

Memo

Date . 10 December 2024

To: Celia Davison, Central South Planning Manager
 From: Ewen Patience – Policy Planner

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan (AUP)
Correction to Schedule 10, D13 Notable Trees Overlay, AUP
2 Lake Road, Northcote (Primary School) – ID #1202 (removal of failed tree)

A correction is 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 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 Schedule 10 modification arises from the failure of one of the listed trees at the Northcote Primary School, a Lawson Cypress. West Fynn (Senior Heritage Arborist) has authorised the removal of the tree as it was deemed to be “in a state of decline from which it will not recover” – refer **Attachment 1**. It is also appropriate to correct the address of the listing at this time. The legal description is correct but in the GIS system ‘2 Lake Road’ directs viewers to a Devonport address whereas selecting the school property gives the address of 69 Onewa Road, as shown in **Attachment 3**. This address is also that given in the Minister of Education designation 4535 for the primary school.

Rule or Section of Unitary Plan	Schedule 10 Notable Trees Schedule – Tree # 1202																		
	1202	<i>Dysoxylum spectabile</i> <i>Phoenix canariensis,</i> <i>Metrosideros excelsa,</i> <i>Chamaecyparis lawsoniana,</i> <i>Vitex lucens, Corynocarpus</i>	Canary Island Date Palm (2), Pōhutukawa (19), Lawson Cypress (3),	31	<i>outside #3)</i> Lake Road 2	Northcote	Pt Allotment 2 PSH OF Takapuna												
	<p>North Shore</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 0 auto;"> <thead> <tr> <th style="width: 5%;">ID</th> <th style="width: 25%;">Botanical Name</th> <th style="width: 25%;">Common Name</th> <th style="width: 10%;">Number of Trees</th> <th style="width: 20%;">Location/Street Address</th> <th style="width: 10%;">Locality</th> <th style="width: 15%;">Legal Description</th> </tr> </thead> <tbody> <tr> <td></td> <td style="font-size: small;"><i>laevigatus, Quercus sp., Acmena smithii</i></td> <td style="font-size: small;">Puriri, Karaka (3), Oak (2), Acmena</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description		<i>laevigatus, Quercus sp., Acmena smithii</i>	Puriri, Karaka (3), Oak (2), Acmena			
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description													
	<i>laevigatus, Quercus sp., Acmena smithii</i>	Puriri, Karaka (3), Oak (2), Acmena																	

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

Subject Site	2 Lake Road (Northcote Primary School)														
Current Legal Description	Pt Allotment 2 PSH of Takapuna														
Nature of change	<p>A clause 20A modification is required to delete a Lawson Cypress from the listing at 2 Lake Road (#1202). The tree has been found to be in an advanced state of decline and has been permitted to be felled by West Fynn (Senior Heritage Arborist) Refer Attachment 1.</p> <p>The address of the listing is to be updated as a minor correction, noting that the legal description and locality are correct and that '69 Onewa Road' is that given in the school designation 4535.</p>														
Effect of change	The effect of the modifications is neutral as the subject tree has been permitted to be felled under the AUC provisions of chapter D13 of the AUP, and the address change is a minor correction given that the locality and legal description are correct and that '69 Onewa Road' is that given for the school designation.														
Changes required to be made (text/in-text diagrams)	<p>Amend Schedule 10 Notable Trees Schedule of the AUP so that it reads as below:</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;">1202</td> <td><i>Phoenix canariensis</i>, <i>Metrosideros excelsa</i>, <i>Chamaecyparis lawsoniana</i>, <i>Vitex lucens</i>, <i>Corynocarpus laevigatus</i>, <i>Quercus sp.</i>, <i>Acmena smithi</i></td> <td>Canary Island Date Palm (2), Pōhutukawa (19), Lawson Cypress (3), Puriri, Karaka (3), Oak (2), Acmena</td> <td style="text-align: center;">34 30</td> <td style="text-align: center;">Lake Road 2 Onewa Road 69</td> <td style="text-align: center;">Northcote</td> <td style="text-align: center;">Pt Allotment 2 PSH of Takapuna</td> </tr> </tbody> </table>	ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description	1202	<i>Phoenix canariensis</i> , <i>Metrosideros excelsa</i> , <i>Chamaecyparis lawsoniana</i> , <i>Vitex lucens</i> , <i>Corynocarpus laevigatus</i> , <i>Quercus sp.</i> , <i>Acmena smithi</i>	Canary Island Date Palm (2), Pōhutukawa (19), Lawson Cypress (3), Puriri, Karaka (3), Oak (2), Acmena	34 30	Lake Road 2 Onewa Road 69	Northcote	Pt Allotment 2 PSH of Takapuna
ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description									
1202	<i>Phoenix canariensis</i> , <i>Metrosideros excelsa</i> , <i>Chamaecyparis lawsoniana</i> , <i>Vitex lucens</i> , <i>Corynocarpus laevigatus</i> , <i>Quercus sp.</i> , <i>Acmena smithi</i>	Canary Island Date Palm (2), Pōhutukawa (19), Lawson Cypress (3), Puriri, Karaka (3), Oak (2), Acmena	34 30	Lake Road 2 Onewa Road 69	Northcote	Pt Allotment 2 PSH of Takapuna									
Changes required to be made (to maps)	The <u>Property Summary</u> in the AUP maps viewer needs to be corrected as set out above:														
Attachments	<p>Any further relevant information/evidence to help the decision maker (if necessary):</p> <ul style="list-style-type: none"> - Attachment 1: Email from West Fynn (Senior Heritage Arborist) 1 October 2024 advising of failed cypress tree permitted to be removed. - Attachment 2: Information from Arboricultural Survey Report dated 5 January 2022 – tree number 17. - Attachment 3: Property Summary from AUP (operative in part) indicating property (with red triangle) and notable tree listings. - Attachment 4: Photographs of failed cypress – 2 Lake Road/69 Onewa Road - Attachment 5: Updated text to Schedule 10 Notable Tree Schedule. 														

