

# Memo

Date 16/12/2022

To: Phill Reid, Auckland-wide Manager  
From: David Bade, Senior Specialist – Built Heritage

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Subject: **Plan Modification: Clause 20A modification to Auckland Unitary Plan**

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

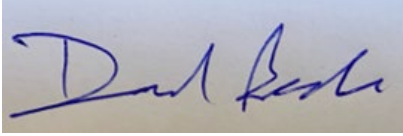


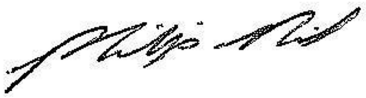
I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

You have delegated authority, as a tier four manager, to make a decision to correct an error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation 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.

<b>Rule or Section of Unitary Plan</b>	Schedule 14.1 Schedule of Historic Heritage
<b>Subject Site (if applicable)</b>	ID 00323 (Te Tuki Pa Q10_9)
<b>Legal Description (if applicable)</b>	N/A
<b>Nature of change</b>	<p>A Clause 20A mapping change is required to correct the Historic Heritage Overlay Extent of Place (<b>EOP</b>) for ID 00323 (Te Tuki Pa Q10_9).</p> <p><b>Discussion</b></p> <p>A sliver (less than one metre) of the EOP for ID 00323 (Te Tuki Pa Q10_9) encroaches on to neighbouring properties at 80 and 138 Wilson Road, Mairatahi (see Attachment 1). This sliver is an error, as the properties at 80 and 138 Wilson Road do not contain historic heritage values related to ID 00323 (Te Tuki Pa Q10_9), and needs to be removed. The northern boundary of the EOP for ID 00323 should be along the southern boundary of these properties.</p>
<b>Effect of change</b>	<p>Updating and correcting the extent of place for this historic heritage place, as described, is assessed to be neutral.</p> <p>Amending the extent of place is considered neutral as it will not affect the historic heritage place (Te Tuki Pa Q10_9) which this overlay is in place to protect. The mapping change is also very minor in nature (less than one metre from where it is presently).</p> <p>As the historic heritage place will not be affected, this Clause 20A amendment will not affect any persons. Furthermore, this amendment will not have a material effect on any people or the environment to the extent that they would have wished to have made a submission.</p>
<b>Changes required to be made (text/in-text diagrams)</b>	N/A
<b>Changes required to be made (maps)</b>	Amend the Historic Heritage Overlay EOP for ID 00323 so it does not extend on to the properties at 80 and 138 Wilson Road, Mairatahi.
<b>Attachments</b>	<p>Attachment 1: ID 00323 Mapping error (AUP GIS Viewer image)</p> <p>Attachment 2: ID 00323 Google streetview images of the mapping error</p> <p>Attachment 3: Corrected extent of place boundary for ID 00323</p> <p>Attachment 4: Updated GIS viewer for ID 00323</p>

