

Memo

Date 31 January 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 Schedule 10, D13 Notable Trees Overlay, AUP
9 Huia Road, Pt Chevalier – ID #174 (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 Register 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 and land use consent (BUN60427682) which alters the address and legal description of tree #174, as set out below. It is noted that tree consent TRE60183602 (19.11.2014) enabled the removal of branches and the trimming of the canopy.

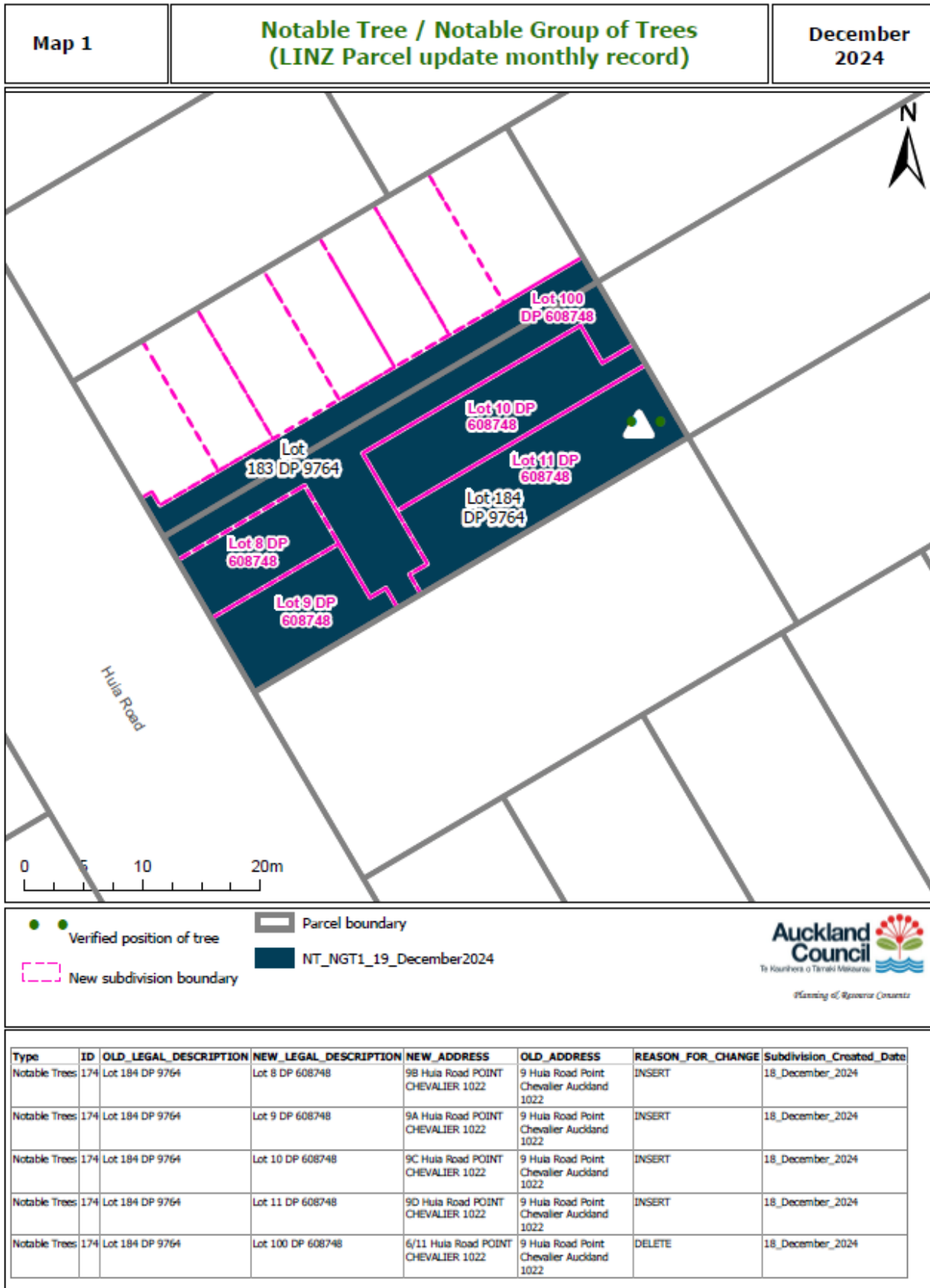
Rule or Section of Unitary Plan	Schedule 10 Notable Trees Schedule – Tree #174						
	174	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Huia Road 9	Pt Chevalier	Lot 184 DP 9764
Subject Site	As above						
Current Legal Description	As above						
Nature of change	A clause 20A modification is required in accordance with D13.4 to ‘automatically’ update Schedule 10 of the AUP for the following reason: As advised by the GIS team (Aching Konyak, 20.12.2024) following the regular updating of the cadastral mapping data received from LINZ, a subdivision of the property has occurred. This necessitates 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						

