

Memo

Date 12 August 2022

To: Phill Reid, Auckland-Wide Manager

From: Rebecca Greaves - Planner

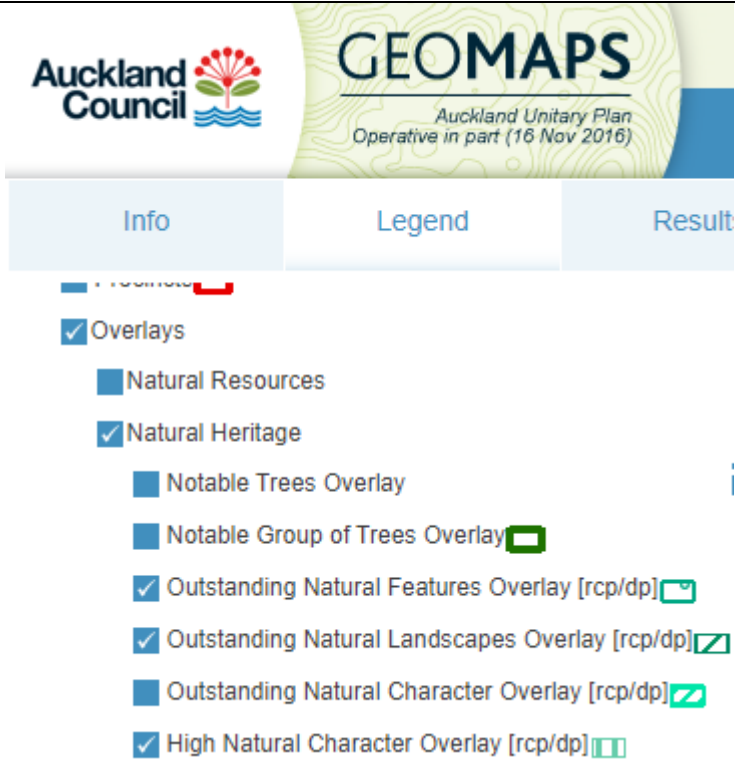
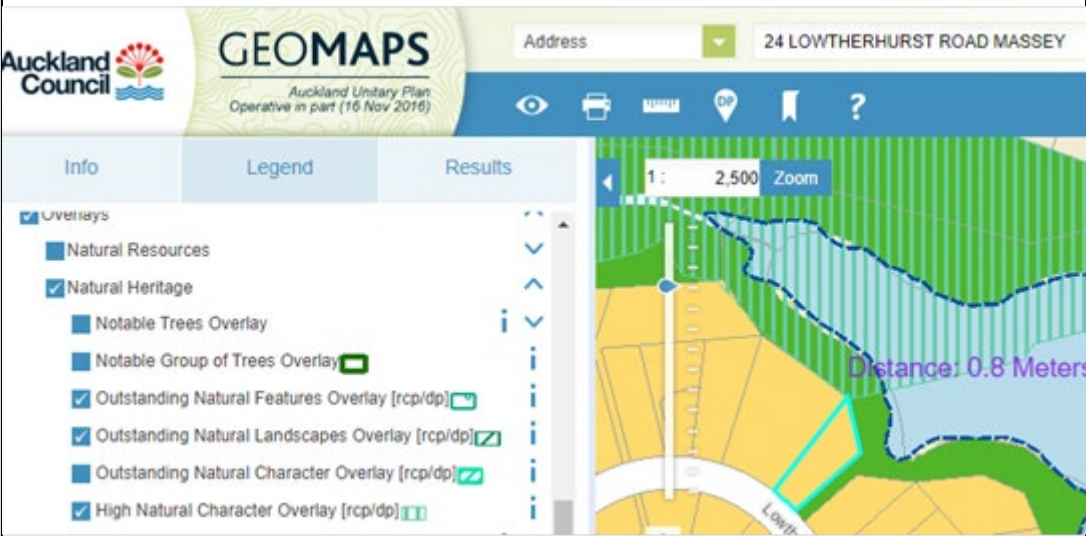
Subject: **Plan Modification: Clause 20A modification to Auckland Unitary Plan**

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




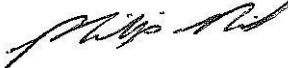
I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

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 Register¹ authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

Rule or Section of Unitary Plan	Planning maps
Subject Site	Various – see the listed properties in Attachment 1, and attached maps in Attachment 2
Nature of change	<p>A Clause 20A modification is required to correct the spatial application of overlays as depicted in the AUP:</p> <ul style="list-style-type: none"> • D10 Outstanding Natural Features and Outstanding Natural Landscapes Overlay • D11 High Natural Character Overlay <p>Discussion</p> <p>Overlays are depicted in the planning maps as set out in the extract from the legend. Where a site is subject to an overlay, that information is depicted as accurately as is possible, and the corresponding information is available in a site's property summary, via the planning maps' "identification tool".</p> <p>Data is applied from various sources, and the planning maps are subject to regular cadastral updates using LINZ data.</p> <p>This modification corrects the spatial application of the identified overlays to land fragments.</p> <p>AUP planning maps' legend extract depicting the relevant overlays' symbology:</p>

	
<p>Effect of change</p>	<p>The amendment to the overlays is minor. The aerial photography dataset was recently updated. Each amendment is minor in its extent and in all cases is less than two metres with some adjustments being significantly less, such as this example at 24 Lowtherhurst Road, Massey where the adjustment is less than a metre:</p> 
	<p>The effect of each modification is neutral. The values protected by each overlay are maintained.</p>
<p>Changes required to be made (text/in-text diagrams)</p>	<p>No text changes are required to the AUP chapters. This modification is to overlays in the planning maps only.</p>
<p>Changes required to be made (maps)</p>	<p>Amend D10 Outstanding Natural Features and Outstanding Natural Landscapes Overlay D11 High Natural Character Overlay by making minor amendments in the planning maps</p>

Attachments	Attachment 1: List of sites to which minor modifications of overlays are proposed Attachment 2: Amendments to planning maps
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Prepared by: Rebecca Greaves Lead Planner
Signature: 
Maps prepared by: Rachel Joseph Geospatial Analyst
Signature: 
Reviewed by: Dean Thompson Lead Geospatial Analyst
Signature: 
Decision: I agree/disagree to authorise the Clause 20A modification using my delegated authority Phill Reid Manager Planning – Auckland-Wide Date:
Signature: 

Attachment 1: List of sites to which minor modifications of overlays are proposed

High Natural Character

24 LOWTHERHURST ROAD MASSEY
25 DARCY PLACE MASSEY
26 BLUNDELL PLACE CHATSWOOD 0626
28 DARCY PLACE MASSEY
30 DARCY PLACE MASSEY
36 REDWOOD DRIVE MASSEY
40 ISLAND BAY ROAD BEACH HAVEN 0626
40A ISLAND BAY ROAD BEACH HAVEN 0626
6 BLUNDELL PLACE CHATSWOOD 0626
6 CALIFORNIA PLACE GLENDOWIE AUCKLAND 1072
65 COLWILL ROAD MASSEY
77C COLWILL ROAD MASSEY
8 CALIFORNIA PLACE GLENDOWIE AUCKLAND 1072
81C COLWILL ROAD MASSEY
87A COLWILL ROAD MASSEY
89 COLWILL ROAD MASSEY
89B COLWILL ROAD MASSEY
91 ONETAUNGA ROAD CHATSWOOD 0626
77B COLWILL ROAD MASSEY

Outstanding Natural Features

1/60 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND
2012
1/92 CLOVELLY ROAD BUCKLANDS BEACH AUCKLAND 2012
1016 GREAT NORTH ROAD POINT CHEVALIER AUCKLAND
1022
1020 GREAT NORTH ROAD POINT CHEVALIER AUCKLAND
1022
107A BEACH ROAD CASTOR BAY 0620
11 MATANUI STREET NORTHCOTE 0627
11 ST AUBYN STREET DEVONPORT 0624
12 AMBURY ROAD MANGERE BRIDGE AUCKLAND 2022
12 GLENMARY PLACE PAPATOETOE AUCKLAND 2025
12 MOUNT HOBSON ROAD REMUERA AUCKLAND 1050
14 AMBURY ROAD MANGERE BRIDGE AUCKLAND 2022
14 DILWORTH AVENUE REMUERA AUCKLAND 1050
14 MATANUI STREET NORTHCOTE 0627
14 MOUNT HOBSON ROAD REMUERA AUCKLAND 1050
15 MATANUI STREET NORTHCOTE 0627
154 UPLAND ROAD REMUERA AUCKLAND 1050
156 UPLAND ROAD REMUERA AUCKLAND 1050
158 UPLAND ROAD REMUERA AUCKLAND 1050
16 GLENMARY PLACE PAPATOETOE AUCKLAND 2025
16 MOUNT HOBSON ROAD REMUERA 1050
17 KORORO STREET NORTHCOTE 0627
17 TARAHANGA STREET NORTHCOTE 0627
18 MACKY AVENUE DEVONPORT 0624
18 MOUNT HOBSON ROAD REMUERA AUCKLAND 1050
19 LONGBUSH ROAD TE ATATU PENINSULA
19 TARAHANGA STREET NORTHCOTE 0627
20 PUAWAI PLACE NORTHCOTE 0627
20A DILWORTH AVENUE REMUERA AUCKLAND 1050
21 TARAHANGA STREET NORTHCOTE 0627
211C ST ANDREWS ROAD ROYAL OAK AUCKLAND 1023
21A PHOENIX PLACE PAPATOETOE AUCKLAND 2025

22 DILWORTH AVENUE REMUERA AUCKLAND 1050
237 HURSTMERE ROAD TAKAPUNA 0622
24 EARNOCH AVENUE TAKAPUNA 0622
24 MACBETH COURT MILFORD 0620
25 CHATHAM AVENUE MOUNT ALBERT AUCKLAND 1025
25 KANUKA STREET POINT CHEVALIER AUCKLAND 1022
255 HURSTMERE ROAD TAKAPUNA 0622
25A AMBURY ROAD MANGERE BRIDGE AUCKLAND 2022
25A HERETAUNGA AVENUE TE PAPAPA AUCKLAND 1061
26 KAPUKA ROAD MANGERE BRIDGE AUCKLAND 2022
26 PUAWAI PLACE NORTHCOTE 0627
26A FENWICK AVENUE MILFORD 0620
27 CHATHAM AVENUE MOUNT ALBERT AUCKLAND 1025
28 PUAWAI PLACE NORTHCOTE 0627
28 ST PETERS STREET NORTHCOTE 0627
318 MOUNT EDEN ROAD MOUNT EDEN AUCKLAND 1024
34 SHAKESPEARE ROAD MILFORD 0620
35 CHATHAM AVENUE MOUNT ALBERT AUCKLAND 1025
35 MARKET ROAD REMUERA AUCKLAND 1050
36 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012
36 PUAWAI PLACE NORTHCOTE 0627
38 ST PETERS STREET NORTHCOTE 0627
39 MALASPINA PLACE PAPATOETOE AUCKLAND 2025
39 ST PETERS STREET NORTHCOTE 0627
4 NORGROVE AVENUE MOUNT ALBERT AUCKLAND 1025
40 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012
41 HOWARD ROAD NORTHCOTE 0627
41 RIDGEMOUNT RISE MANGERE BRIDGE AUCKLAND 2022
41A HAYDN AVENUE ROYAL OAK AUCKLAND 1023
42 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012
43 HAYDN AVENUE ROYAL OAK AUCKLAND 1023
43 HOWARD ROAD NORTHCOTE 0627
44 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012
46 GIBBS CRESCENT PAKURA AUCKLAND 2110
46 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012
47 HARBOUR VIEW ROAD TE ATATU PENINSULA
477 TE ATATU ROAD TE ATATU PENINSULA
479 TE ATATU ROAD TE ATATU PENINSULA
48 GIBBS CRESCENT PAKURA AUCKLAND 2110
48 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012
49 HARBOUR VIEW ROAD TE ATATU PENINSULA
5 KITCHENER ROAD TAKAPUNA 0622
52 CLOVELLY ROAD BUCKLANDS BEACH AUCKLAND 2012
54 CLOVELLY ROAD BUCKLANDS BEACH AUCKLAND 2012
6 MATCHETT WAY MANGERE BRIDGE AUCKLAND 2022
6 MOUNT HOBSON ROAD REMUERA AUCKLAND 1050
6 NORGROVE AVENUE MOUNT ALBERT AUCKLAND 1025
6/1 WATENE CRESCENT ORAKEI AUCKLAND 1071
65A EXMOUTH ROAD NORTHCOTE 0627
66A PEVERILL CRESCENT PAPATOETOE AUCKLAND 2025
67 HARBOUR VIEW ROAD TE ATATU PENINSULA
69A EXMOUTH ROAD NORTHCOTE 0627
7 GLENMARY PLACE PAPATOETOE AUCKLAND 2025
7 KITCHENER ROAD TAKAPUNA 0622
7 ST AUBYN STREET DEVONPORT 0624
71 EXMOUTH ROAD NORTHCOTE 0627
77 HILLCREST ROAD PAPATOETOE AUCKLAND 2025

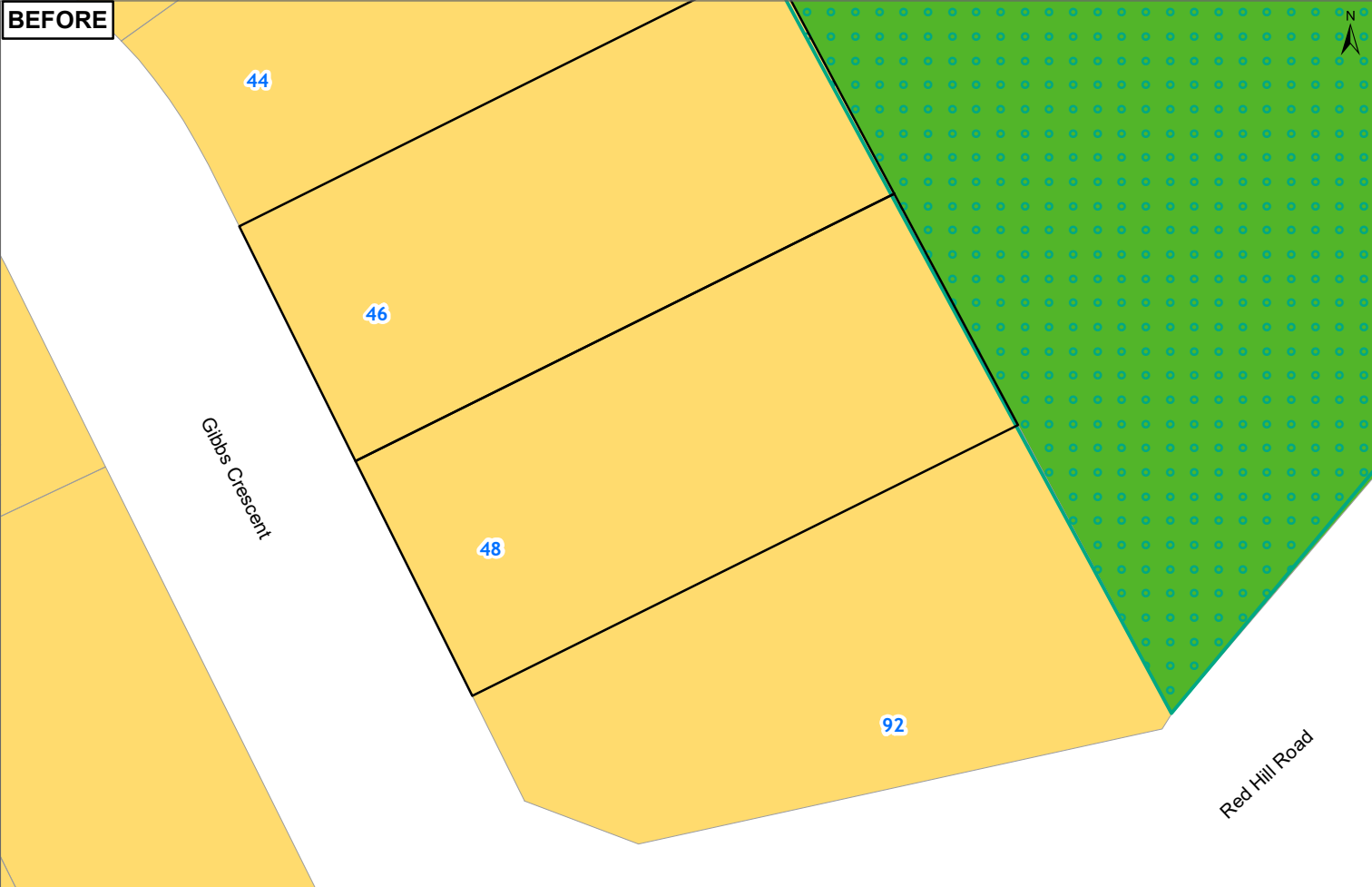
8 CAPITAL PLACE PAPATOETOE AUCKLAND 2025
8 MOUNT HOBSON ROAD REMUERA 1050
8 NORGROVE AVENUE MOUNT ALBERT AUCKLAND 1025
87 MALASPINA PLACE PAPATOETOE AUCKLAND 2025
89 PREMIER AVENUE POINT CHEVALIER AUCKLAND 1022
93A MOA ROAD POINT CHEVALIER AUCKLAND 1022
93B MOA ROAD POINT CHEVALIER AUCKLAND 1022
98 VICTORIA ROAD DEVONPORT 0624
R 24 TARAHANGA STREET NORTHCOTE 0627
RATES 35 CHATHAM AVENUE MOUNT ALBERT AUCKLAND
1025
55 Harbour View Road Te Atatu Peninsula
Rates 55-85 Mountain Road Epsom Auckland 1023
6-8 Belvedere Street Epsom Auckland 1051
237 Hurstmere Road Takapuna 0622
34 Shakespeare Road Milford 0620
18 Kerr Street Devonport 0624
221, 223, 225, 225A Church Street Onehunga