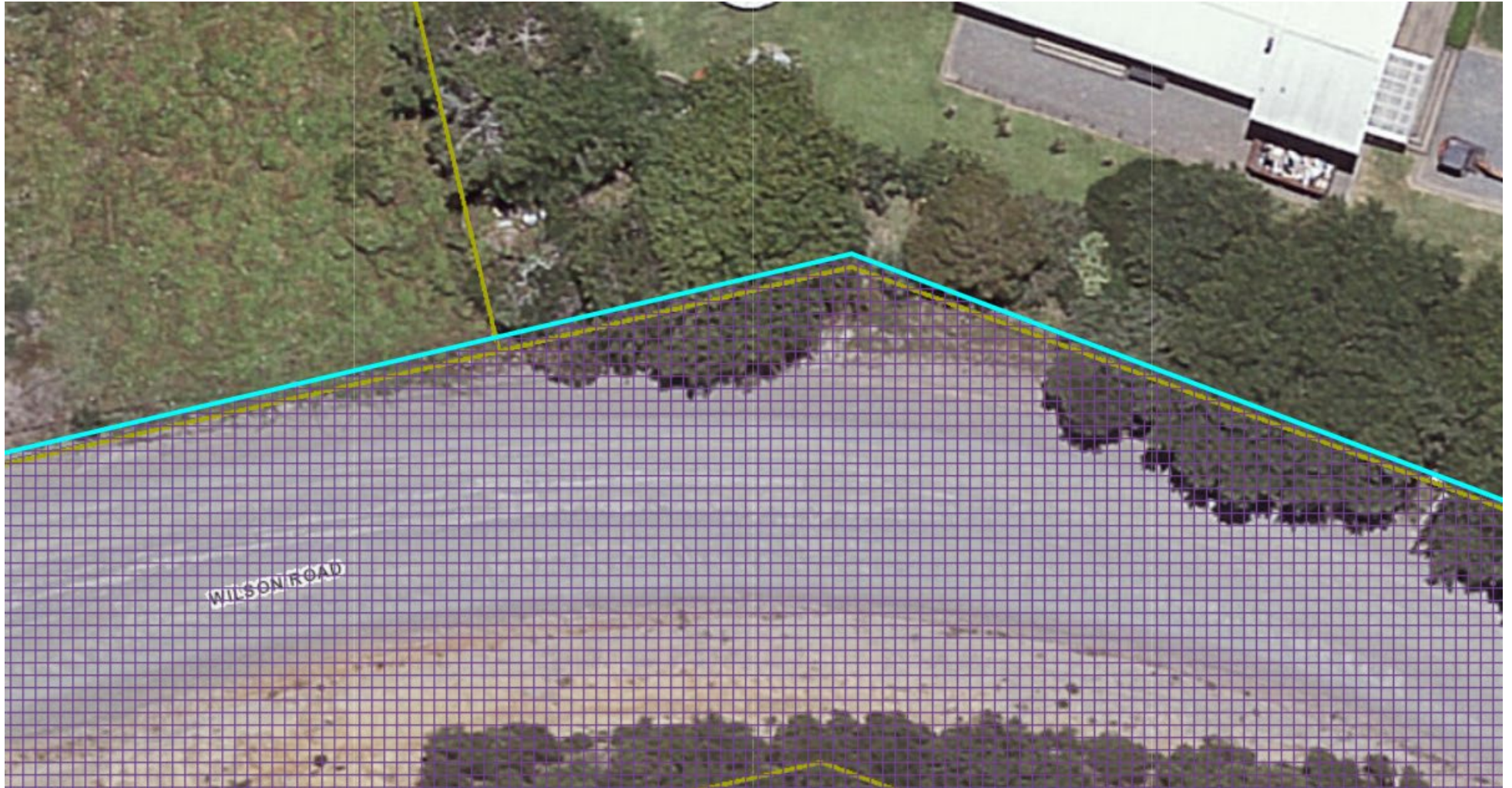
<b>Rule or Section of Unitary Plan</b>	Schedule 14.1 Schedule of Historic Heritage
<b>Subject Site (if applicable)</b>	ID 02091 (Gas Company Building [former])
<b>Legal Description (if applicable)</b>	N/A
<b>Nature of change</b>	<p>A Clause 20A mapping change is required to correct the Historic Heritage Overlay Extent of Place (<b>EOP</b>) for ID 02091 (Gas Company Building [former]).</p> <p><b>Discussion</b> The EOP ID 02091 (Gas Company Building [former]) contains errors, as explained below.</p> <p>Three slivers (less than one metre) of the EOP for ID 02091 (Gas Company Building [former]) encroach on to neighbouring properties at 70-74 Albert Street; 24 Wynyard Street; and Durham Lane road reserve (see Attachment 4 and 5). These slivers are errors, as 70-74 Albert Street, 24 Wynyard Street and Durham Lane do not contain historic heritage values related to the Gas Company Building (former), and need to be removed.</p> <p>In addition, the EOP boundary does not extend over the entire 26 Wyndham Street property (there is a gap close to the boundary with 34-36 Wyndham Street and 70-74 Albert Street). This is an error and needs to be corrected (see Attachment 4). Likewise, the EOP in front of the building in the Wyndham Street road reserve does not extend fully over the pavement. This is also an error and needs to be corrected (see Attachment 4).</p>
<b>Effect of change</b>	<p>Updating and correcting the extent of place for this historic heritage place, as described, is assessed to be neutral.</p> <p>Amending the extent of place is considered neutral as it will not affect the historic heritage place (Gas Company Building [former]) which this overlay is in place to protect. The mapping changes are also very minor in nature (less than one metre from where they are presently).</p> <p>As the historic heritage place will not be affected, this Clause 20A amendment will not affect any persons. Furthermore, this amendment will not have a material effect on any people or the environment to the extent that they would have wished to have made a submission.</p>
<b>Changes required to be made (text/in-text diagrams)</b>	N/A
<b>Changes required to be made (maps)</b>	Amend the Historic Heritage Overlay EOP for ID 02091 so it covers the property parcel for 26 Wyndham Street, Auckland Central, fully; covers the pavement in front of the building on Wyndham Street fully; and also does not extend on to 70-74 Albert Street; 24 Wynyard Street; and the Durham Lane road reserve, in the Operative in Part version.
<b>Attachments</b>	<p>Attachment 5: ID 02091 Mapping error (AUP GIS Viewer image)</p> <p>Attachment 6: ID 02091 Images of the location of the mapping errors</p> <p>Attachment 7: Corrected extent of place boundary for ID 02091</p> <p>Attachment 8: Updated GIS viewer for ID 02091</p>