	<p>provisions of D13.4 AUP and arise from subdivision.</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 required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Tree Schedule of the AUP so that it reads as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ID</th> <th style="text-align: center;">Botanical Name</th> <th style="text-align: center;">Common Name</th> <th style="text-align: center;">Number of Trees</th> <th style="text-align: center;">Location/Street Address</th> <th style="text-align: center;">Locality</th> <th style="text-align: center;">Legal Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">174</td> <td style="text-align: center;"><i>Metrosideros excelsa</i></td> <td style="text-align: center;">Pōhutukawa</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Huia Road 9 9D</td> <td style="text-align: center;">Pt Chevalier</td> <td style="text-align: center;"> Lot 184 DP 9764 Lot 11 DP 608748 1/11 SH Lot 100 DP 608748 </td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	174	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Huia Road 9 9D	Pt Chevalier	Lot 184 DP 9764 Lot 11 DP 608748 1/11 SH Lot 100 DP 608748
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
174	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Huia Road 9 9D	Pt Chevalier	Lot 184 DP 9764 Lot 11 DP 608748 1/11 SH Lot 100 DP 608748									
Changes required to be made (to maps)	No changes are required to be made to the AUP GIS maps.														
Attachments	<p>Any further relevant information/evidence to help the decision maker (if necessary):</p> <ul style="list-style-type: none"> - Attachment 1: Information from GIS team as advised by email from Aching Konyak, Senior Geospatial Specialist, on 20.12.2024 - Attachment 2: AUP map showing listing #174 - Attachment 3: Consented plan showing notable tree #174 - Attachment 4: Google streetview of notable tree #174 at rear of property - Attachment 5: Site Pack information of notable tree #174 at rear of property - Attachment 6: Schedule 10 listing showing revised texts. 														

Prepared by: Ewen Patience, Policy Planner	Signature: 
Text prepared by: Sarah El Karamany, Planning Technician	Signature: 
Data or map/s prepared by: Aching Konyak, Senior Geospatial Specialist	Signature: 
Reviewed by: Clare Wall Shaw, Team Leader	Signature:

	
<p>Decision: I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Central South Planning Manager Date: 7 February 2025</p>	<p>Signature:</p> 

Attachment 1: Information from GIS team as advised by email from Aching Konyak on 20.12.2024



Attachment 2: AUP map showing listing #174 at 9D Huia Road, Point Chevalier

Property Summary

This summary lists searched address, legal description, Zone and oth limitations that apply to the site.
9D Huia Road POINT CHEVALIER 1022

Legal Description

LOT 11 DP 608748, 1/11 SH LOT 100 DP 608748

Appeals

Modification

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

Zone

Residential - Terrace Housing and Apartment Building Zone

Precinct

Overlays

Natural Heritage: Notable Trees Overlay - 174, Pohutukawa, Verified position of tree

Controls

Controls: Macroinvertebrate Community Index - Urban

Designations



Attachment 3: Consent plan showing notable tree #174.

PLAN LEGEND

- Drawing Number
- Unit Number
- Boundary Line
- Building Datum Reference Line
- Existing Site Section to be removed
- Existing Ground Level
- Existing Ground Level
- Building Level
- Floor Level
- Level Top
- Building Entrance
- Site Entrance
- Building Footprint @ GP
- Building Site Above
- Existing Neighboring Structure
- Permeable - Lawn Area
- Permeable - Timber Decking
- Impermeable - Cladding
- Impermeable - Cladding
- Impermeable - Cladding
- Impermeable - Cladding
- Impermeable - Cladding
- Metals Road

REVISIONS

REV	DATE	DESCRIPTION
A	08/08/2022	ISSUE FOR COMMENT
B	08/08/2022	ISSUE FOR COMMENT

CONSULTANTS

Planner	City
Topic Surveyor	City
City Engineer	City
CCTV	City
Traffic Engineer	Traffic Planning Consultants
Arboret	Arboret
Landscape Architect	Landscape Architects
General Engineer	Engineers

PROJECT TITLE
9 & 11 Huia Road Development

PROJECT ADDRESS
9 & 11 Huia Road Point Chevalier Auckland 1022

LOT NUMBER 103 & 104 **DP NUMBER** 608748

THE ONE HUIA LIMITED

ORAC
CONSULTANTS
A Sub 1 Lot 1, 455 Upper Free Road, Newmarket, Auckland
021 623 3333
www.orac.co.nz

RESOURCE CONSENT

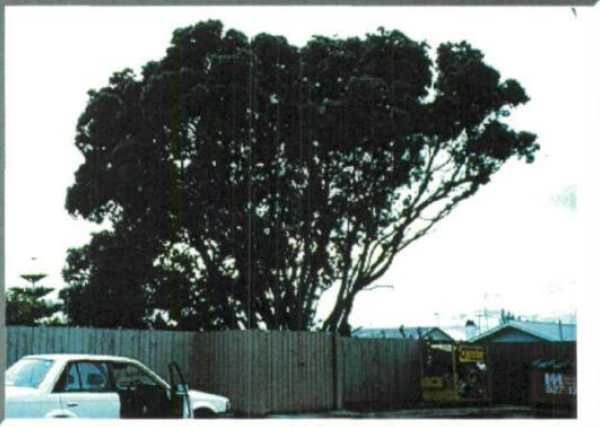


Issue	Design	Issue	Design	Issue	Design
10/08/2022	10/08/2022	10/08/2022	10/08/2022	10/08/2022	10/08/2022

Attachment 4: Google streetview of notable tree #174 at rear of property



Attachment 5: Site Pack information of notable tree #174 at rear of property

SCHEDULED TREE - Isthmus District

Huia Road, 009, Pt. Chevalier East	
POHUTUKAWA	
Metrosideros excelsa	
No	
312	
S098(S675C	
	

Attachment 6: Schedule 10 listing showing revised text

				street)		
633	<i>Populus nigra 'italica,'</i> <i>Platanus acerifolia</i>	Poplar (22), London Planes (7)	31	Hugo Johnston Drive (road reserve - O'Rorke Road Ext.)	Penrose	
174	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Huia Road 9D	Pt Chevalier	Lot 11 DP 608748 1/11 SH Lot 100 DP 608748
141	<i>Vitex lucens</i>	Puriri	1	Huntly Avenue 24	Grafton	Lot 21 DP 2098
513	<i>Quercus cerris</i>	Turkey Oak	1	Inkerman Street 16A-24	Onehunga	Lot 1 DP 94577