Outstanding Natural Landscapes

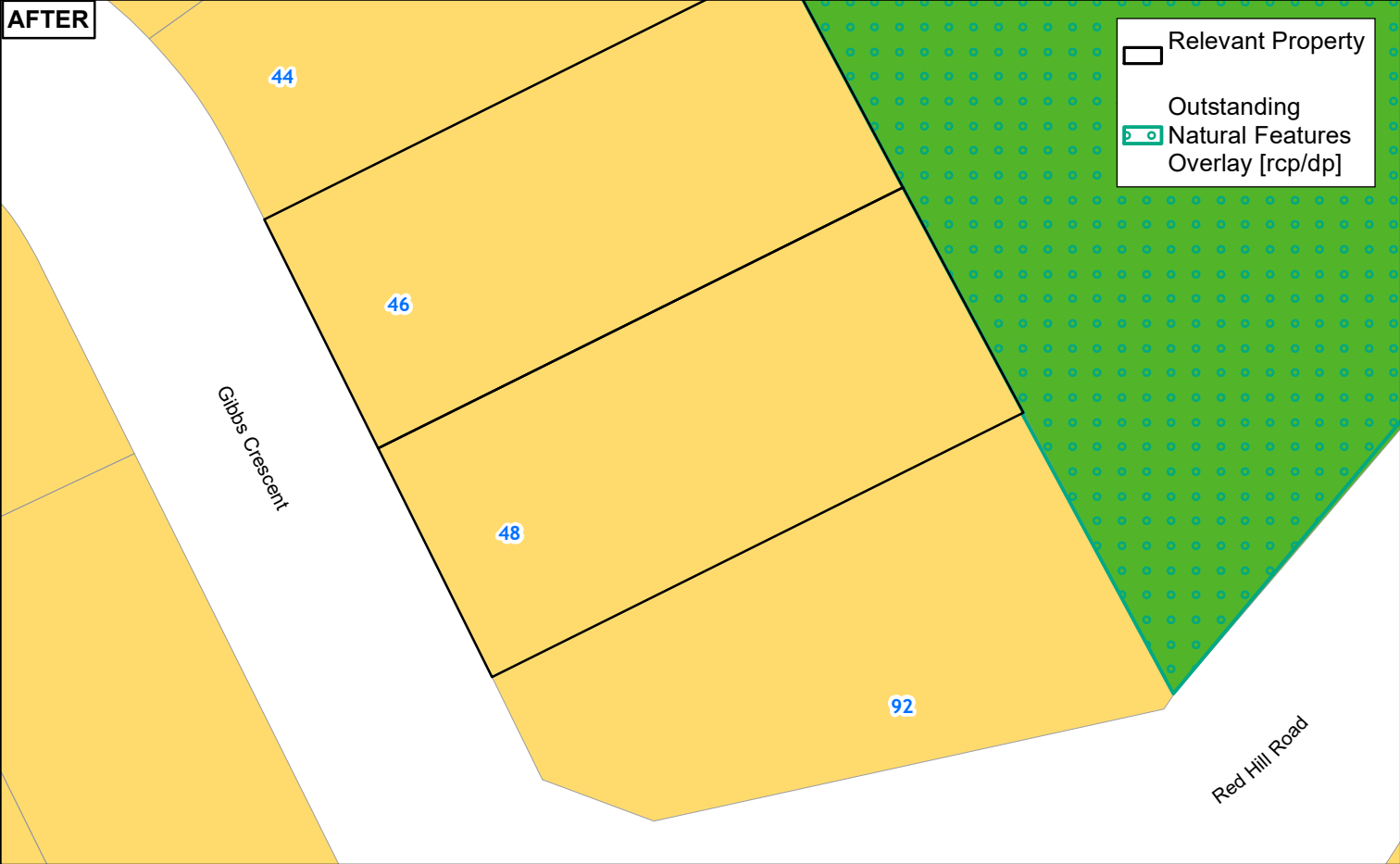
42 SOUTH KENSINGTON WAY HENDERSON
6 KINA PLACE LONG BAY 0630
16 CHISBURY TERRACE SHELLY PARK AUCKLAND
2014
217 WEST HOE HEIGHTS OREWA 0931
80 PACIFIC HEIGHTS ROAD OREWA 0931
80B PACIFIC HEIGHTS ROAD OREWA 0931
80A PACIFIC HEIGHTS ROAD OREWA 0931

Attachment 2: Amendments to planning maps

BEFORE



AFTER



0 4 8 16 Metres

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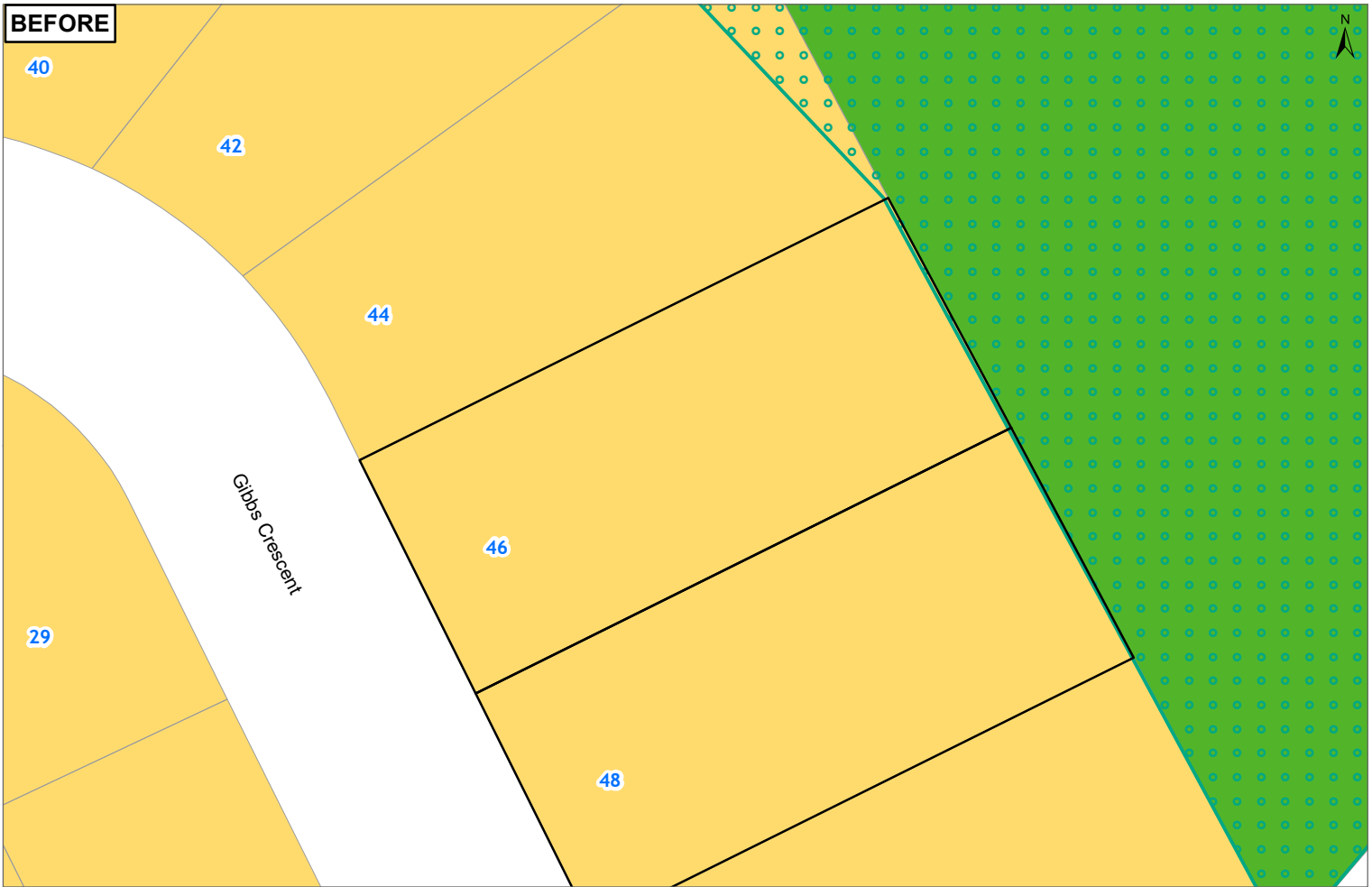
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Clause 20A - Outstanding Natural Features 48 GIBBS CRESCENT PAKAPURA AUCKLAND 2110

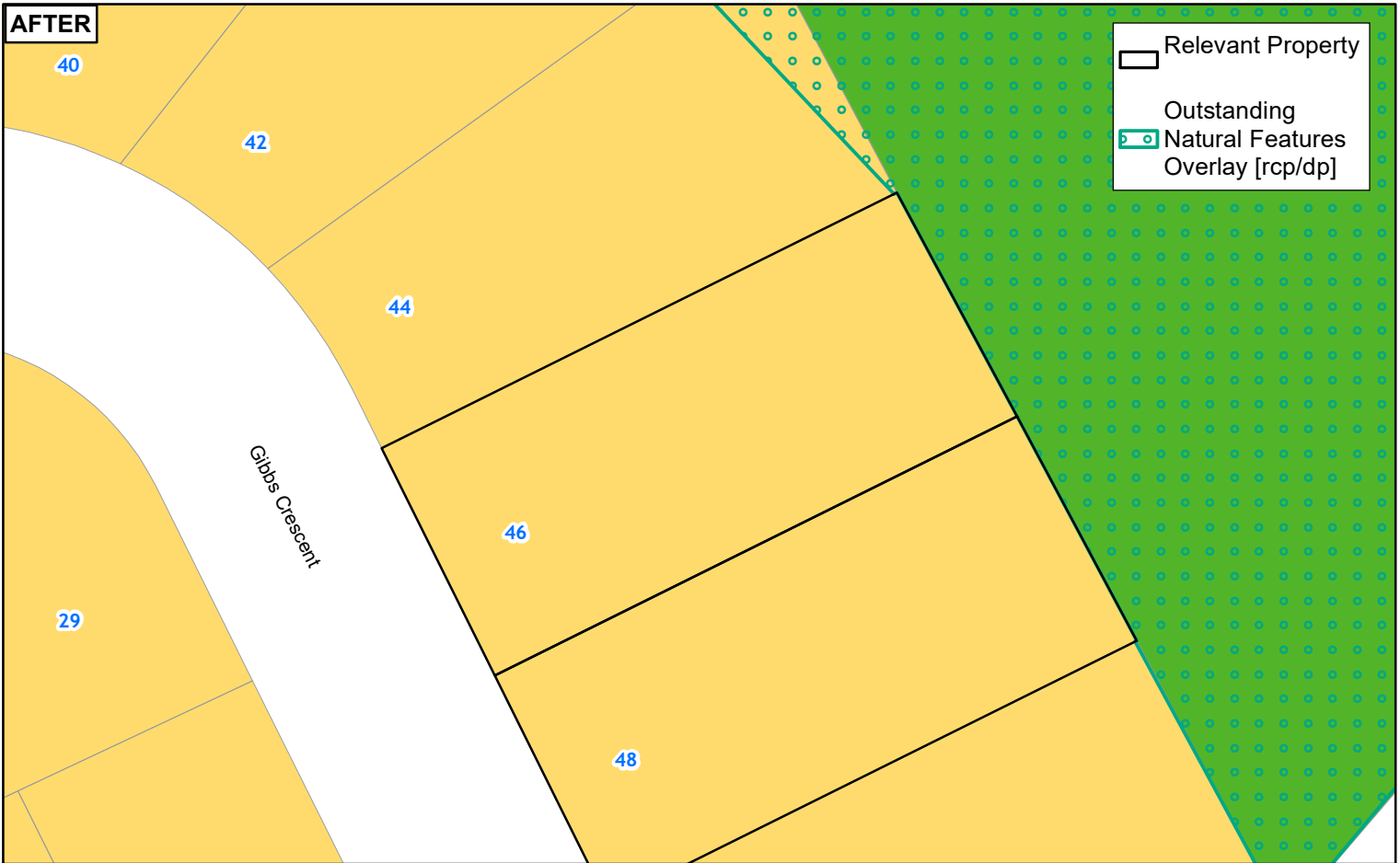


Plans and Places

BEFORE



AFTER



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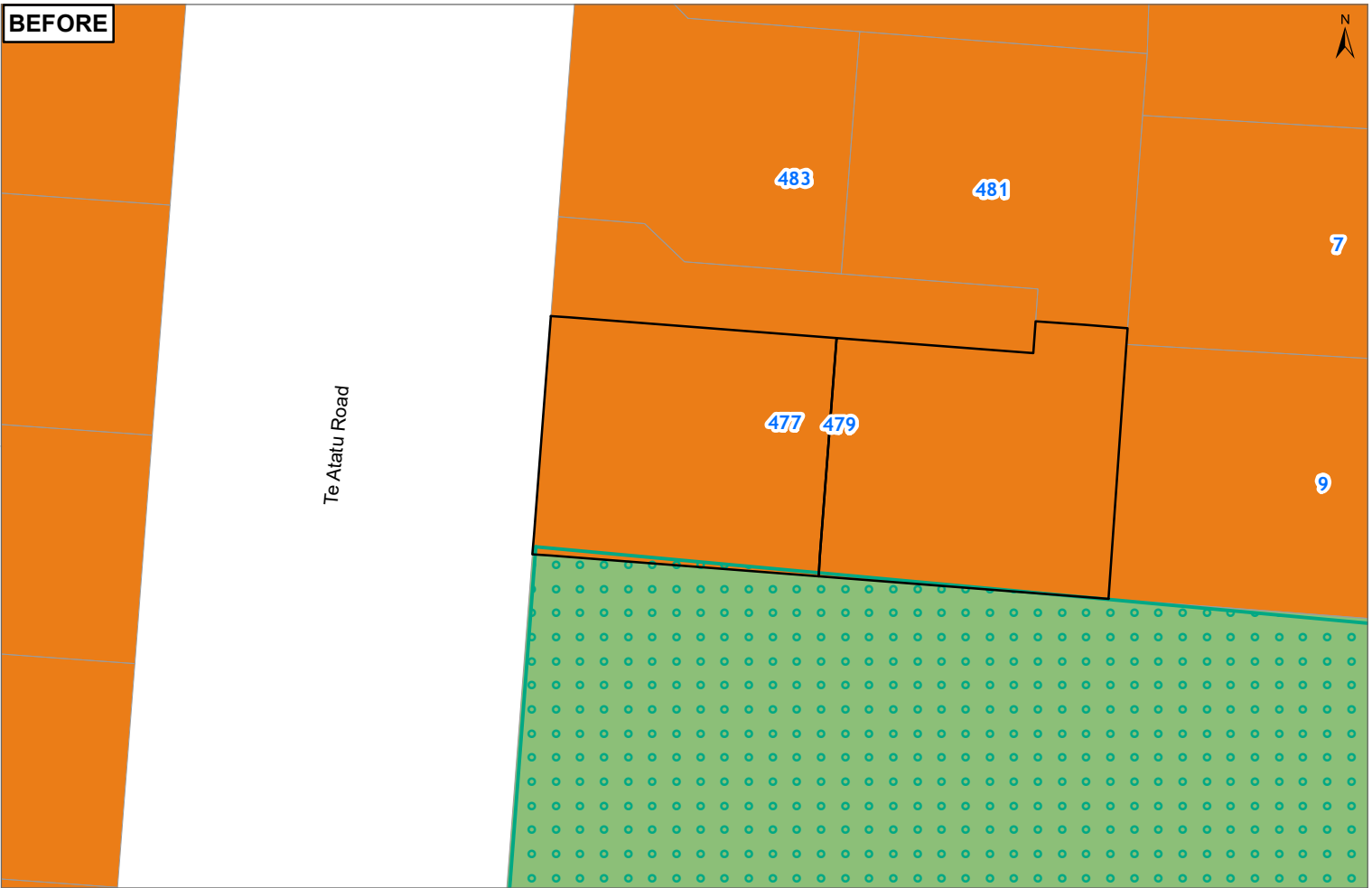
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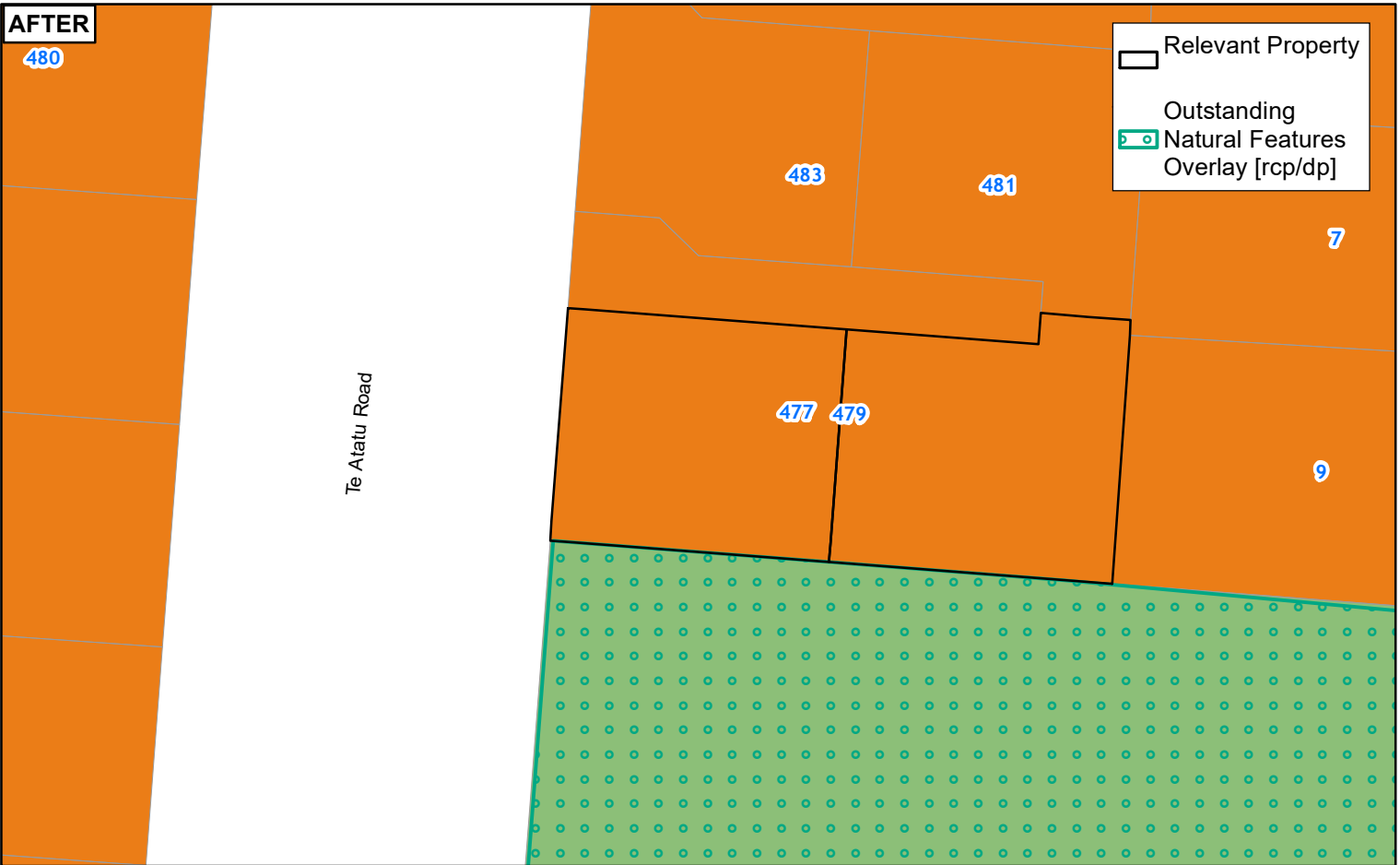