<b>Rule or Section of Unitary Plan</b>	Schedule 14.1 Schedule of Historic Heritage
<b>Subject Site (if applicable)</b>	ID 02709 (Ngataringa Tennis Club clubhouse)
<b>Legal Description (if applicable)</b>	N/A
<b>Nature of change</b>	<p>A Clause 20A mapping change is required to correct the entry for ID 02709 (Ngataringa Tennis Club clubhouse) in Schedule 14.1 Schedule of Historic Heritage in the AUP.</p> <p><b>Discussion</b></p> <p>A sliver (less than one metre) of the EOP for ID 02709 (Ngataringa Tennis Club clubhouse) encroaches on to the neighbouring property at 160 Calliope Road, Devonport (see Appendix 7). This sliver is an error, as the neighbouring property does not contain historic heritage values related to ID 02709 (Ngataringa Tennis Club clubhouse), and needs to be removed.</p> <p>In addition, the EOP does not fully extend to the boundary with 160 Calliope Road to the south-east (see Appendix 7). This is an error that needs to be corrected.</p>
<b>Effect of change</b>	<p>Updating and correcting the extent of place for this historic heritage place, as described, is assessed to be neutral.</p> <p>Amending the extent of place is considered neutral as it will not affect the historic heritage place (Ngataringa Tennis Club clubhouse) which this overlay is in place to protect. The mapping changes are also very minor in nature (less than one metre from where they are presently).</p> <p>As the historic heritage place will not be affected, this Clause 20A amendment will not affect any persons. Furthermore, this amendment will not have a material effect on any people or the environment to the extent that they would have wished to have made a submission.</p>
<b>Changes required to be made (text/in-text diagrams)</b>	N/A
<b>Changes required to be made (maps)</b>	Amend the Historic Heritage Overlay EOP for ID 02709 so it does not extend into 160 Calliope Road, Devonport, and extends correctly to the boundary with 160 Calliope Road.
<b>Attachments</b>	<p>Attachment 9 – ID 02709 Mapping error (AUP GIS Viewer image)</p> <p>Attachment 10 – Corrected extent of place boundary for ID 02709</p> <p>Attachment 8: Updated GIS viewer for ID 02709</p>

<p><b>Prepared by:</b> David Bade Senior Specialist - Built Heritage</p>	<p><b>Text Entered by:</b> Planning Technician</p>
<p><b>Signature:</b></p> 	<p><b>Signature:</b> N/A</p>
<p><b>Maps prepared by:</b> Rachel Joseph Geospatial Analyst</p>	<p><b>Reviewed by:</b> Megan Patrick Team Leader Heritage Policy</p>
<p><b>Signature:</b></p> 	<p><b>Signature:</b></p> 
<p><b>Decision:</b> I agree/disagree to authorise the Clause 20A modification using my delegated authority</p> <p>Phill Reid Manager Planning – Auckland-wide Date: 08/02/2023</p>	
<p><b>Signature:</b></p> 	

**Attachments ID 00323**

## Attachment 1 – ID 00323 Mapping error (AUP GIS Viewer image)



A close-up of the sliver of the historic heritage extent of place (purple hash, with highlighted light blue boundary) which extends (less than a metre) erroneously on to 80 and 138 Wilson Road, Mairetahi.

