarpus totara</i>	Rimu, Totara	2	Mitchell Street 8	Blockhouse Bay	Lot 1 DP 54442
776	<i>Vitex lucens</i> , <i>Quercus robur</i>	Puriri (2), English Oak	3	Mitchell Street 14	Blockhouse Bay	Lot 3 DP 54442
542	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Moana Avenue 51	Onehunga	Lot 1 DP 207357
546	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Moana Avenue 71	Onehunga	Lot 3 DP 13653
538	<i>Phoenix canariensis</i>	Phoenix Palm	1	Moana Avenue 78	Onehunga	Lot 2 DP 31207
57	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Moiria Street 2	Ponsonby	Lot 52A DP 47434
130	<i>Metrosideros excelsa</i> , <i>Metrosideros robusta</i>	Pōhutukawa (4), Rata	5	Monmouth Street 15-19	Grey Lynn	Pt Lot 17 DP 14426
436	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Morrin Street 10	Ellerslie	Lot 1 DP 439810
435	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Morrin Street 38-40	Ellerslie	Lot 1 DP 171910
896	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Morvern Road 8	Epsom	Lot 57 DP 19597
942	<i>Dacrydium cupressinum</i>	Rimu	1	Morvern Road 12	Epsom	Lot 55 DP 19597

Attachment 5: Corrected text (clean)

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