Plans and Places

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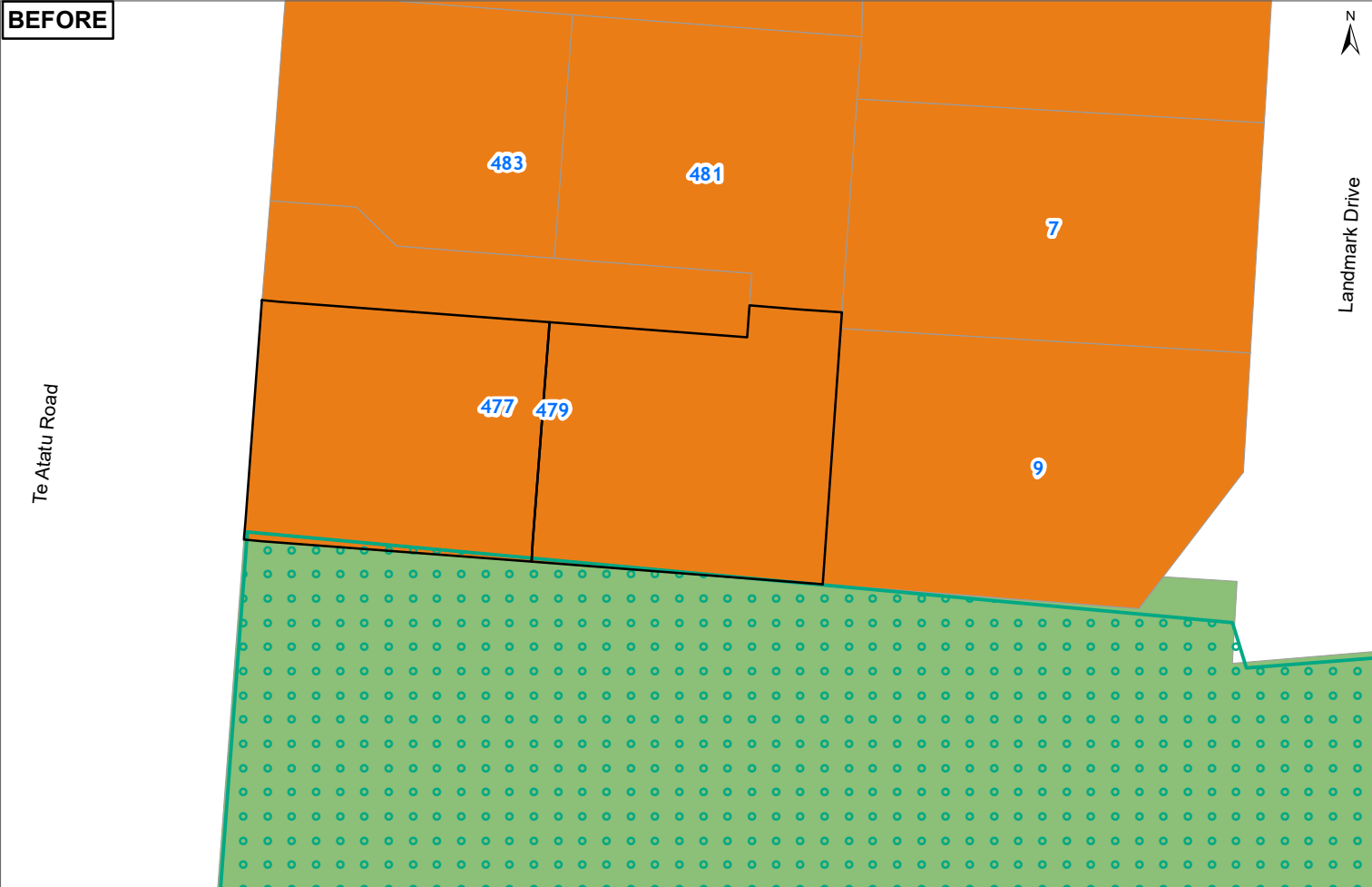
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Clause 20A - Outstanding Natural Features 477 TE ATATU ROAD TE ATATU PENINSULA

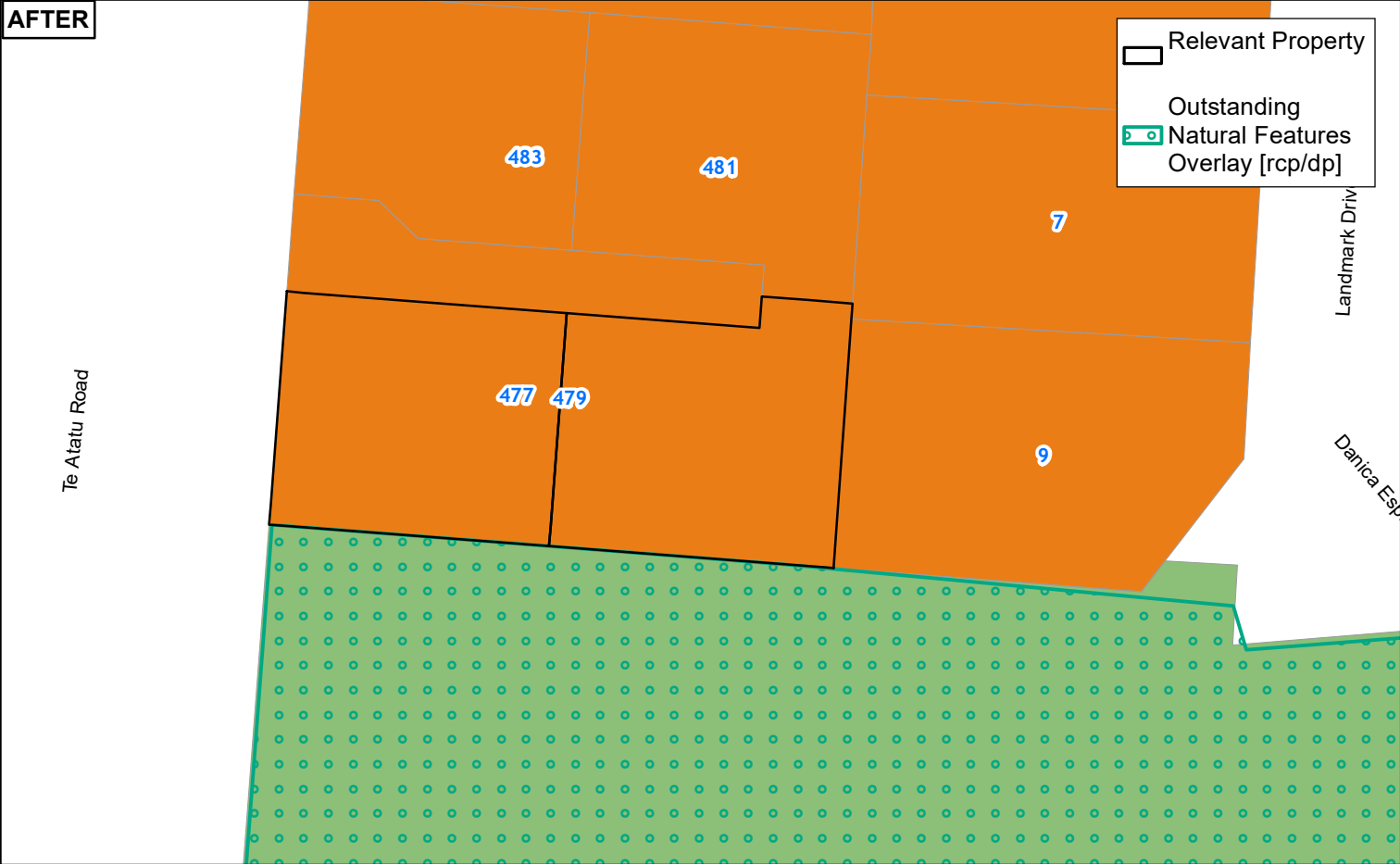


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Clause 20A - Outstanding Natural Features

479 TE ATATU ROAD TE ATATU PENINSULA



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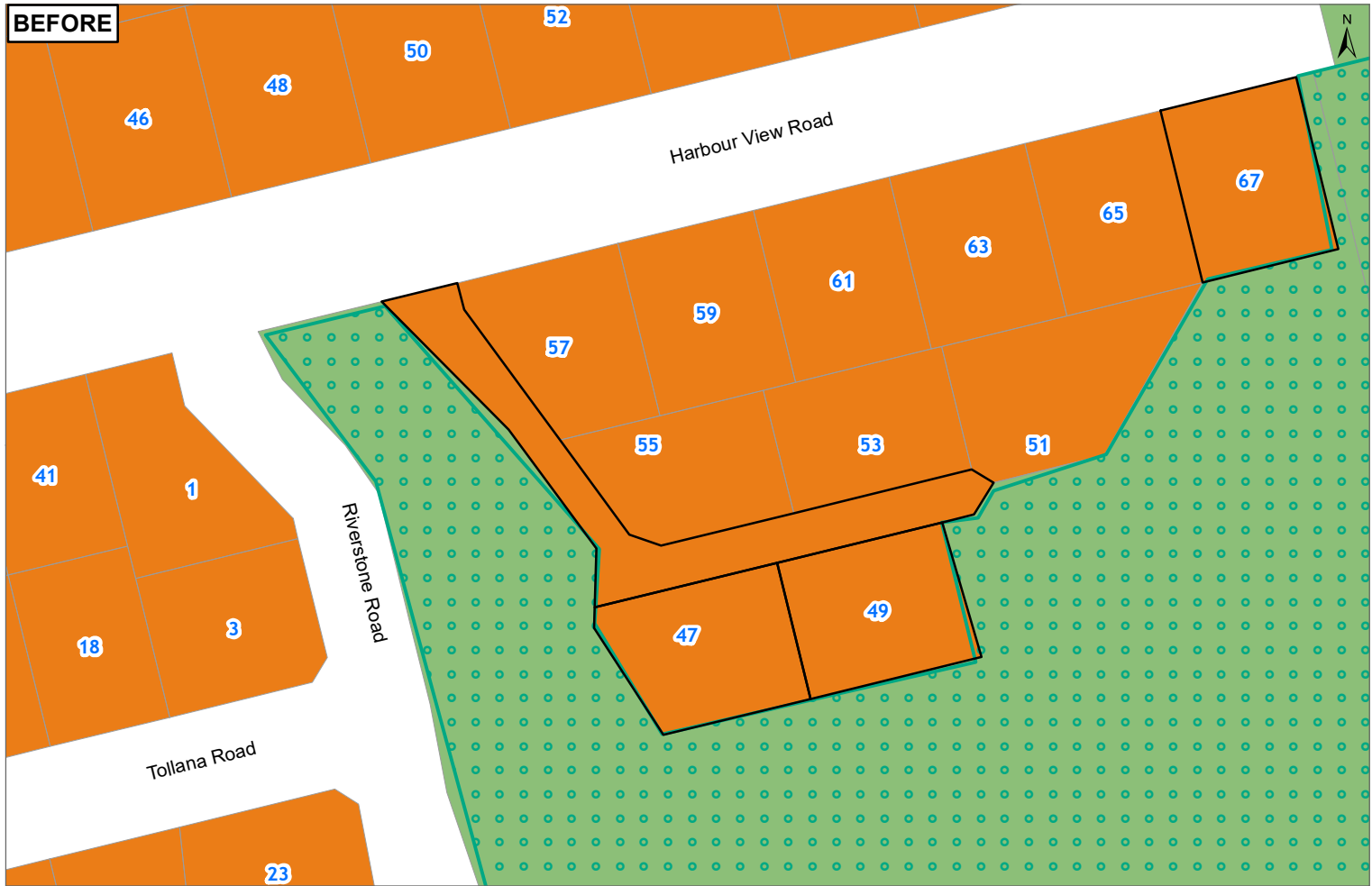
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Clause 20A - Outstanding Natural Features
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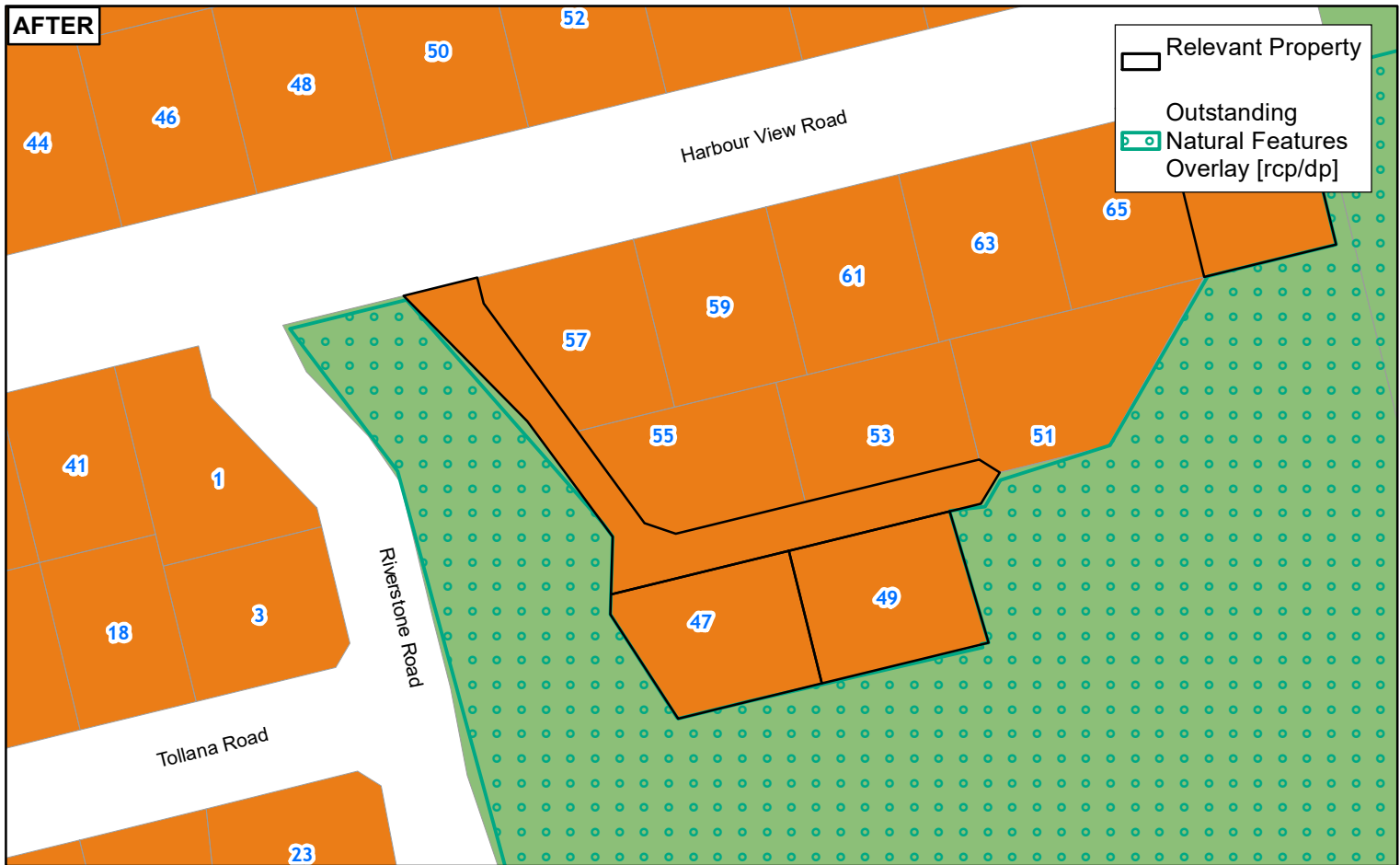


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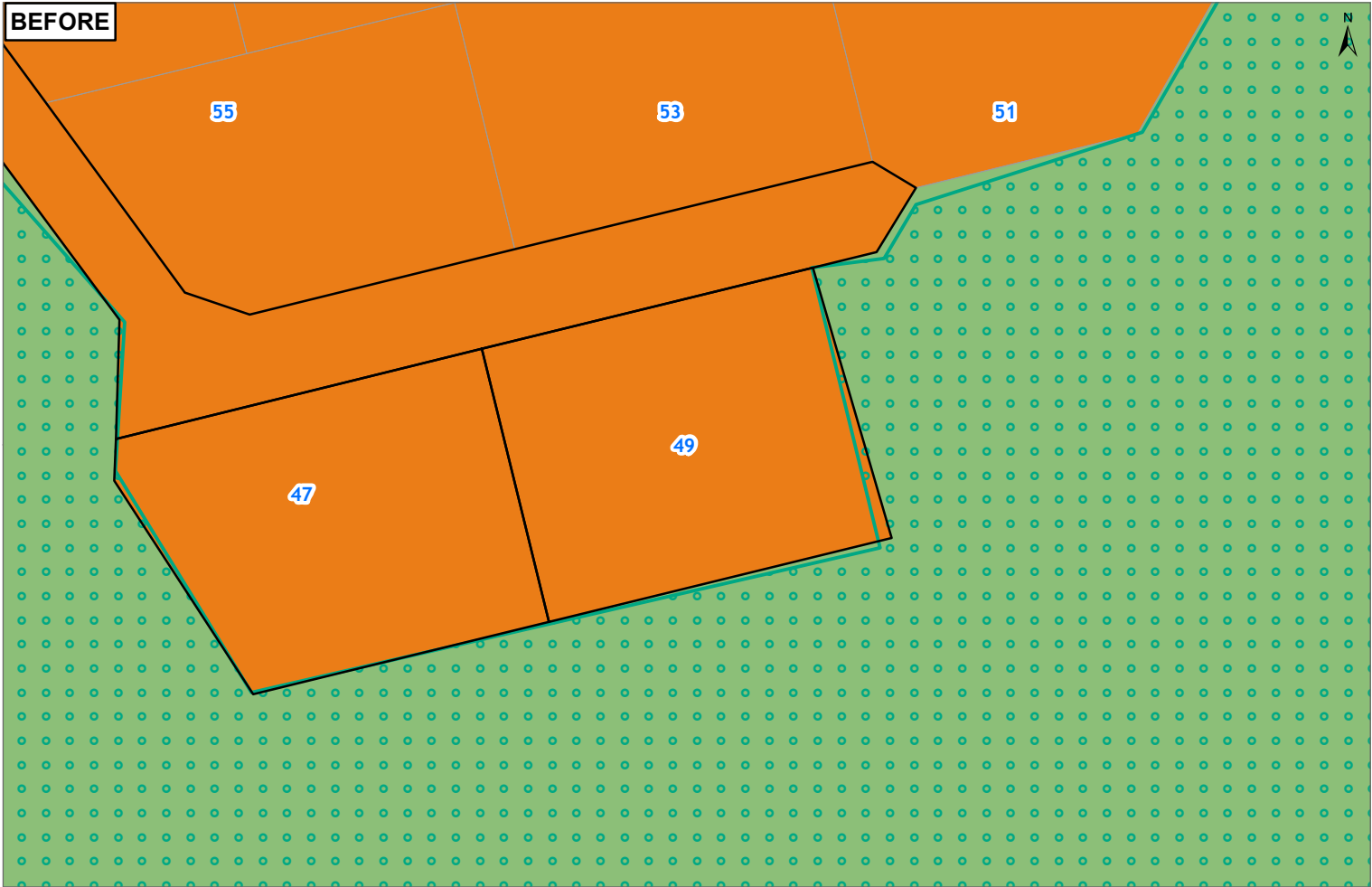
Clause 20A - Outstanding Natural Features