Attachment 2 – ID 00323 Google Streetview images of the location of the mapping error



Looking east to the 138 Wilson Road property boundary.



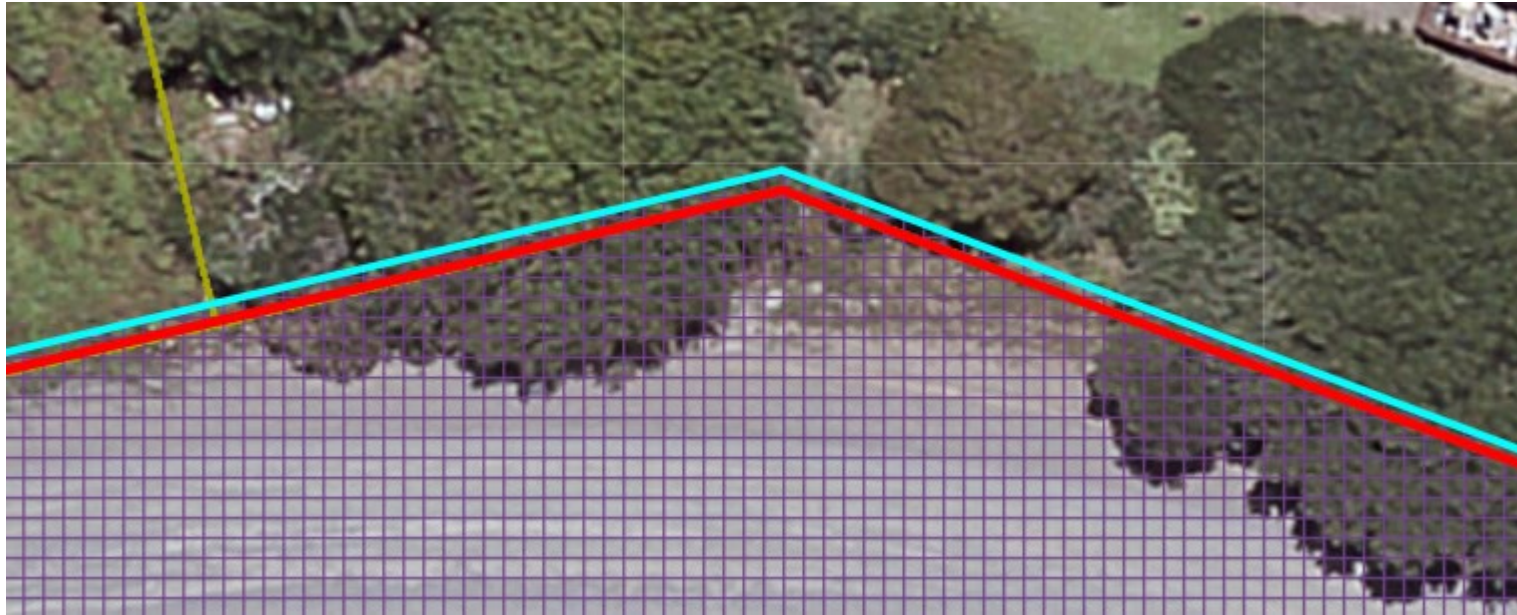


Looking west to the 80 Wilson Road boundary.