<p>Prepared by: Ewen Patience Policy Planner</p>	<p>Signature:</p> 
<p>Text prepared by: Sophia Coulter Planning Technician</p>	<p>Signature:</p> 
<p>Map/s prepared by:</p> <p>Not applicable.</p>	<p>Signature:</p>
<p>Reviewed by: Clare Wall Shaw Team Leader</p>	<p>Signature:</p> 
<p>Decision: I agree to authorise the Clause 20A modifications using my delegated authority.</p> <p>Celia Davison Central South Planning Manager Date: 11 December 2024</p>	<p>Signature:</p> 

Attachment 1: Email from West Fynn (Senior Heritage Arborist) 1 October 2024 advising of failed cypress tree permitted to be removed.

RE: Dead scheduled cypress

West Fynn
To: Geord Pat
Cc: Unitary Plan

1/10/2024

Hi Geordie

Thank you for your time on the phone.

1202	<i>Phoenix canariensis</i> , <i>Metrosideros excelsa</i> , <i>Chamaecyparis lawsoniana</i> , <i>Vitex lucida</i> , <i>Corynocarpus</i>	Canary Island Date Palm (2), Pōhutukawa (19), Lawson Cypress (3)	31	Lake Road 2	Northcote	Pt Allotment 2 PSH OF Takapuna
------	---	--	----	-------------	-----------	--------------------------------

Yes, this tree is certainly in a state of advanced decline from which it will not recover and as such I am comfortable with it being removed immediately on the basis that it is dead as a permitted activity and therefore a resource consent is not required prior.

The schedule will therefore be amended accordingly.

Cheers

West Fynn| Senior Heritage Arborist
Heritage

Attachment 2: Information from Arboricultural Survey Report dated 5 January 2022 – tree number 17.

17	Cypress	10	5	M	Notable	Dead, very poor	Extensive canopy decline	Remove tree
----	---------	----	---	---	---------	-----------------	--------------------------	-------------



Attachment 3: Property Summary from AUP (operative in part) indicating property (with red triangle) and notable tree listings.

Property Summary

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

Address
69 Onewa Road Northcote 0627

Legal Description
Pt Allot 2 Parish of TAKAPUNA, Allot 382 Parish of TAKAPUNA, Lot 17 DP 50765

Appeals

Modification
Plan Changes, PC82 - Amendments to sch 14 Historic Heritage Sch, Historic Heritage Overlay Extent of Place [rop/dp], [View PDF](#), Proposed, 18/08/2022 10:00:09 a.m.
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 - 1202, Canary Island Date Palm (2), Pohutukawa (19), Lawson Cypress (3), Pūriri, Karaka (3), Oak (2), Acmena, Unverified position of tree
Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rop/dp] - 926, Northcote War Memorial Pavilion