55 Harbour View Road Te Atatu Peninsula

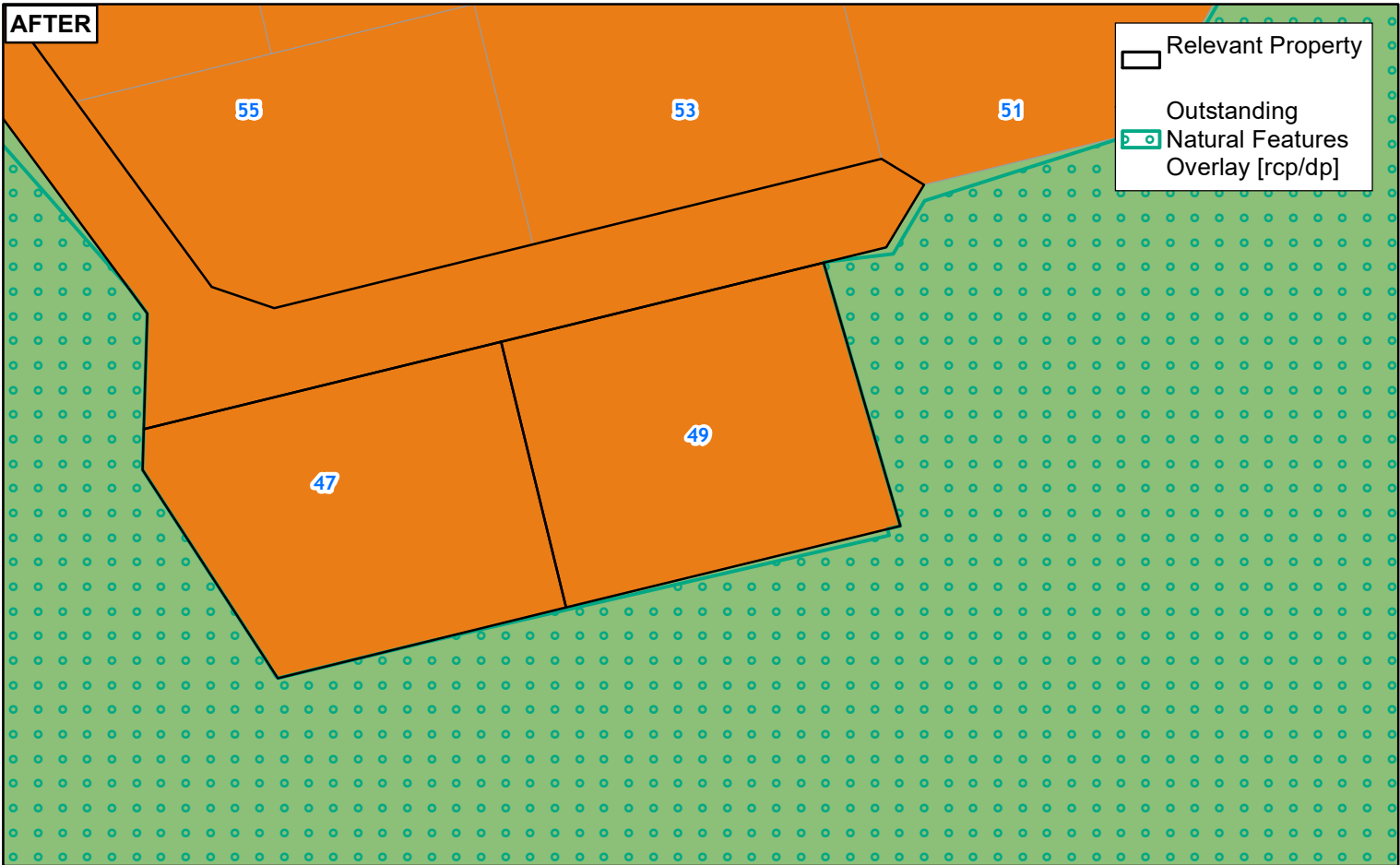


Plans and Places

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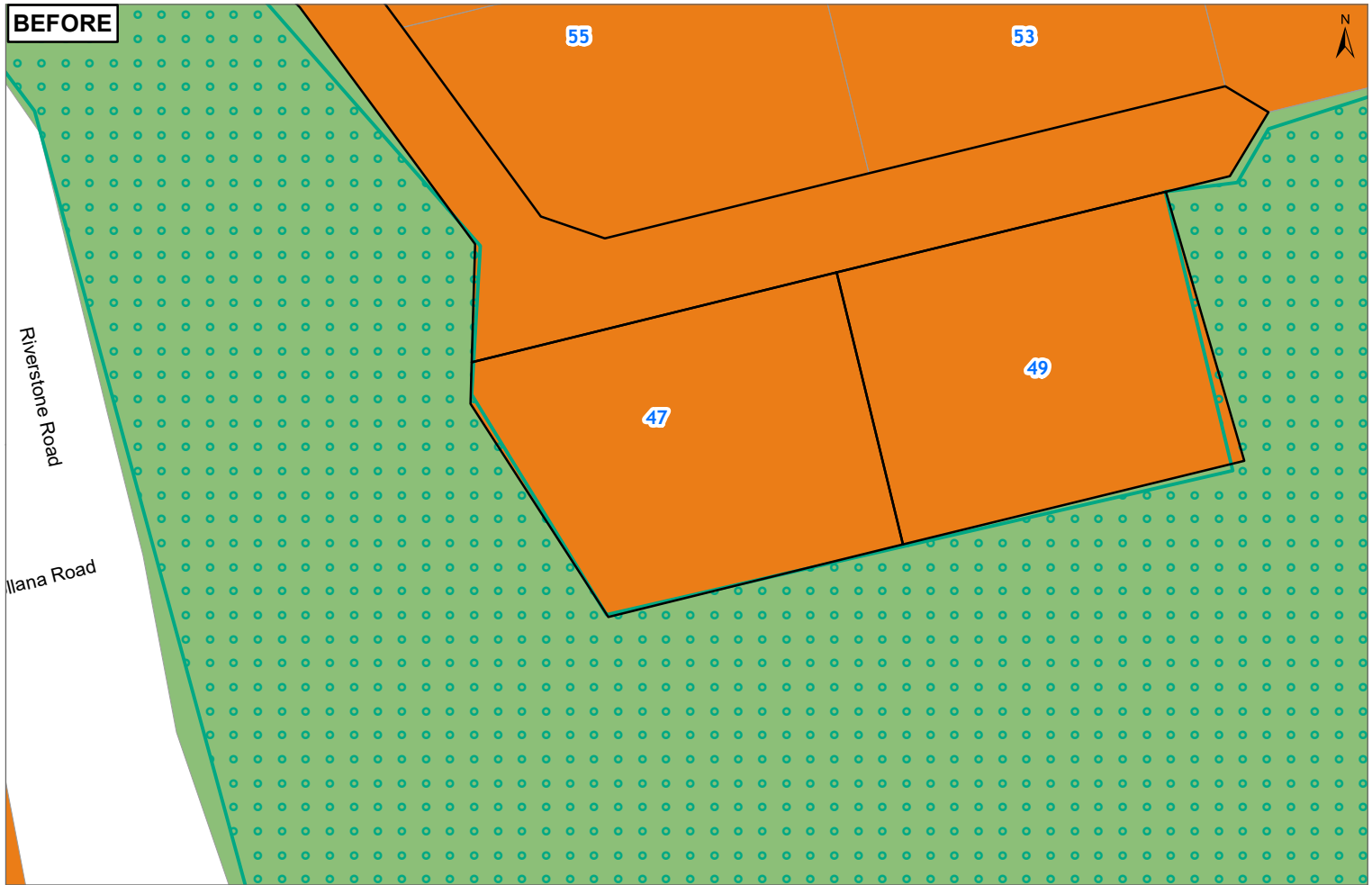
Clause 20A - Outstanding Natural Features

49 HARBOUR VIEW ROAD TE ATATU PENINSULA

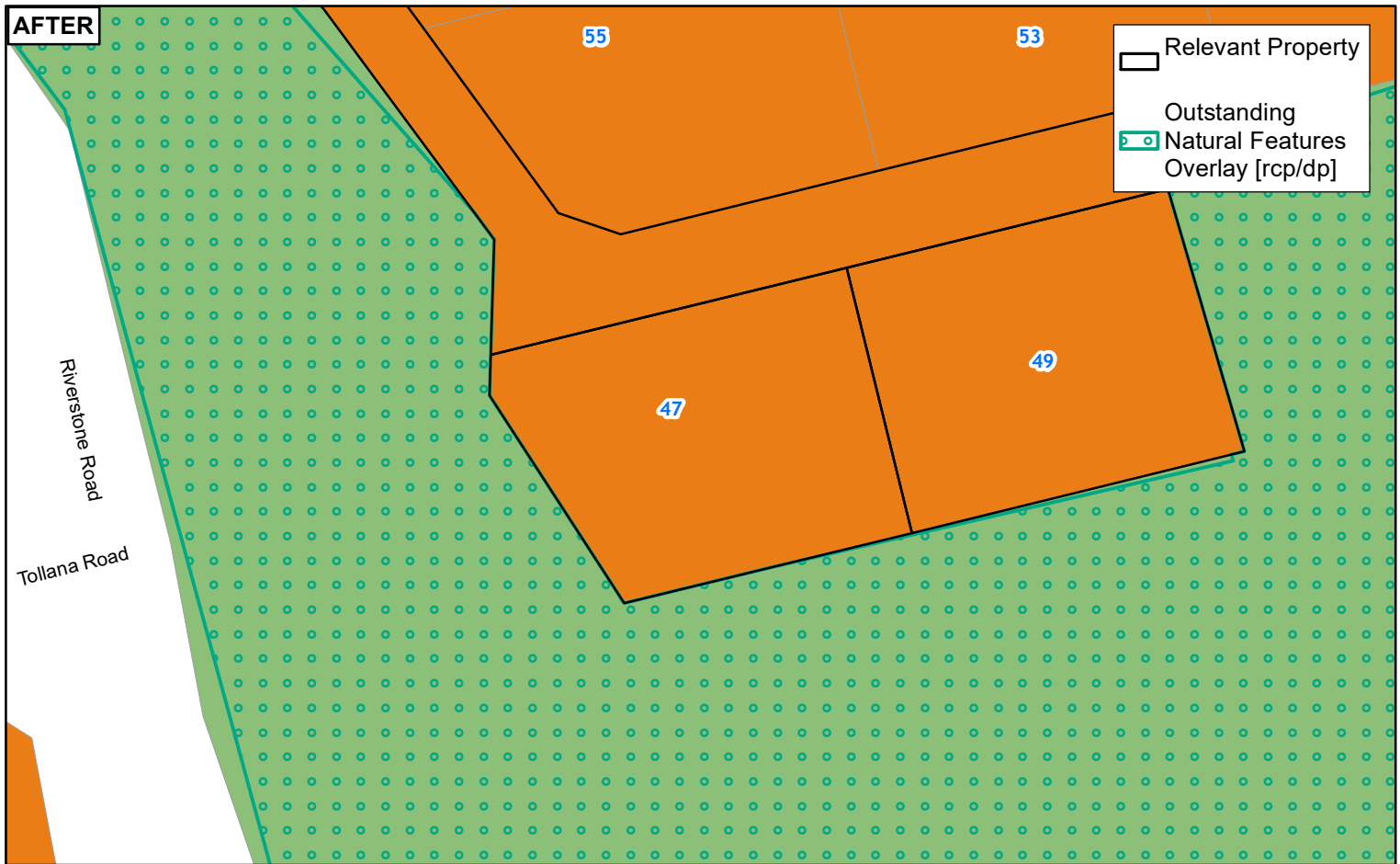


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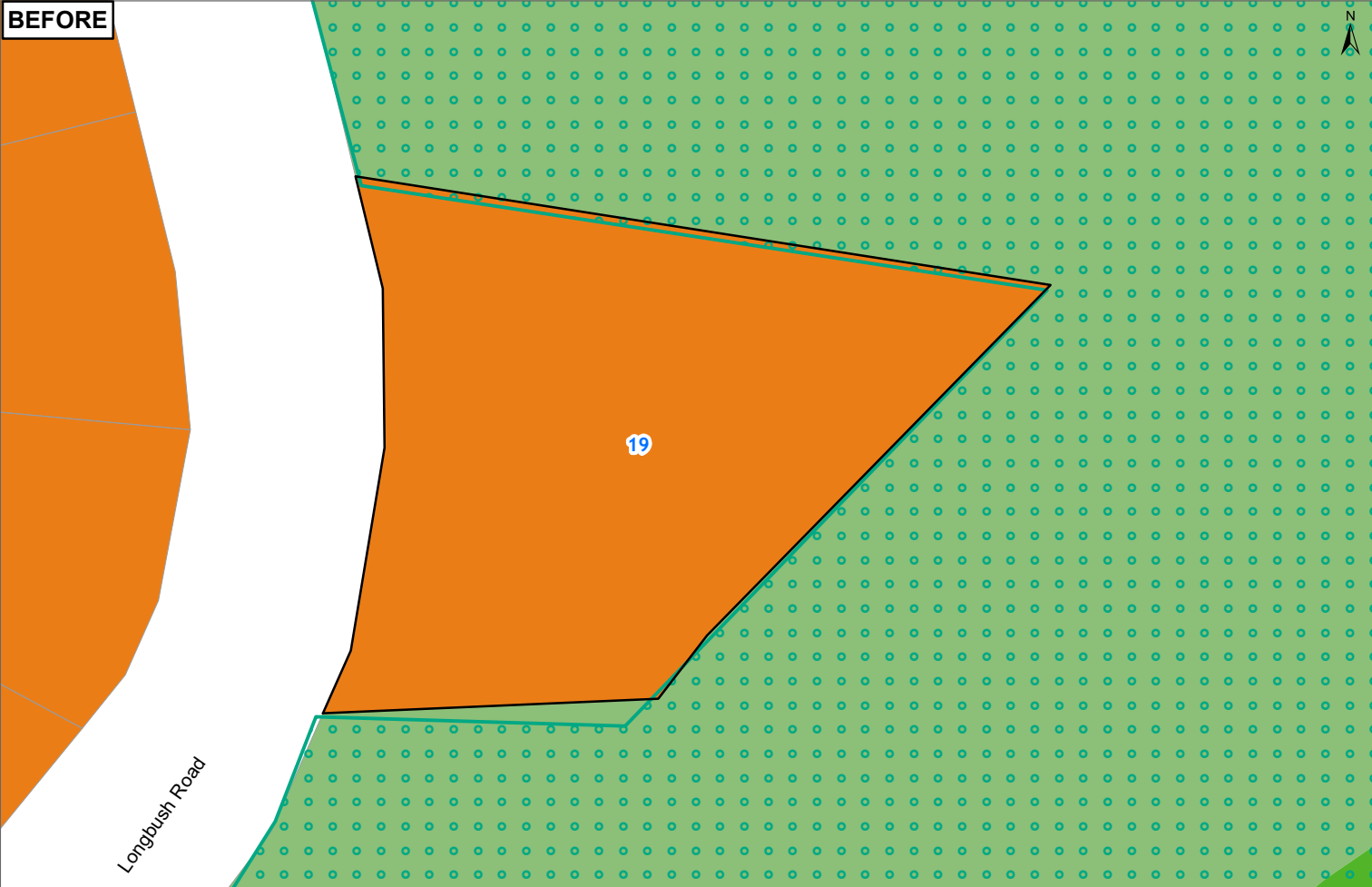
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47 HARBOUR VIEW ROAD TE ATATU PENINSULA

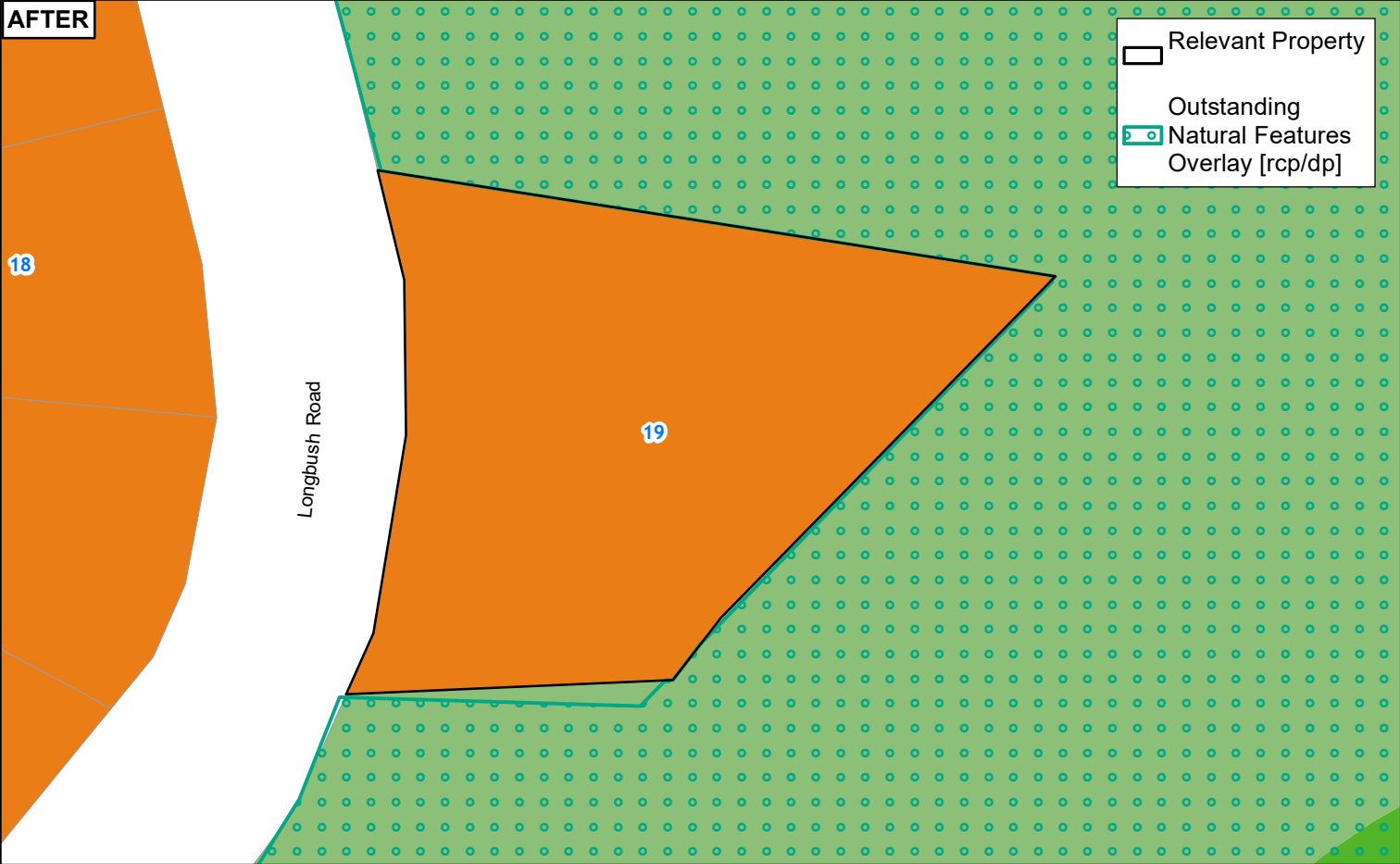


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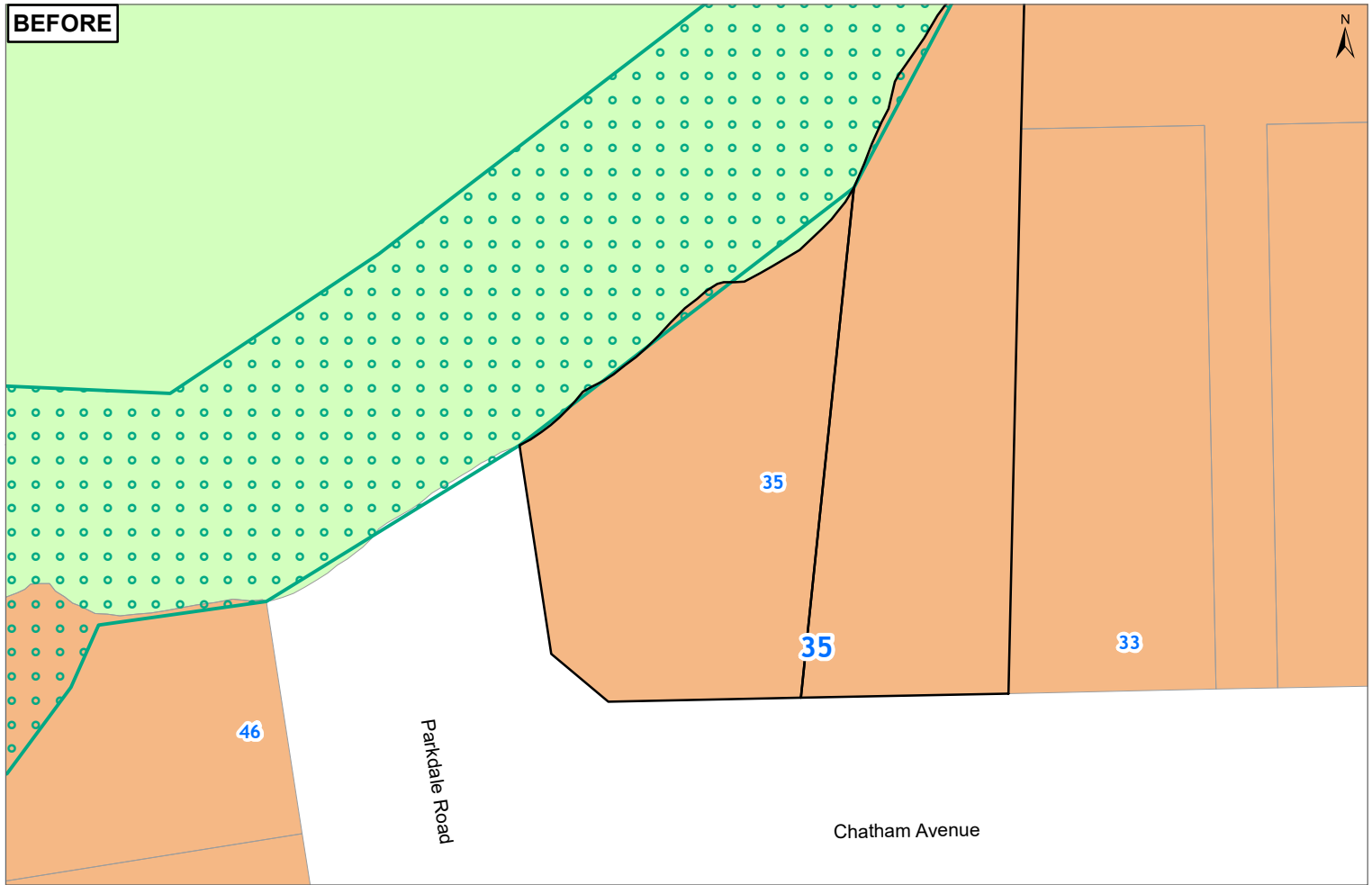
Date: 10/08/2022