## Attachment 3 – Corrected extent of place boundary for ID 00323

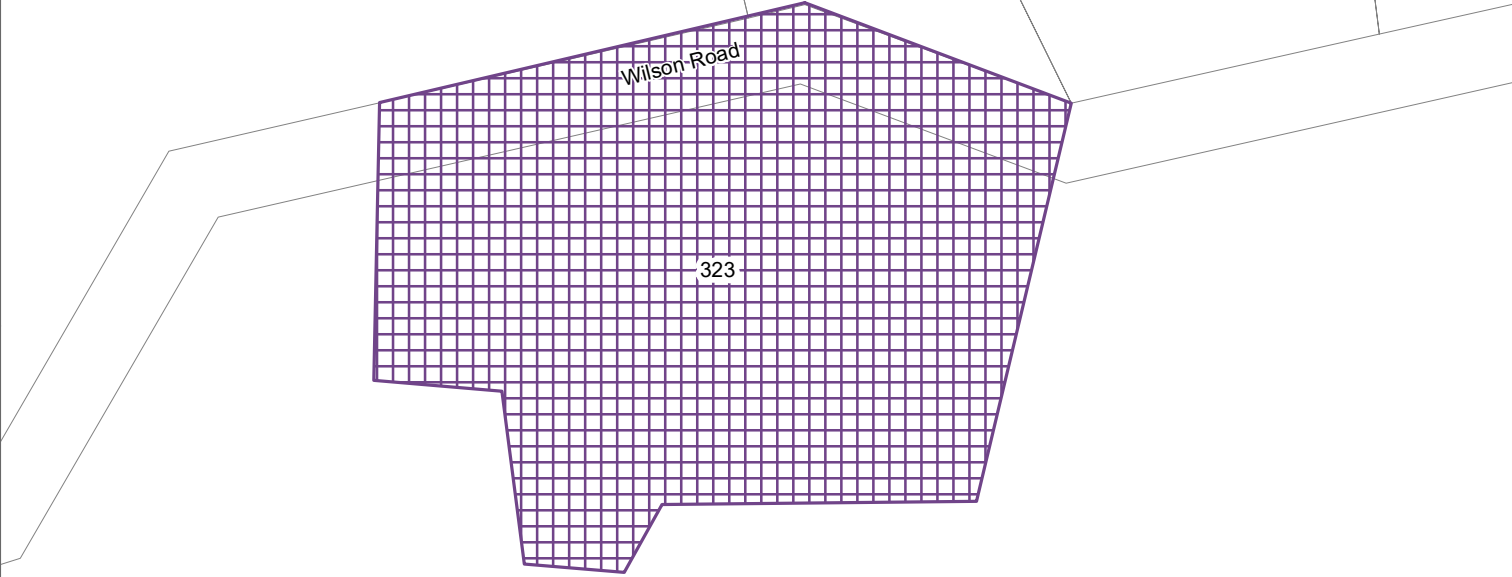
Corrected boundary shown in red outline.