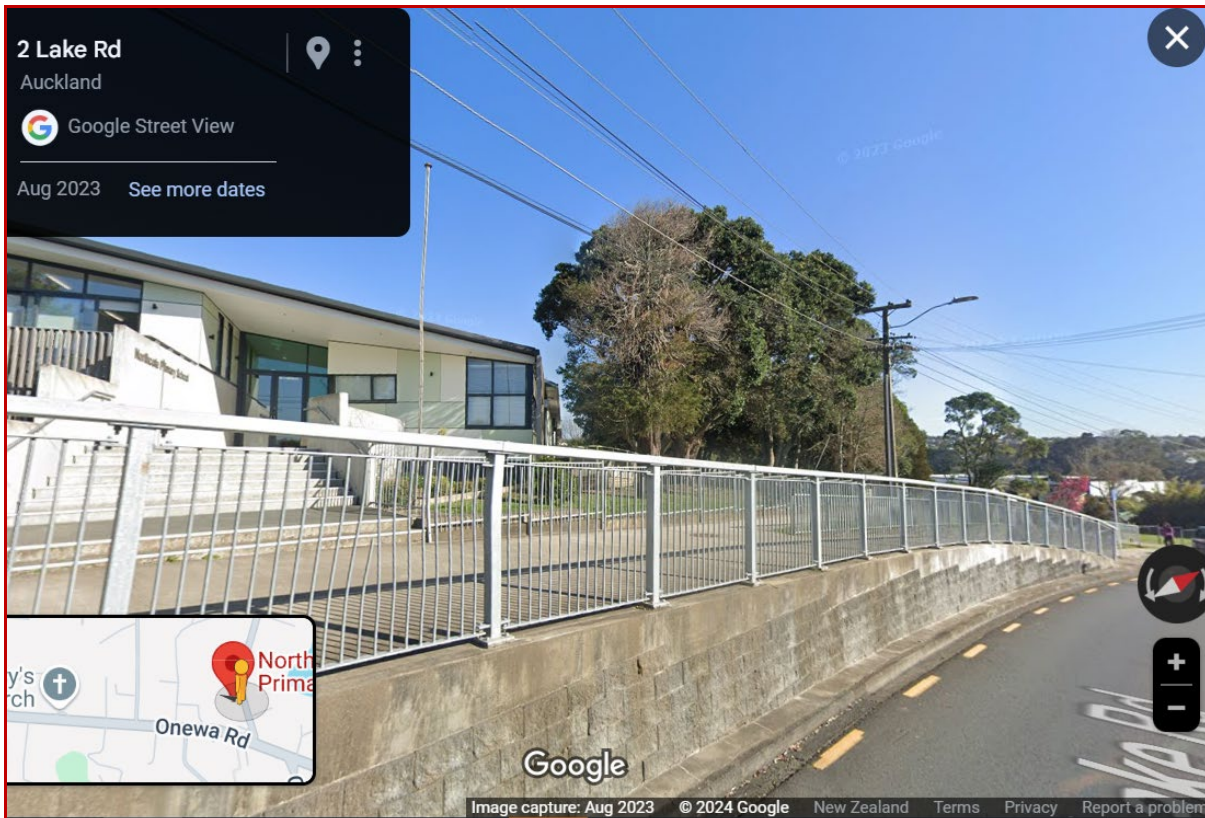
Controls
Controls: Macroinvertebrate Community Index - Urban

Designations
Designations: Designations - 4535, Educational purposes - primary school years 0-8 (Northcote School), Designations, Minister of Education

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



Attachment 4: Photographs of failed cypress – 2 Lake Road/69 Onewa Road





Attachment 5: (once approved) Schedule 10 listing with corrected text.

North Shore

ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
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, 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, 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	
1188	<i>Cinnamomum camphora, Ficus macrophylla</i>	Camphor Laurel (3), Moreton Bay Fig	4	Killarney Street (reserve)	Takapuna	Pt Lot 6 Blk XI DEEDS T 17
1191	<i>Metrosideros excelsa</i>	Pōhutukawa	1	King Edward Parade 6A	Devonport	Lot 1 DP 77570
1193	<i>Dracaena draco</i>	Dragon Tree	1	King Edward Parade 42	Devonport	Lot 1 DP 19618
1190	<i>Metrosideros excelsa</i>	Pōhutukawa	3	King Edward Parade (reserve)	Devonport	Section 36 Blk VI Rangitoto SD
1195	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1	Kitchener Road 90	Milford	Lot 32 DP 49199
1196	<i>Metrosideros excelsa, Lagunaria patersonii</i>	Pōhutukawa (4), Norfolk Island Hibiscus	5	Kitchener Road 143	Milford	Lot 1 DP 180874
3004	<i>Metrosideros kermadecensis variegata</i>	Variegated Kermadec Pōhutukawa	1	Ko Street 5	Northcote	Lot 63 DP 50096
1197	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Kowhai Street 4	Takapuna	Pt Lot 6 DP 15463
1198	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Kowhai Street 10	Takapuna	Lot 2 DP 95116
1199	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Kowhai Street 12	Takapuna	Lot 1 DP 95116
2856	<i>Sophora tetraptera, Dysoxylum spectabile</i>	Kohekohe	3	Kowhai Street (road reserve outside #5)	Takapuna	
1202	<i>Phoenix canariensis, Metrosideros excelsa, Chamaecyparis lawsoniana, Vitex lucens, Corynocarpus laevigatus, Quercus sp., Acmena smithii</i>	Canary Island Date Palm (2), Pōhutukawa (19), Lawson Cypress (2), Puriri, Karaka (3), Oak (2), Acmena	30	Onewa Road 69	Northcote	Pt Allotment 2 PSH OF Takapuna
1203	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Lake Road 53	Devonport	Lot 10 DP 1170
2857	<i>Quercus robur</i>	English Oak	7	Lake Road 97	Belmont	Flat 2 DP 118083 on Lot 3 DP 36418
2858	<i>Quercus robur</i>	English Oak	2	Lake Road 101	Belmont	Flat 1 DP 160470 on Lot 2 DP 51900
2944	<i>Quercus robur</i>	English Oak	2	Lake Road 188	Northcote	Lot 51 DP 50592