Clause 20A - Outstanding Natural Features 19 LONGBUSH ROAD TE ATATU PENINSULA

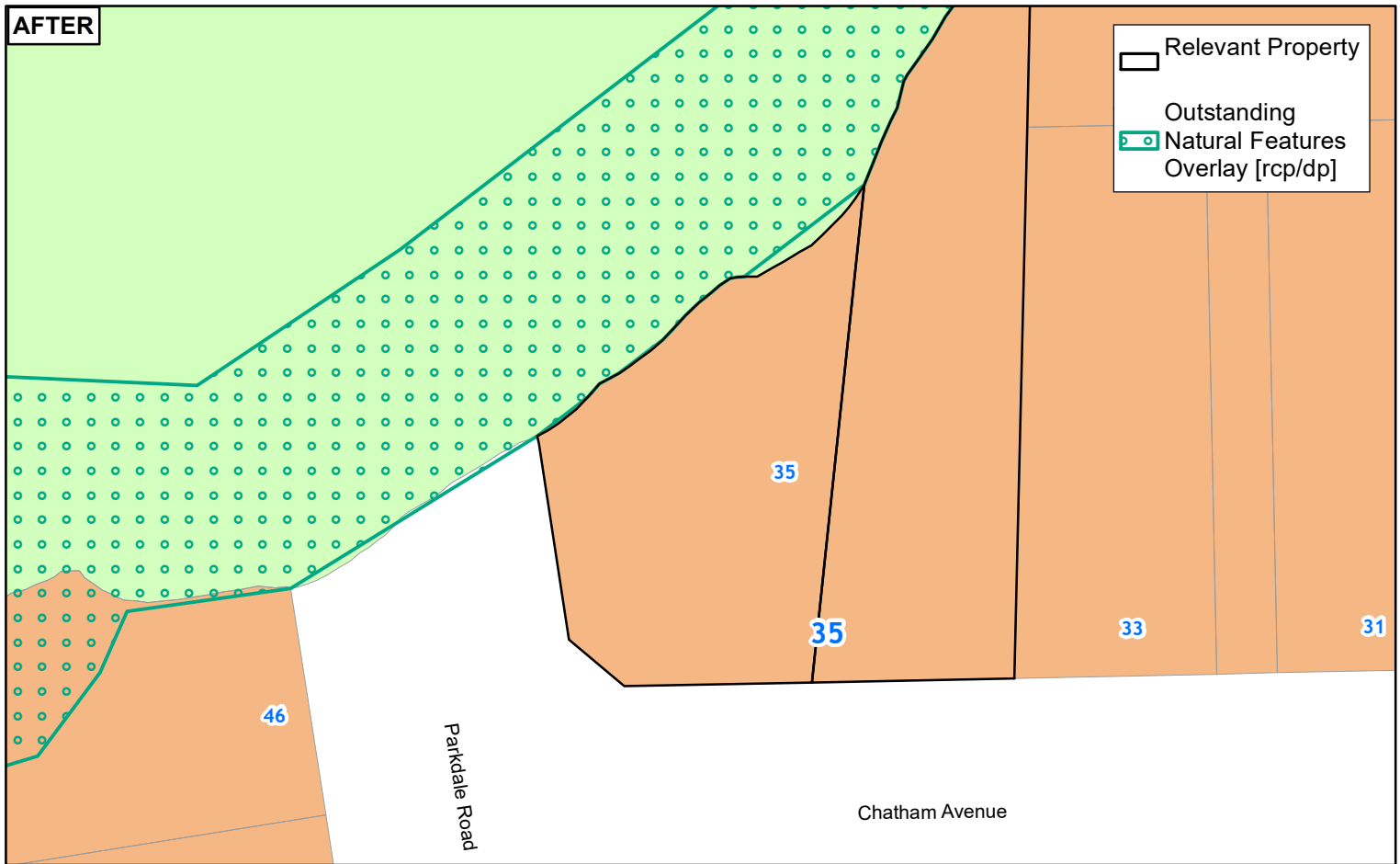


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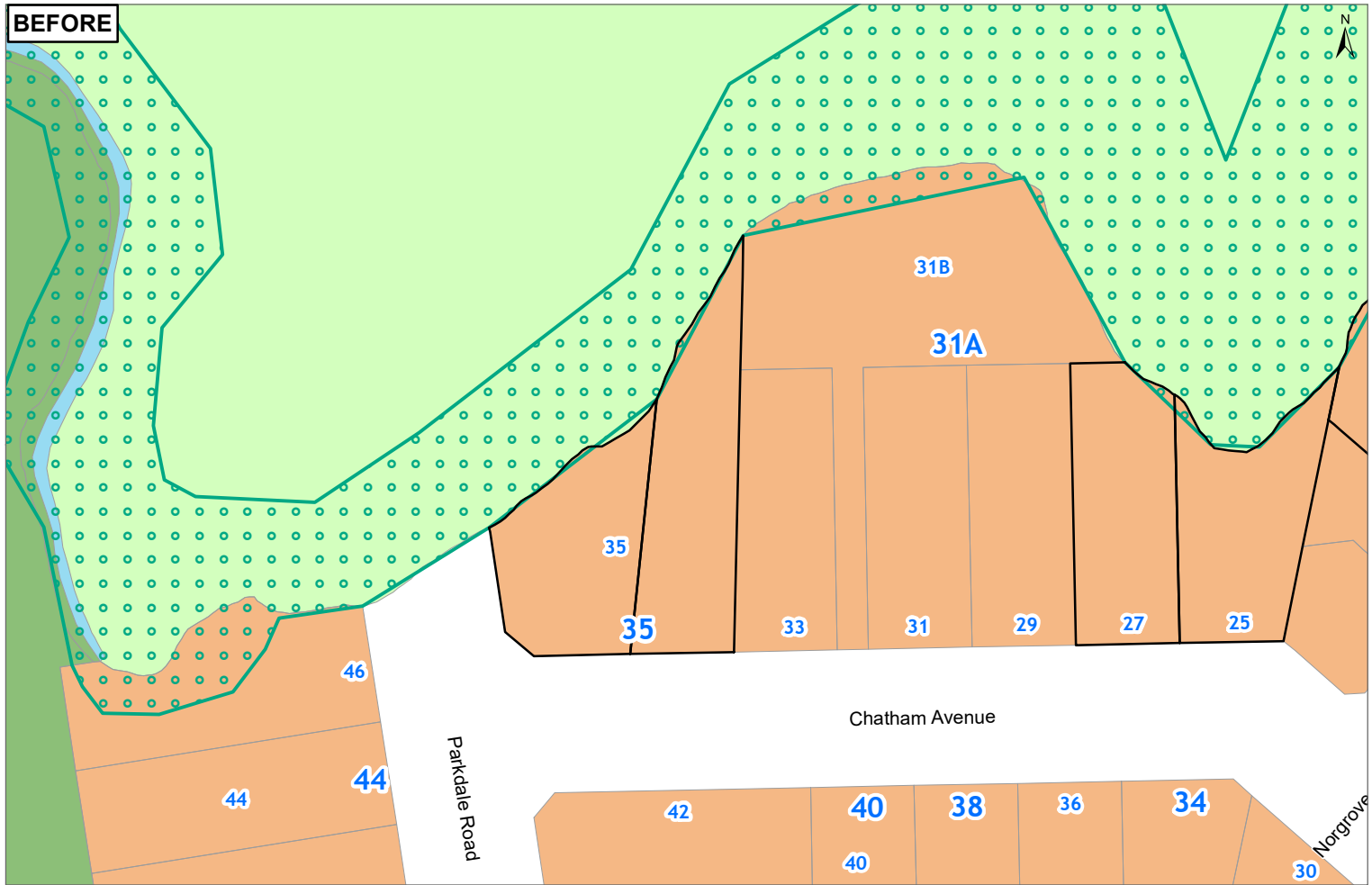
Clause 20A - Outstanding Natural Features

RATES 35 CHATHAM AVENUE MOUNT ALBERT AUCKLAND 1025

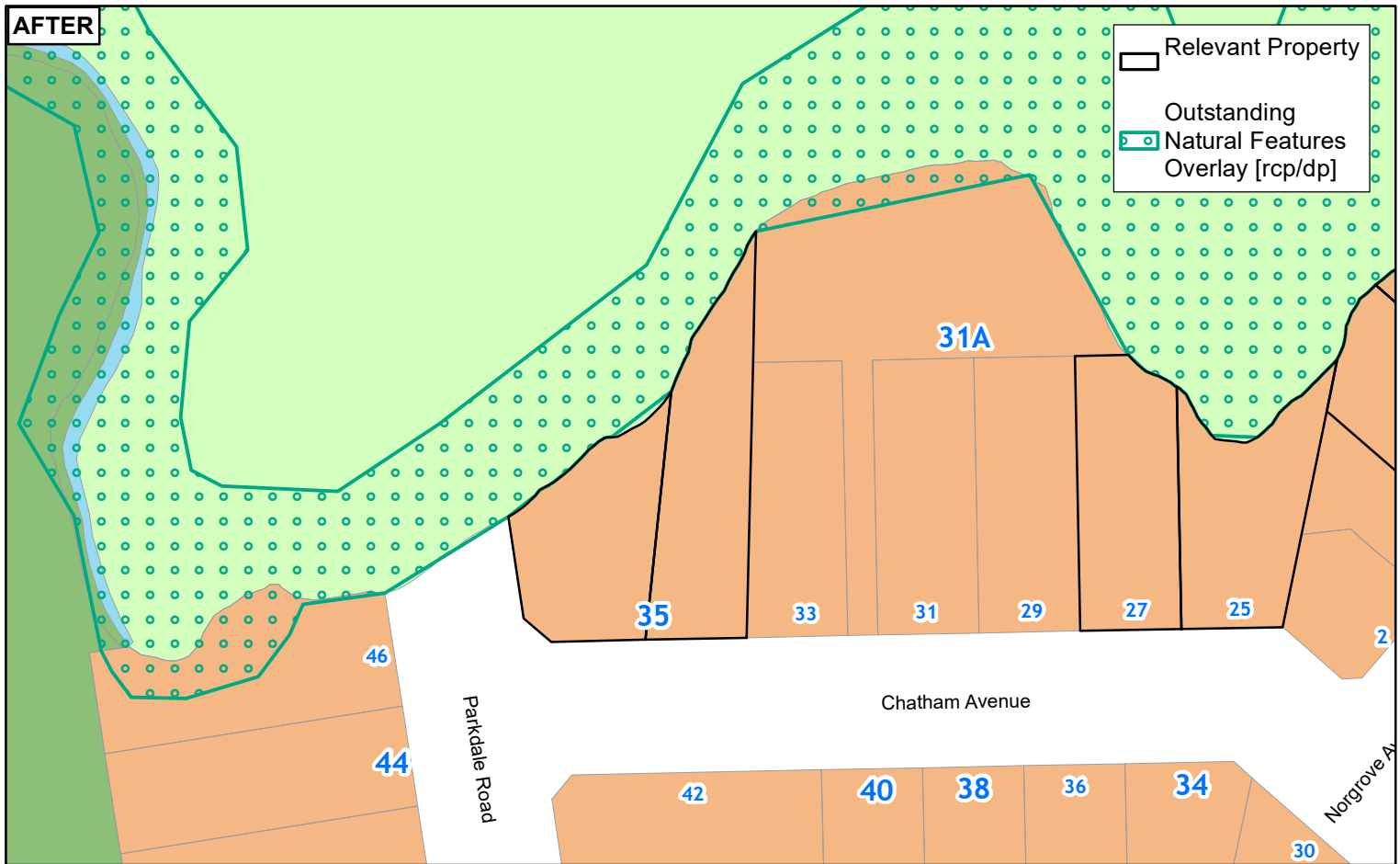


Plans and Places

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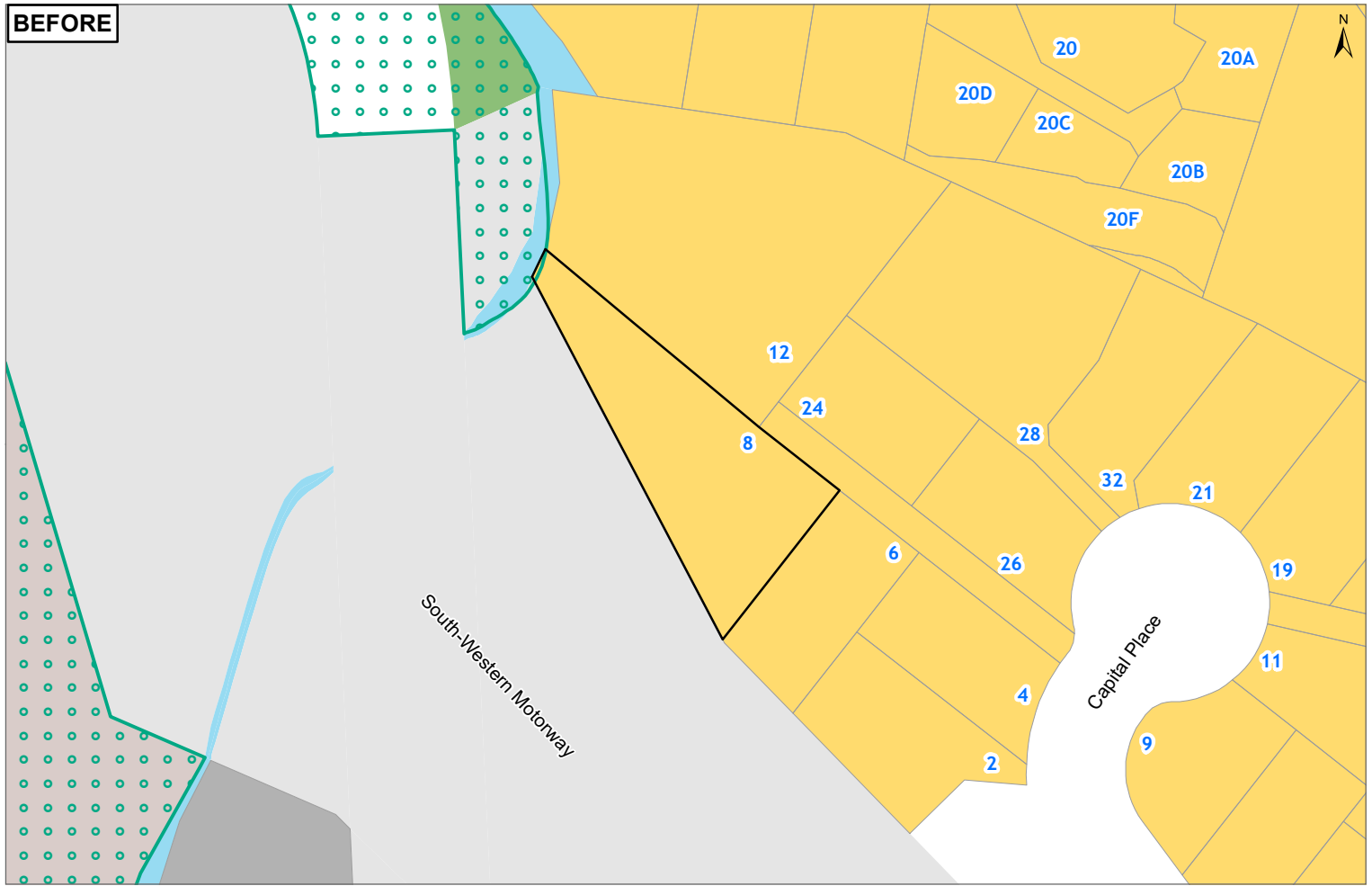
Clause 20A - Outstanding Natural Features