**Attachment 4: Updated GIS  
viewer for ID 00323**

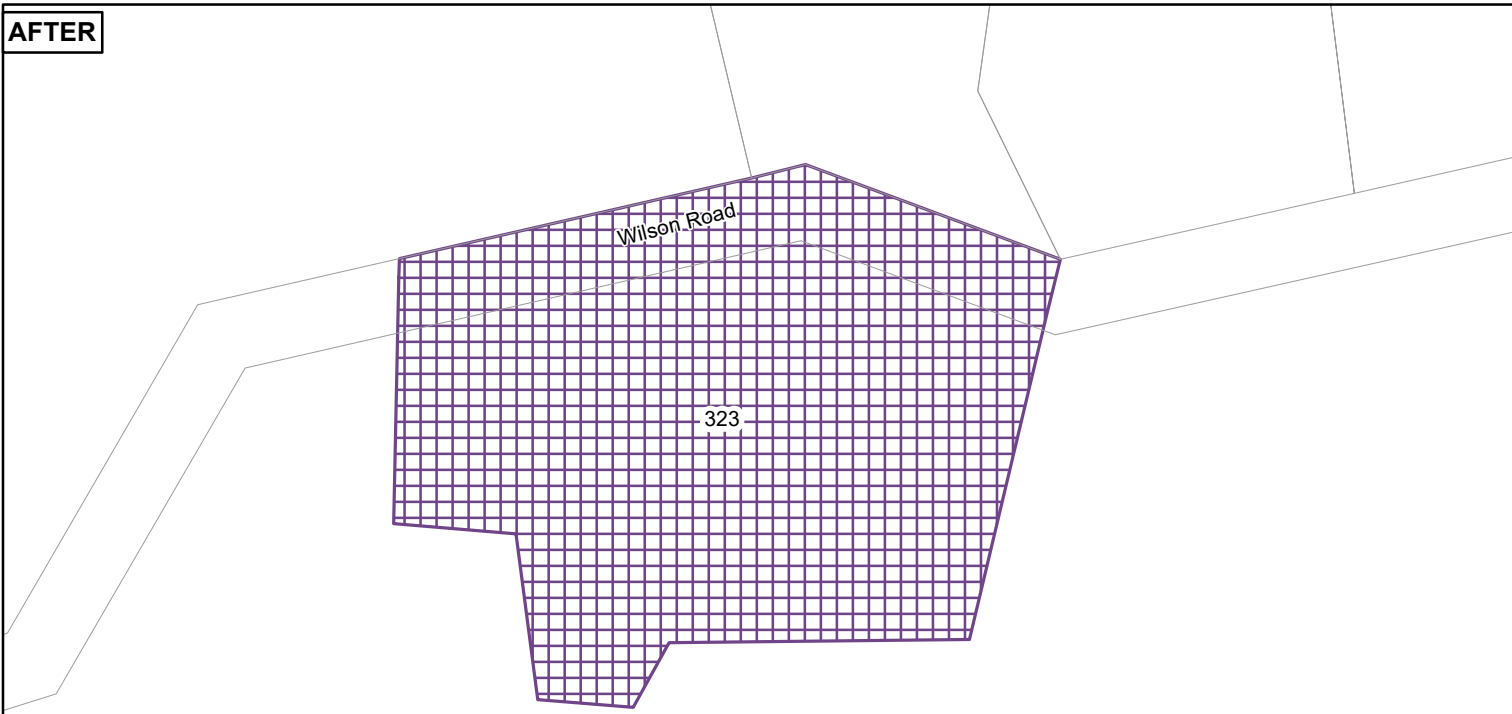
**BEFORE**




**Legend**

-  Historic Heritage Overlay Extent of Place [rcp/dp]
-  Parcel boundary

**AFTER**



**Legend**

-  Parcel boundary