35 CHATHAM AVENUE MOUNT ALBERT AUCKLAND 1025

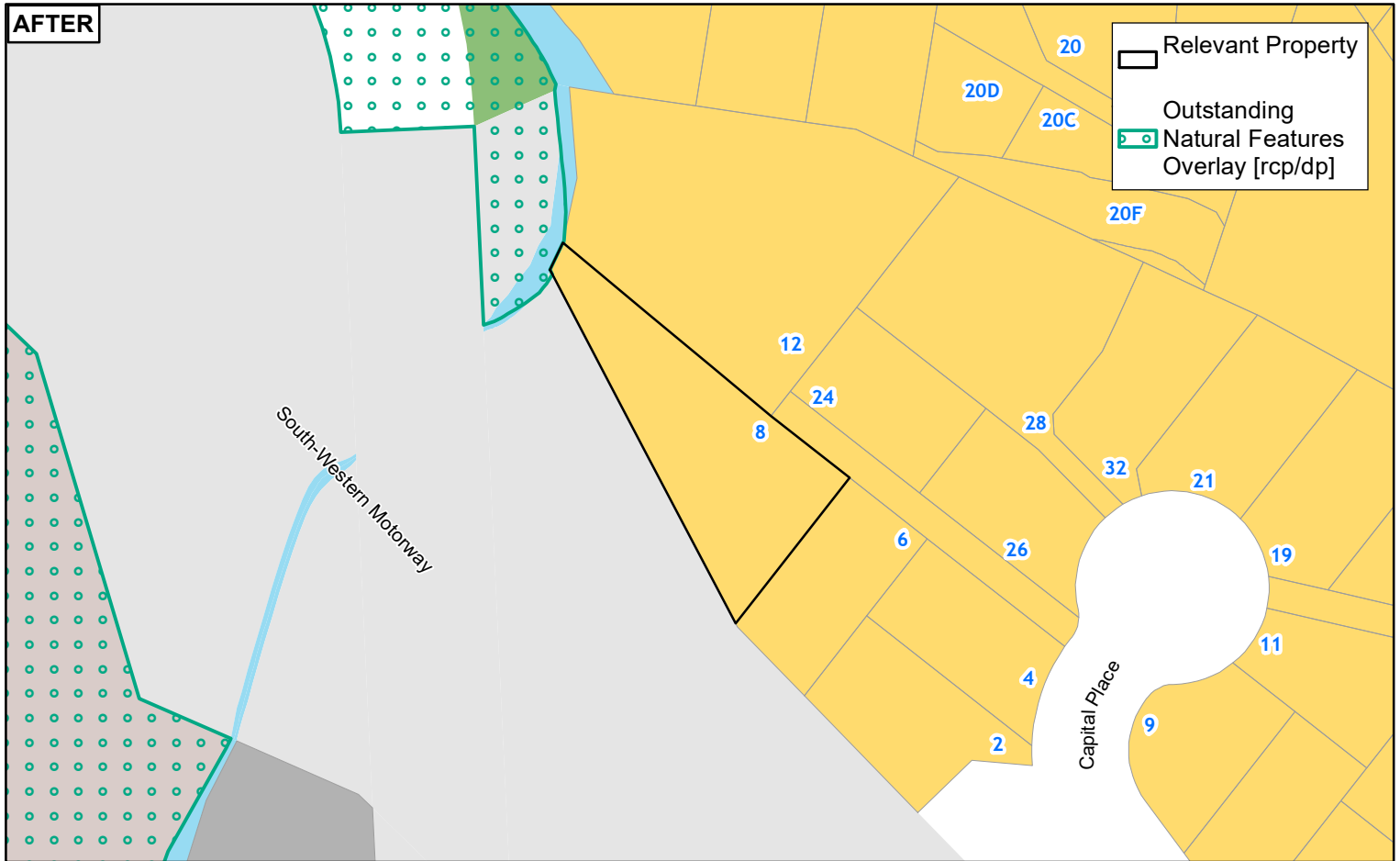


Plans and Places

BEFORE



AFTER



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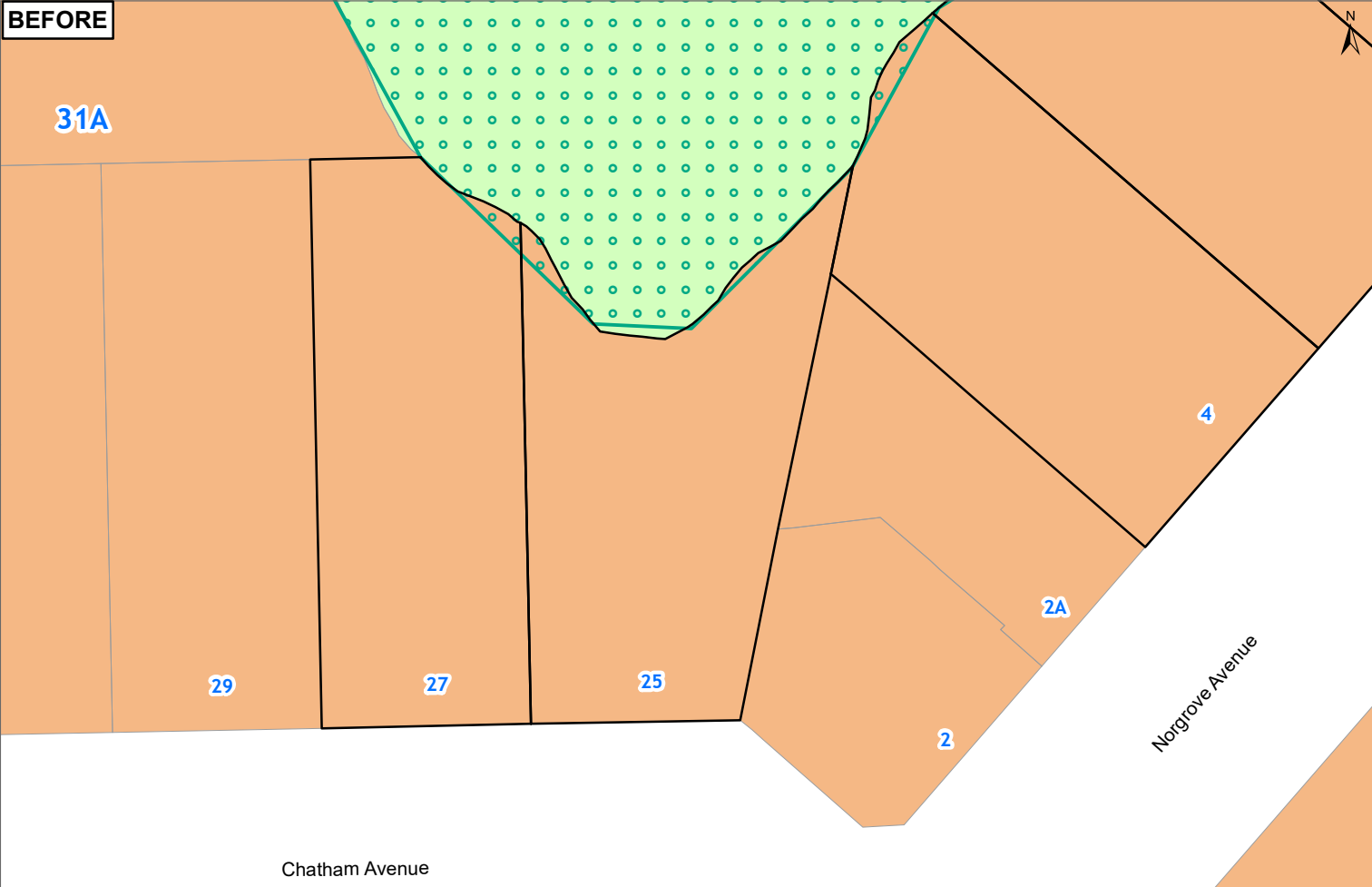
Clause 20A - Outstanding Natural Features

8 CAPITAL PLACE PAPATOETOE AUCKLAND 2025

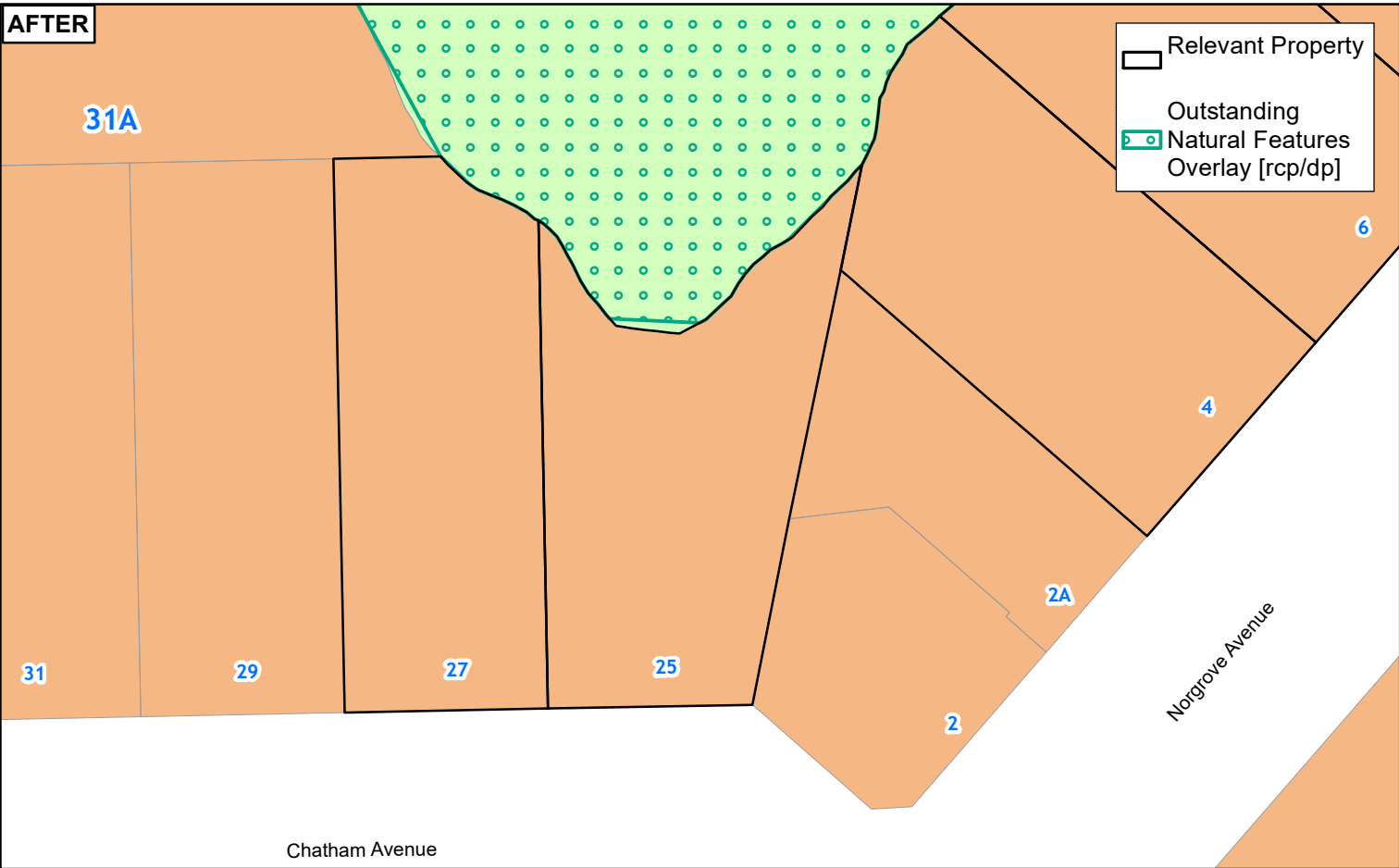


Plans and Places

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Clause 20A - Outstanding Natural Features

25 CHATHAM AVENUE MOUNT ALBERT AUCKLAND 1025

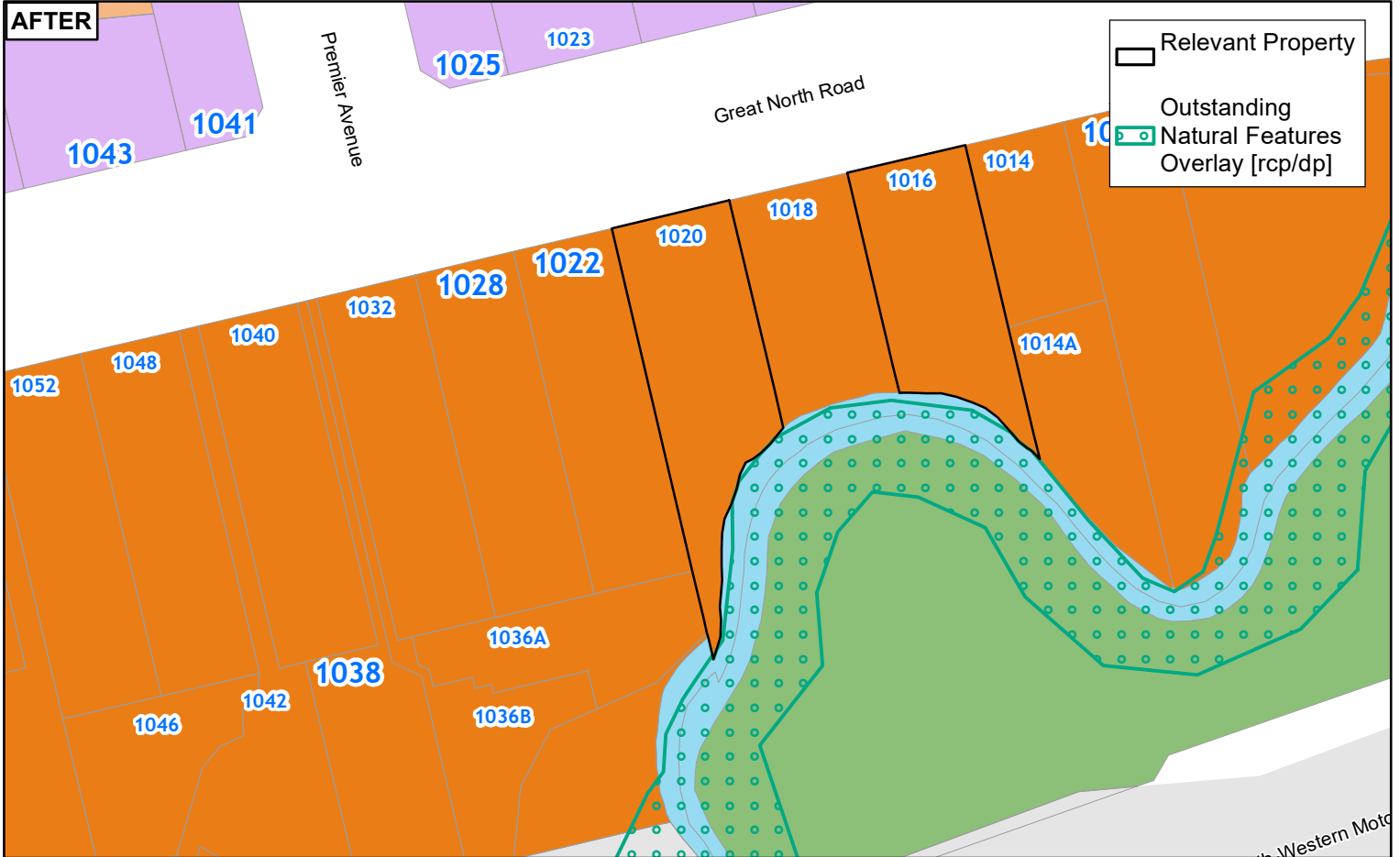


Plans and Places

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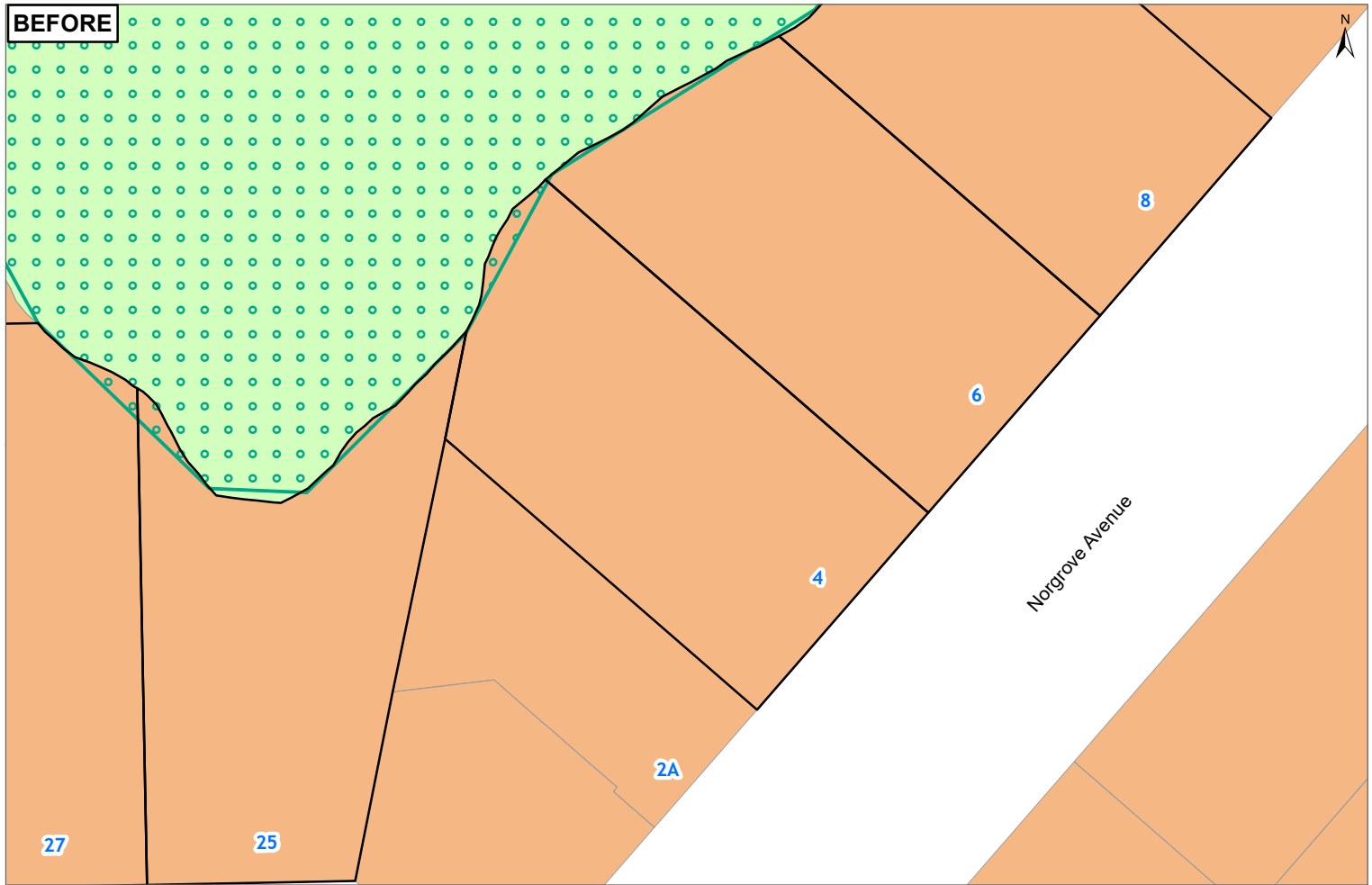
Clause 20A - Outstanding Natural Features

1020 GREAT NORTH ROAD POINT CHEVALIER AUCKLAND 1022

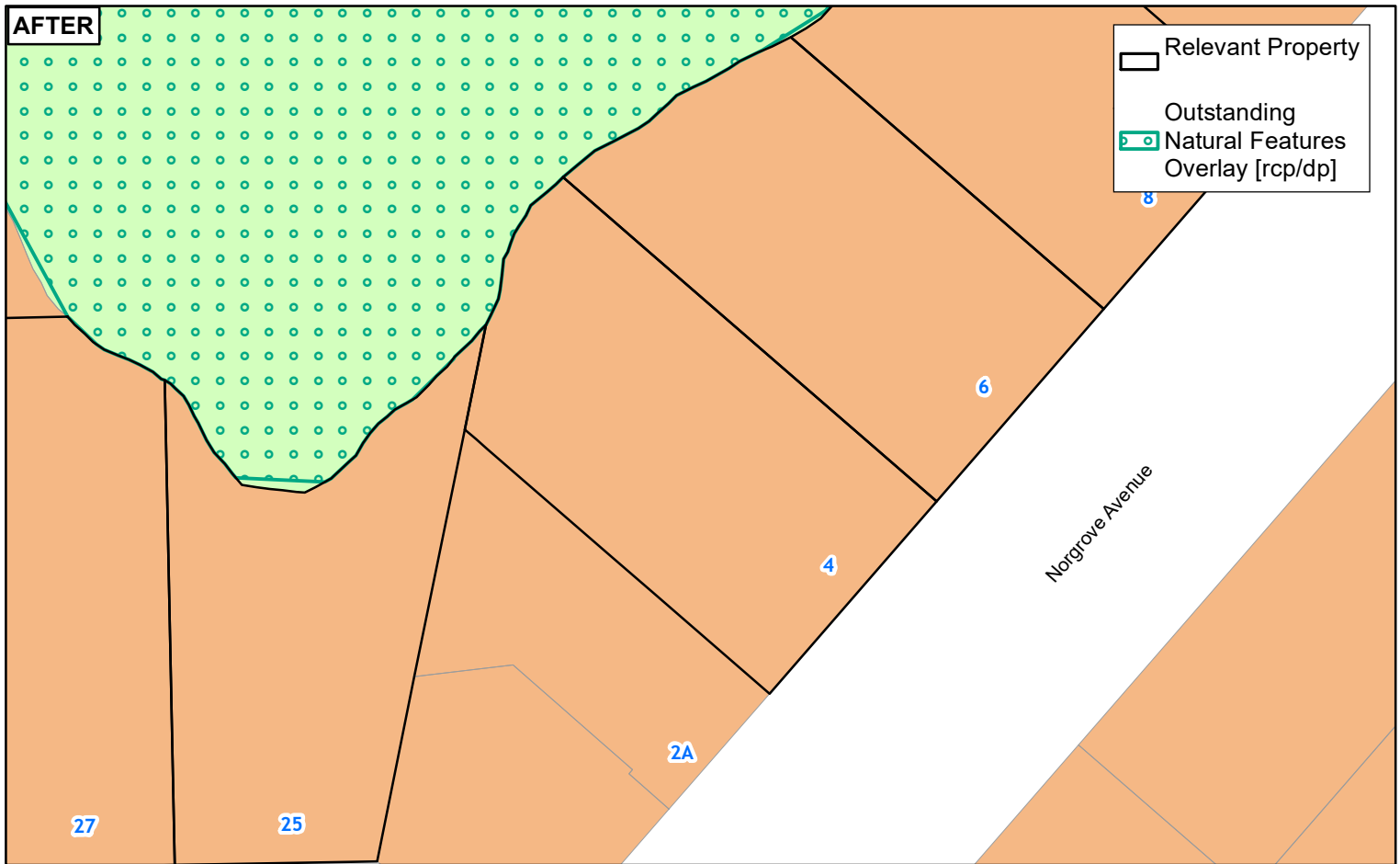


Plans and Places

BEFORE



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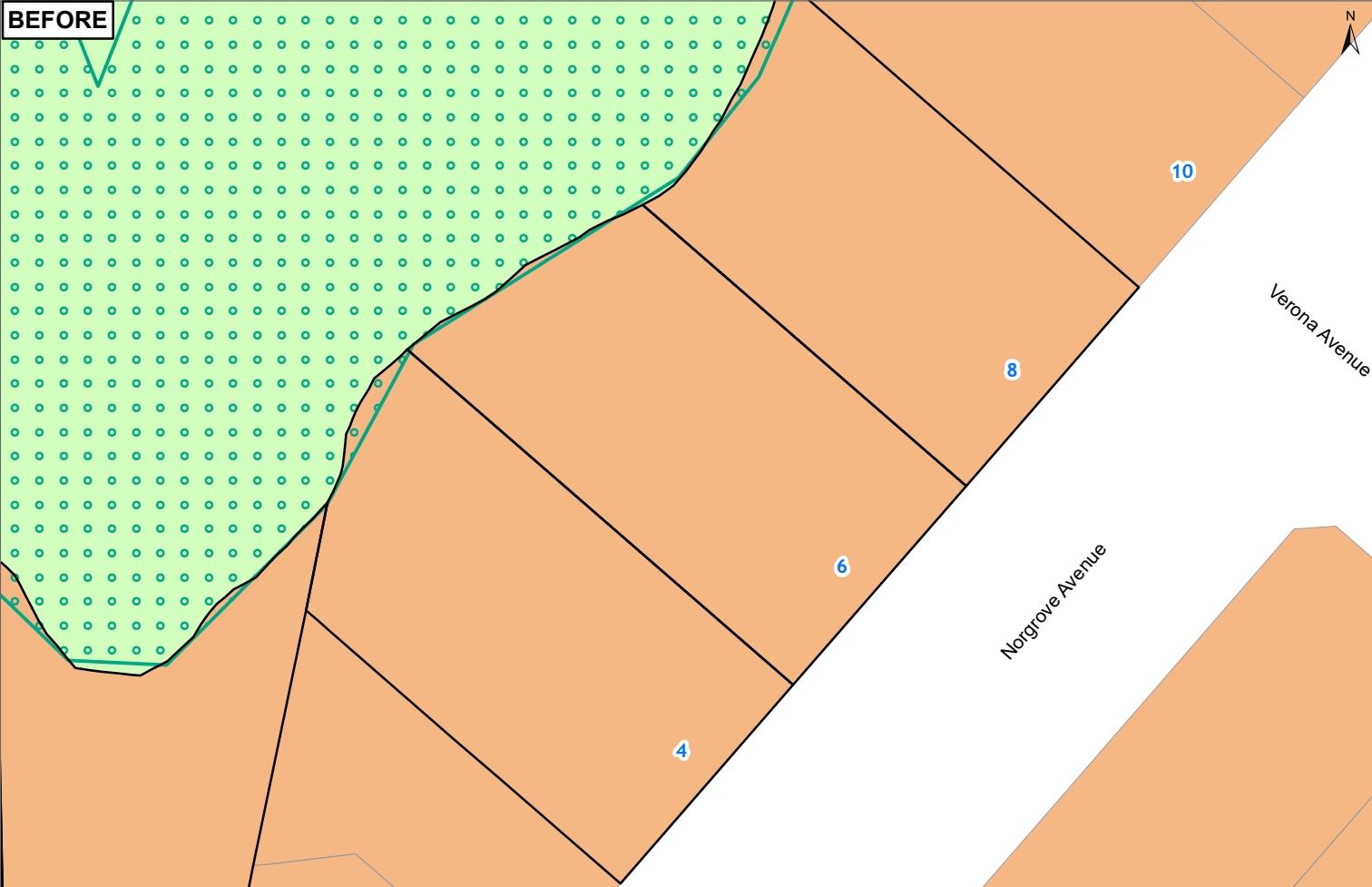
Clause 20A - Outstanding Natural Features

4 NORGROVE AVENUE MOUNT ALBERT AUCKLAND 1025

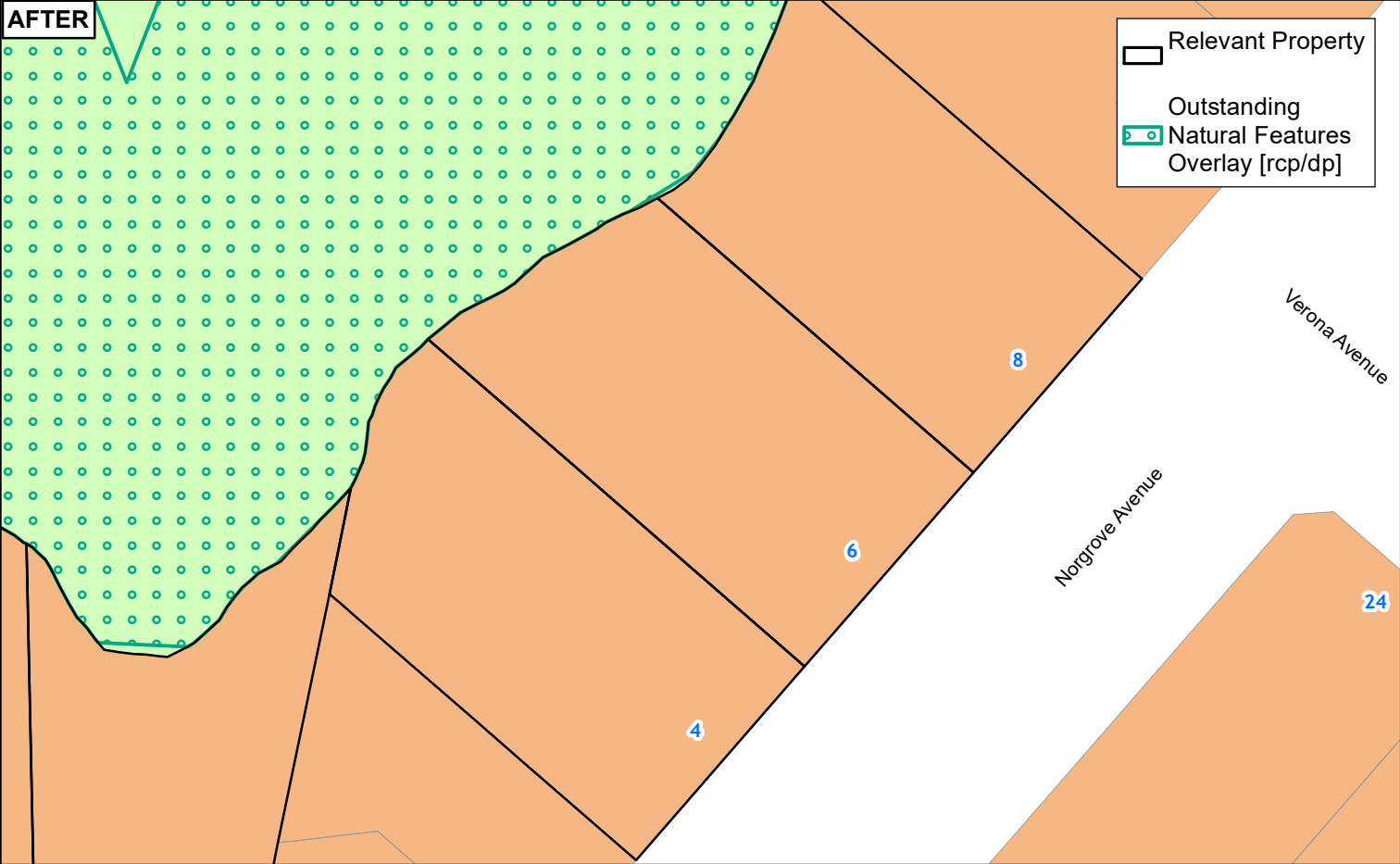


Plans and Places

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Clause 20A - Outstanding Natural Features

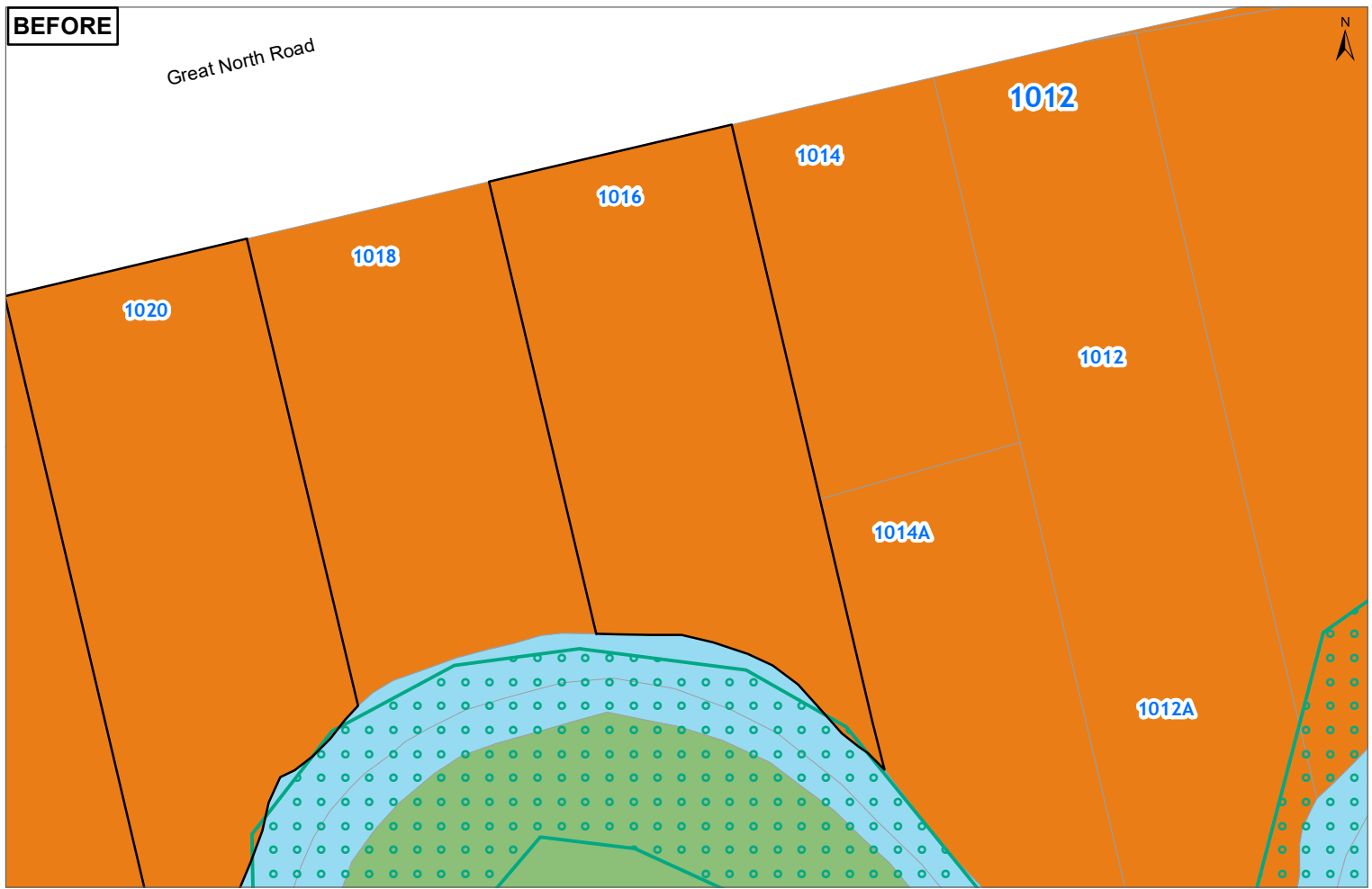
6 NORGROVE AVENUE MOUNT ALBERT AUCKLAND 1025



Plans and Places

BEFORE

Great North Road



AFTER

Great North Road

 Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



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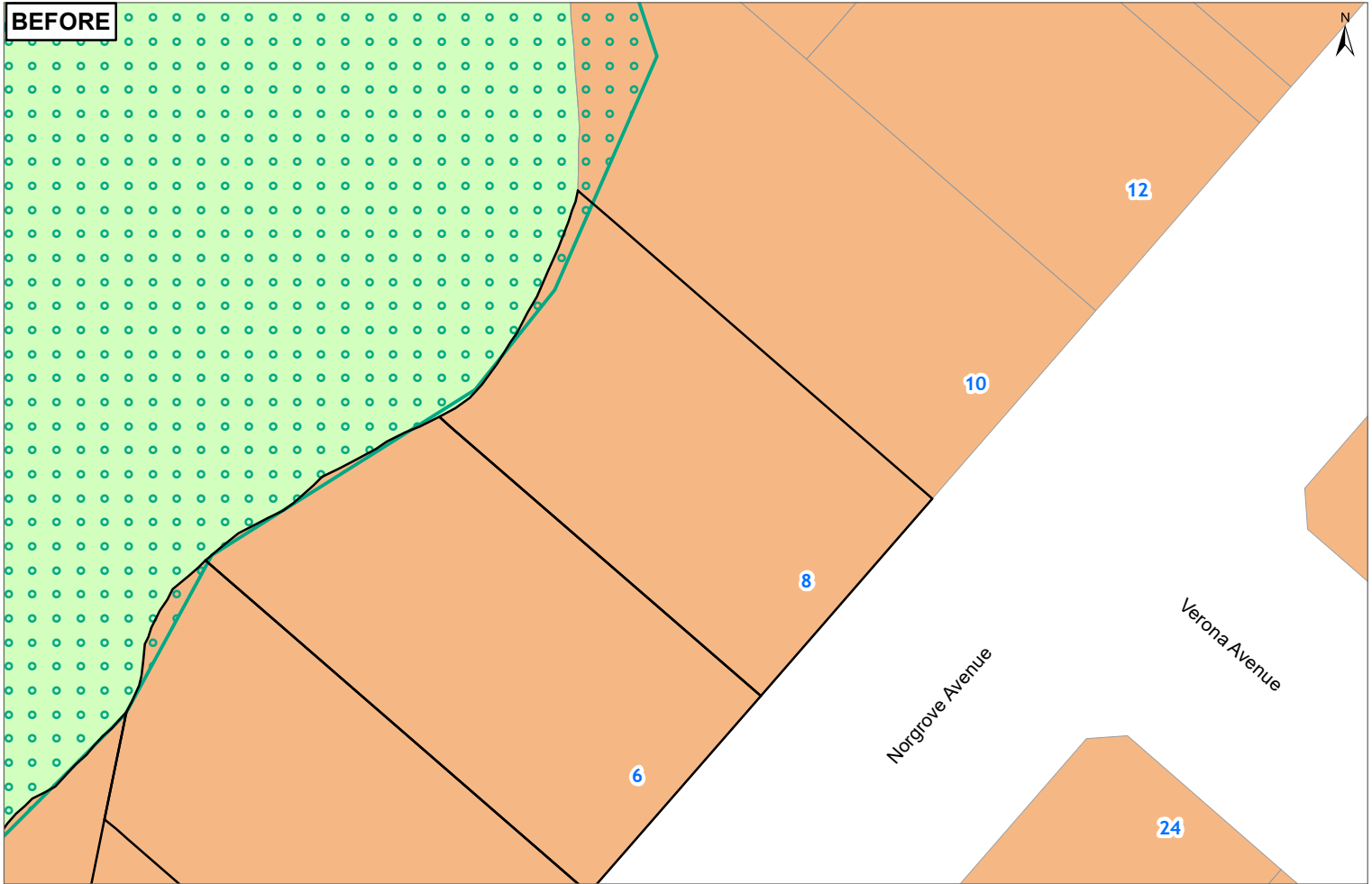
Clause 20A - Outstanding Natural Features

1016 GREAT NORTH ROAD POINT CHEVALIER AUCKLAND 1022

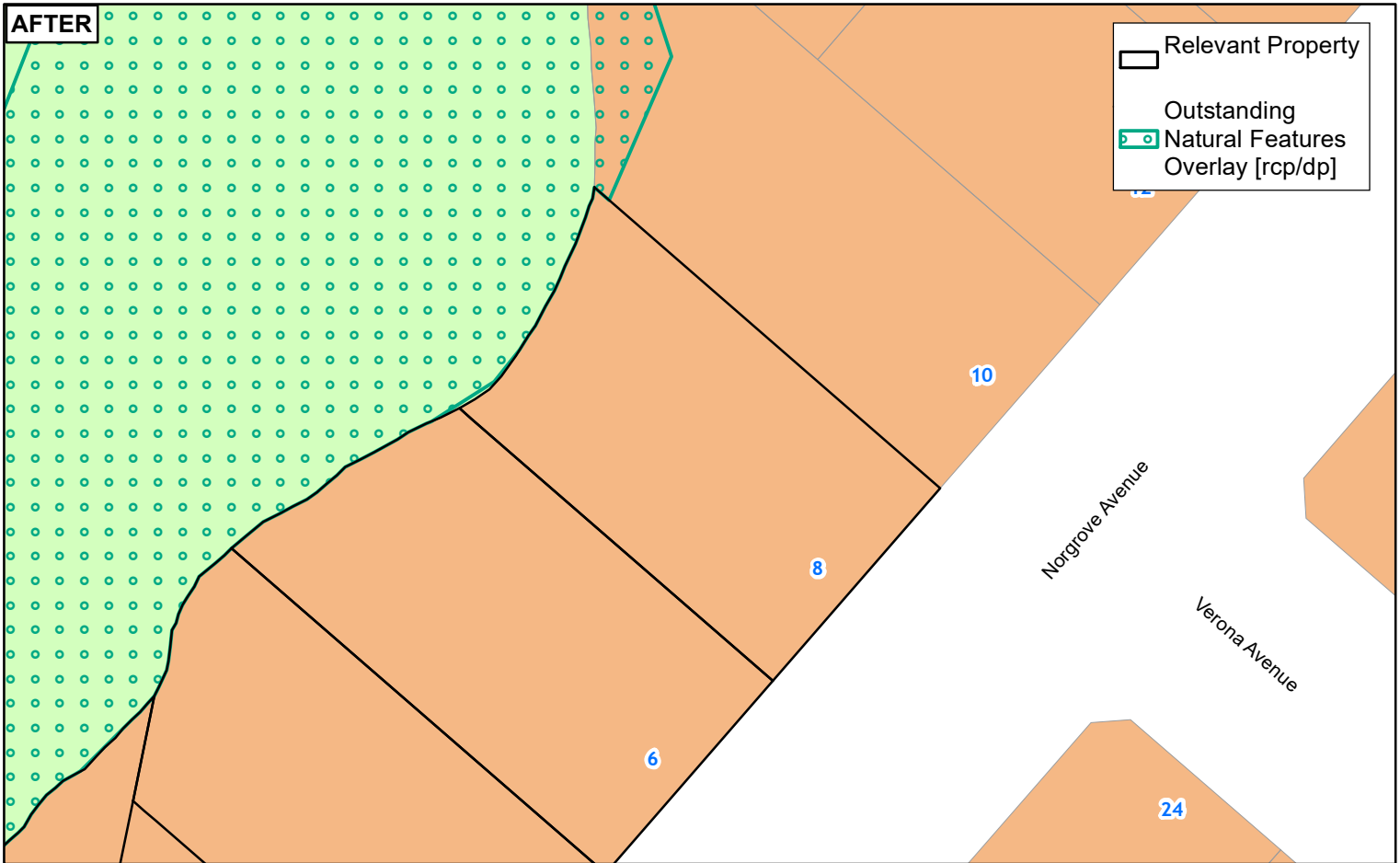




Plans and Places

BEFORE



AFTER



-  Relevant Property
-  Outstanding Natural Features Overlay [rcp/dp]