-  Historic Heritage Overlay Extent of Place [rcp/dp]



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Date: 2/02/2023

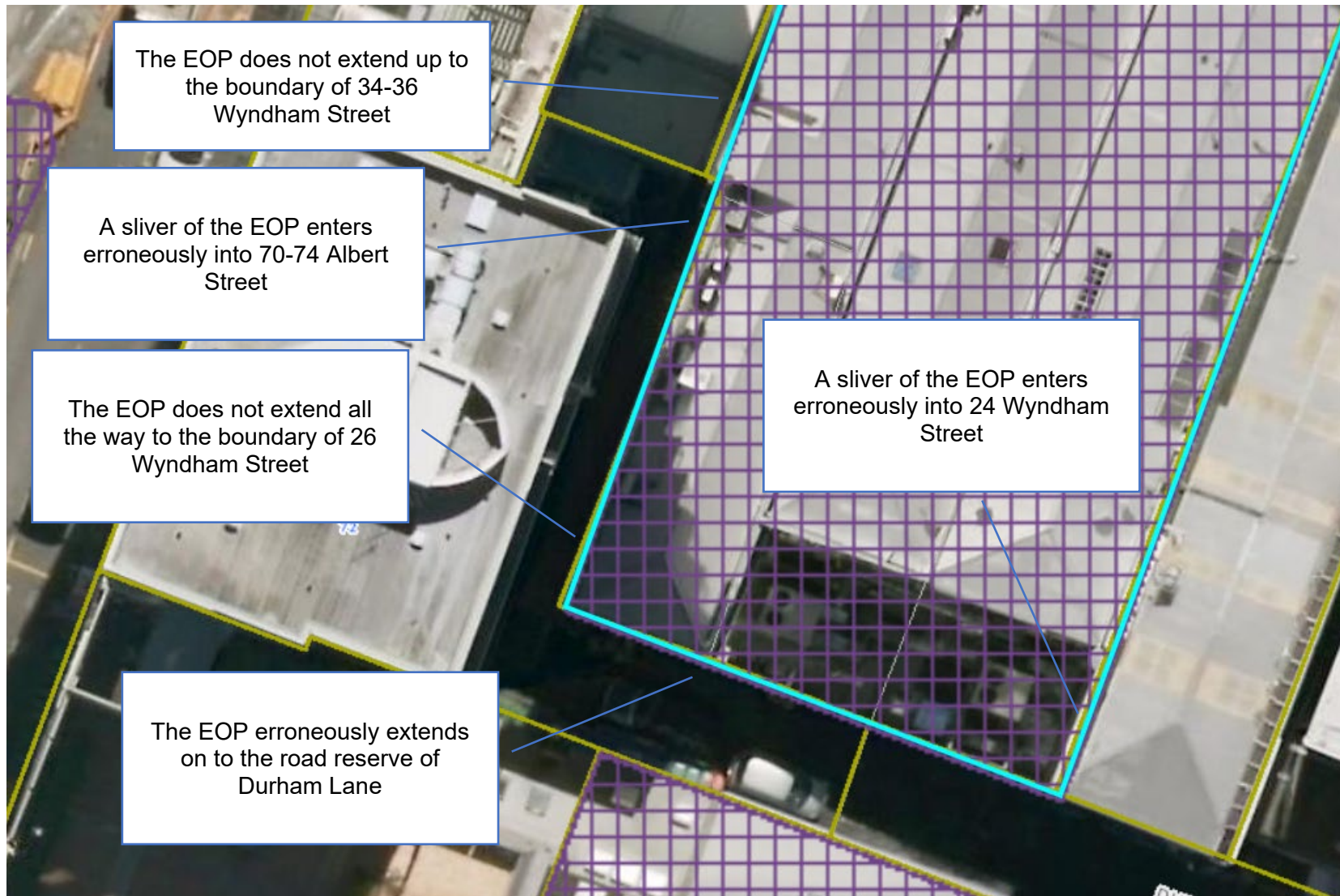
**Historic Heritage Extent of Place ID 323**



*Plans and Places*

**Attachments ID 02091**

## Attachment 5 – ID 02091 Mapping error (AUP GIS Viewer image)





The EOP does not extend all the way over the pavement of Wynyard Street

WYNDHAM STREET

38

34-36

G/34-36

22

24

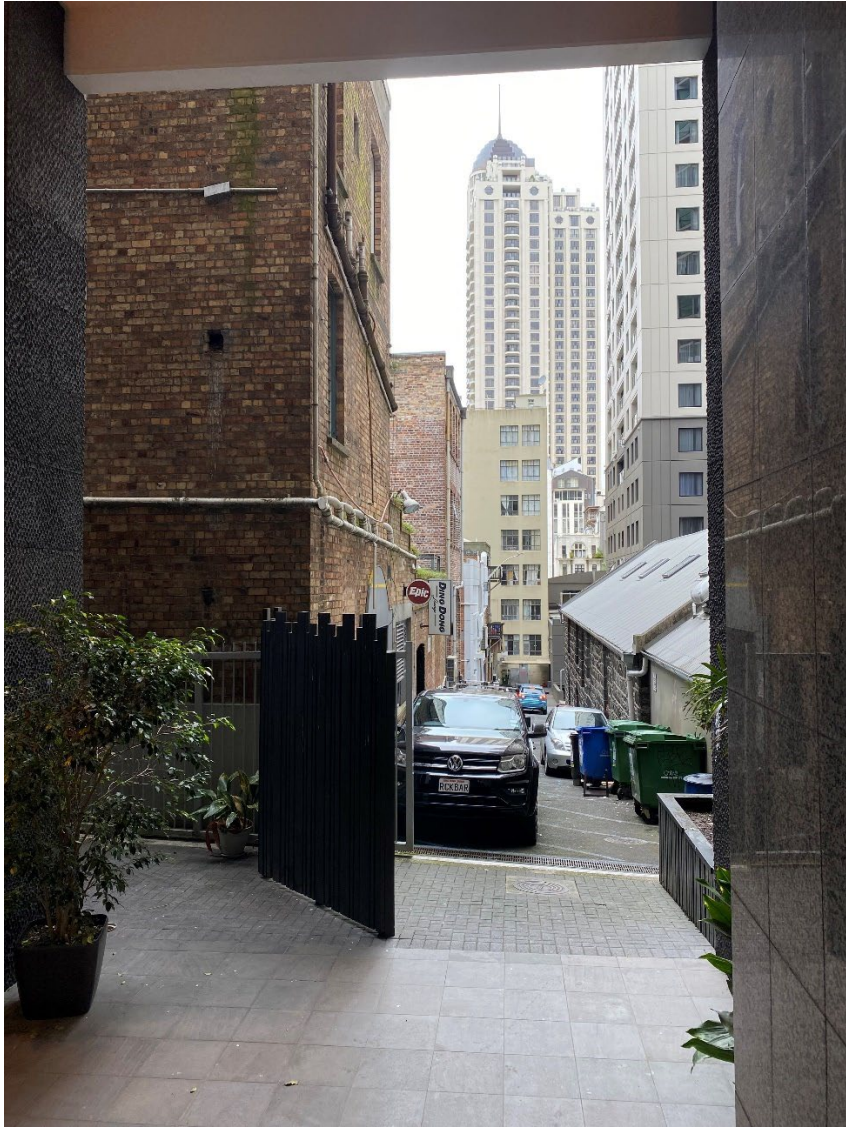
20



## Attachment 6 – ID 02091 Images of the location of the mapping errors



Looking northwest on Durham Lane (where the EOP erroneously enters the road reserve) (David Bade, Auckland Council, 5/12/2022).



Looking northeast on Durham Lane (where the EOP erroneously enters the road reserve) (David Bade, Auckland Council, 5/12/2022).



The front (Wynndham Street) view of the Gas Company Building (former) (ID 02091), where the EOP does not fully cover the pavement (David Bade, Auckland Council, 5/12/2022).

## Attachment 7 – Corrected extent of place boundary for ID 02091

Corrected boundary shown in red outline.



**Attachment 8: Updated GIS viewer for  
ID 02091**

**BEFORE**





Albert Street

Wyndham Street

2091

Durham Lane

**Legend**

-  Historic Heritage Overlay Extent of Place [rcp/dp]
-  Parcel boundary

**AFTER**


Albert Street

Wyndham Street

2091

Durham Lane

**Legend**

-  Parcel boundary
-  Historic Heritage Overlay Extent of Place [rcp/dp]



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Date: 2/02/2023

# Historic Heritage Extent of Place ID 2091

**Attachments ID 02709**

# Attachment 9 – ID 02709 Mapping error (AUP GIS Viewer image)



The EOP does not fully extend to the boundary with 160 Calliope Road

The EOP extends erroneously into the neighbouring property (160 Calliope Road)

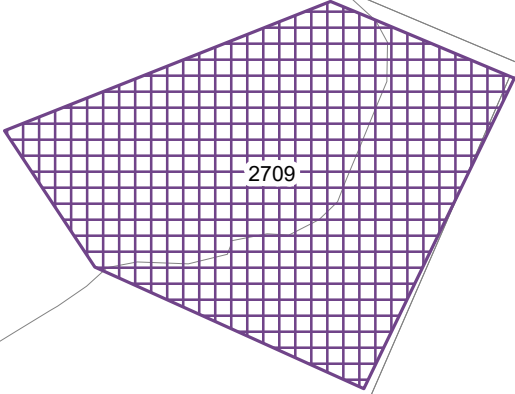


# Attachment 10 – Corrected extent of place boundary for ID 02709





**Attachment 11: Updated GIS  
viewer for ID 02709**

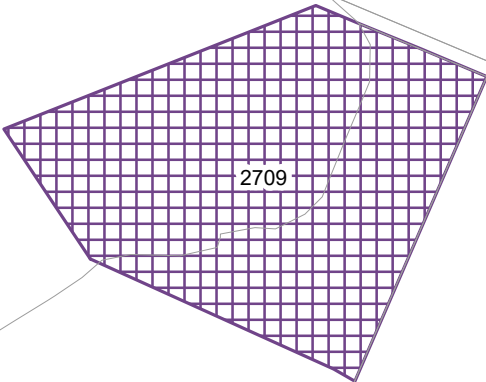
**BEFORE**





**Legend**

-  Historic Heritage Overlay Extent of Place [rcp/dp]
-  Parcel boundary

**AFTER**



**Legend**

-  Parcel boundary
-  Historic Heritage Overlay Extent of Place [rcp/dp]



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**Historic Heritage Extent of Place ID 2709**