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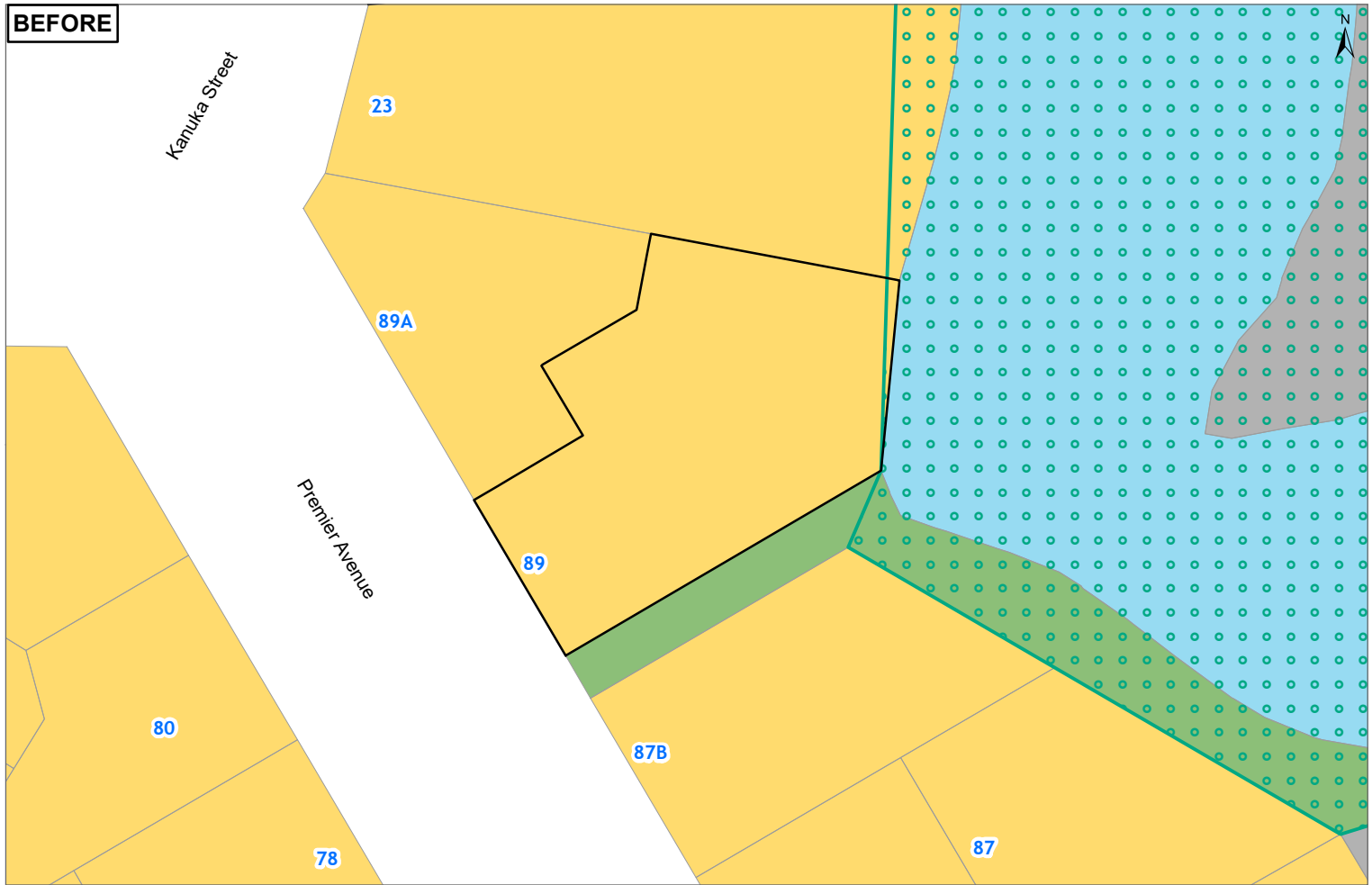
Clause 20A - Outstanding Natural Features

8 NORGROVE AVENUE MOUNT ALBERT AUCKLAND 1025

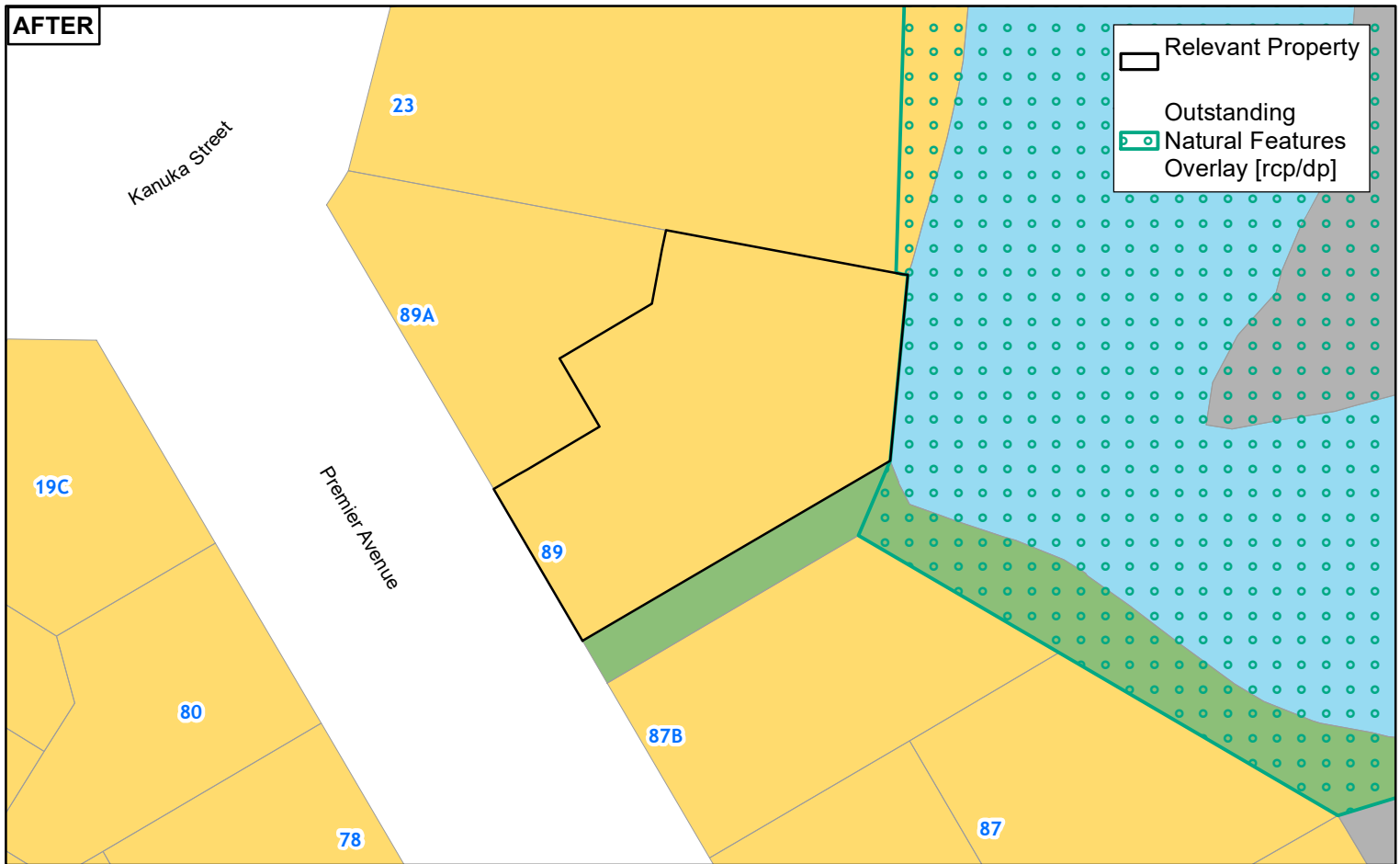


Plans and Places

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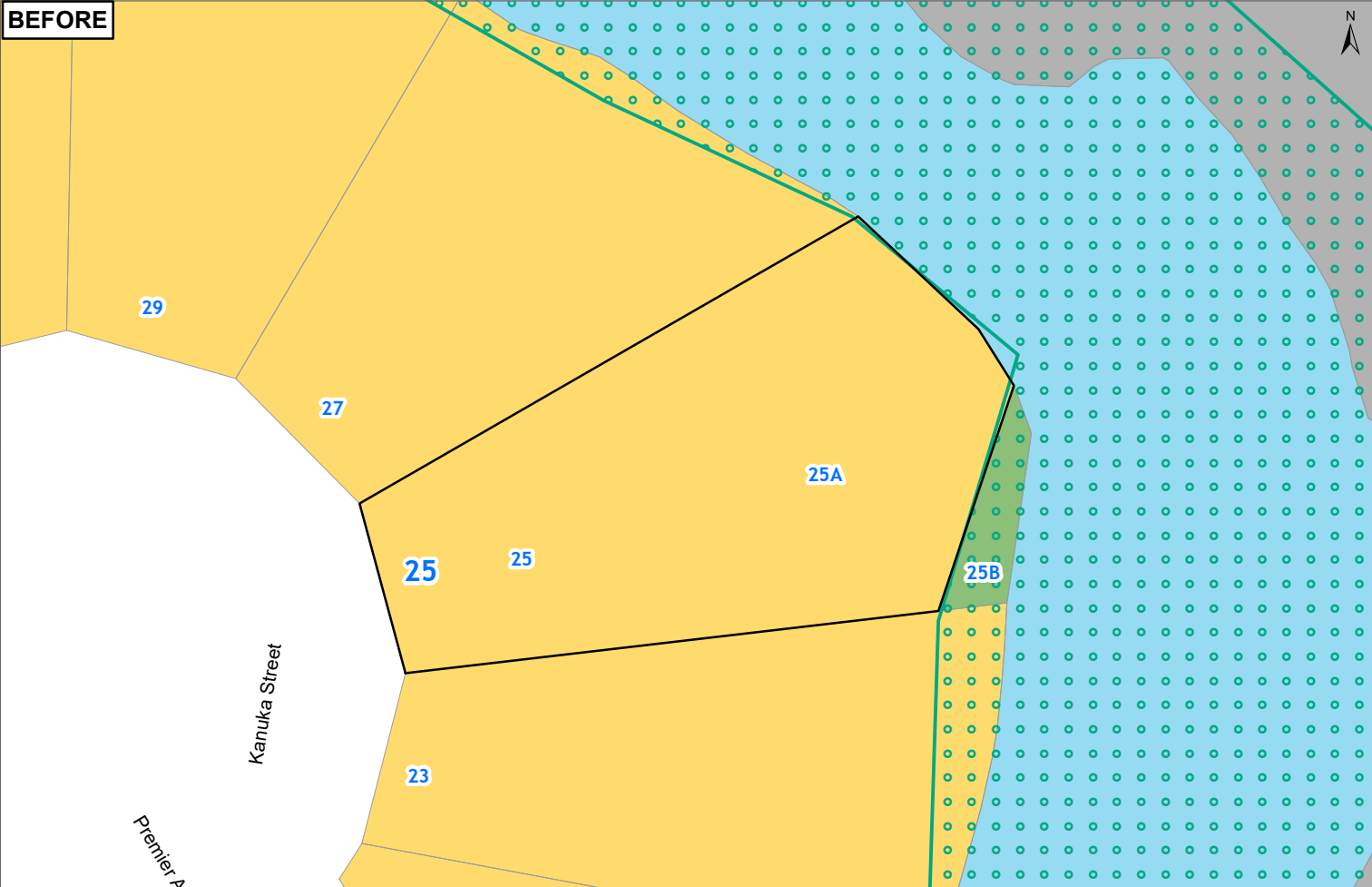
Clause 20A - Outstanding Natural Features

89 PREMIER AVENUE POINT CHEVALIER AUCKLAND 2022

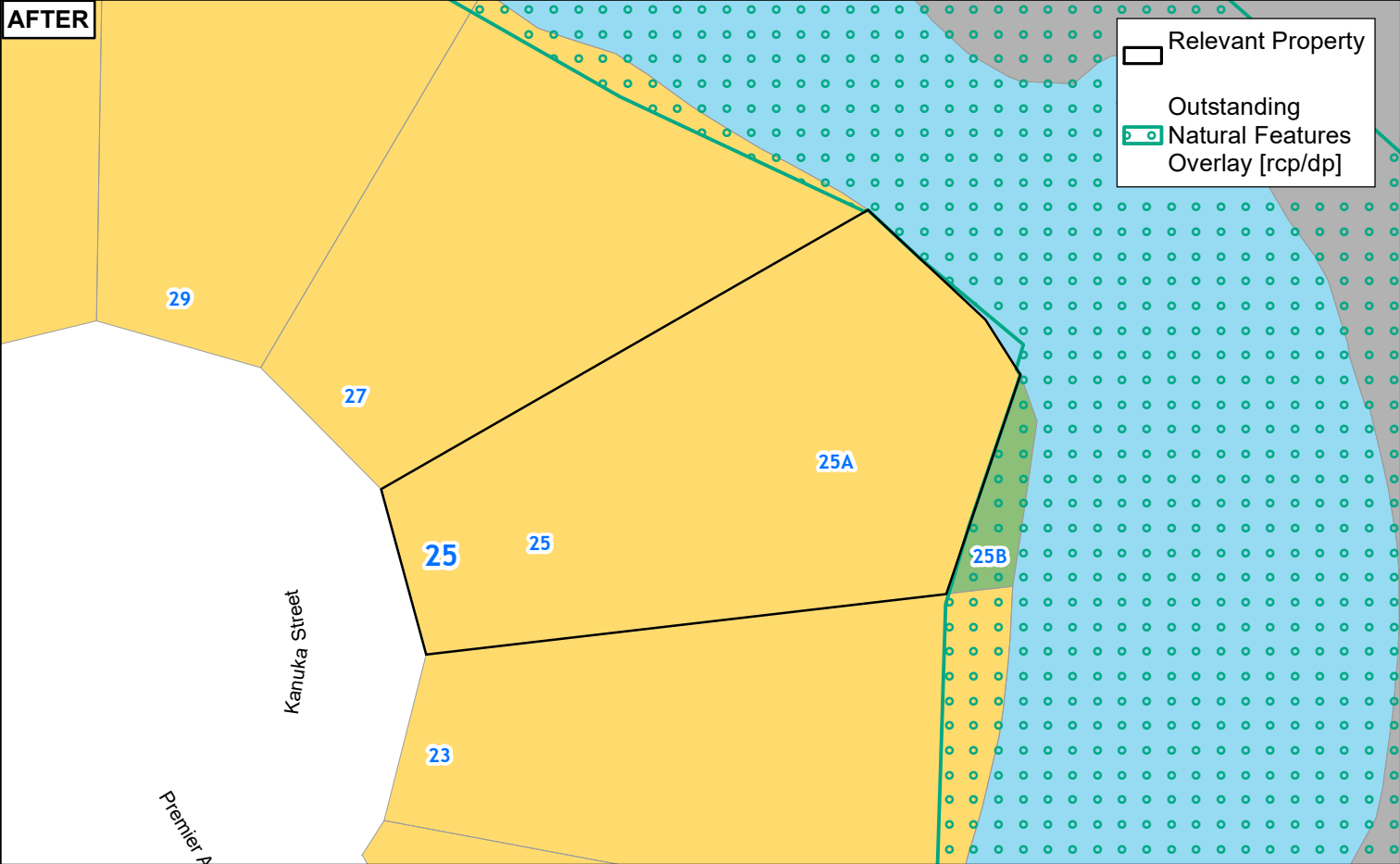


Plans and Places

BEFORE



AFTER



Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



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Date: 10/08/2022

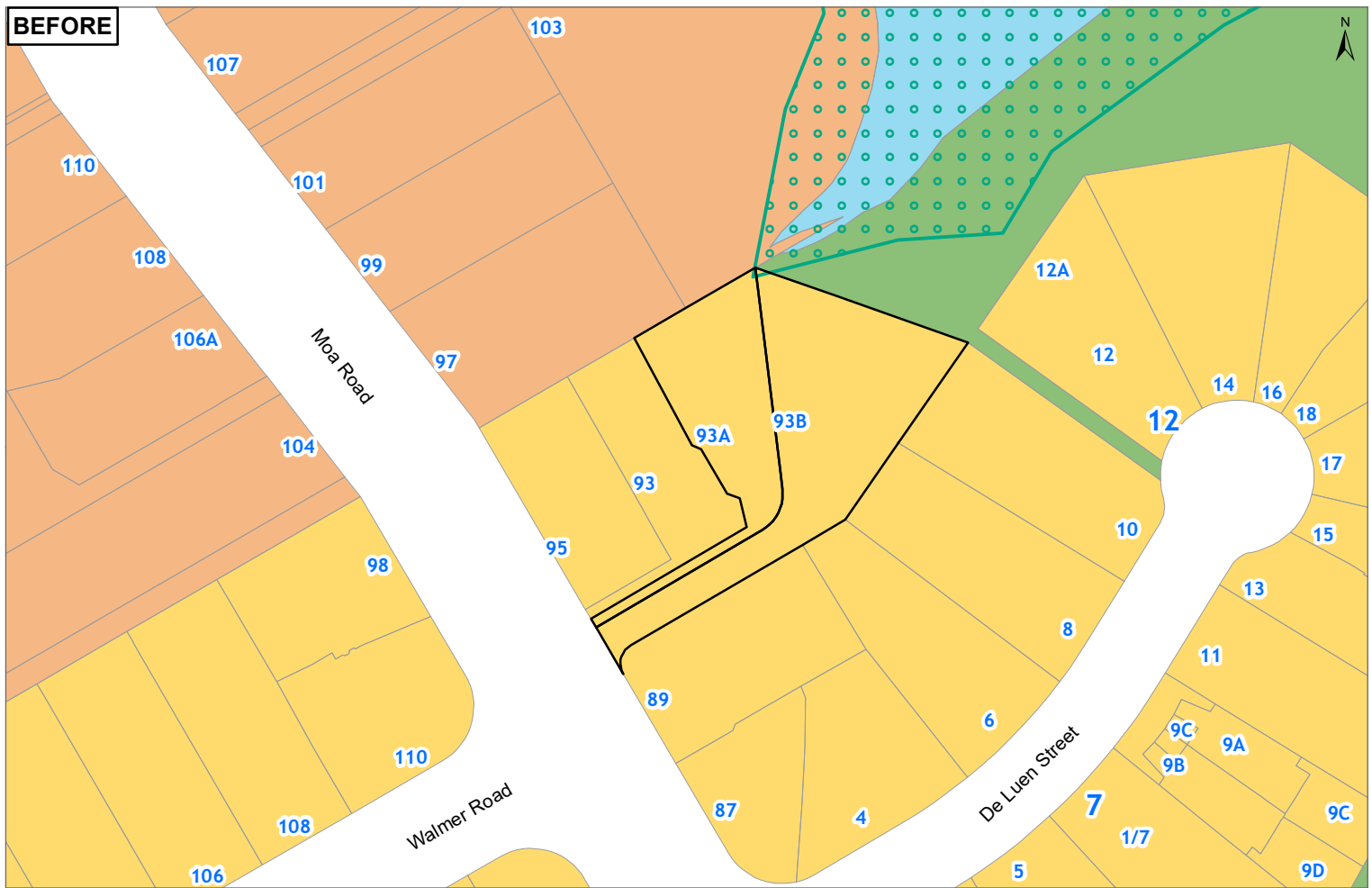
Clause 20A - Outstanding Natural Features

25 KANUKA STREET POINT CHEVALIER AUCKLAND 1022

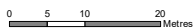
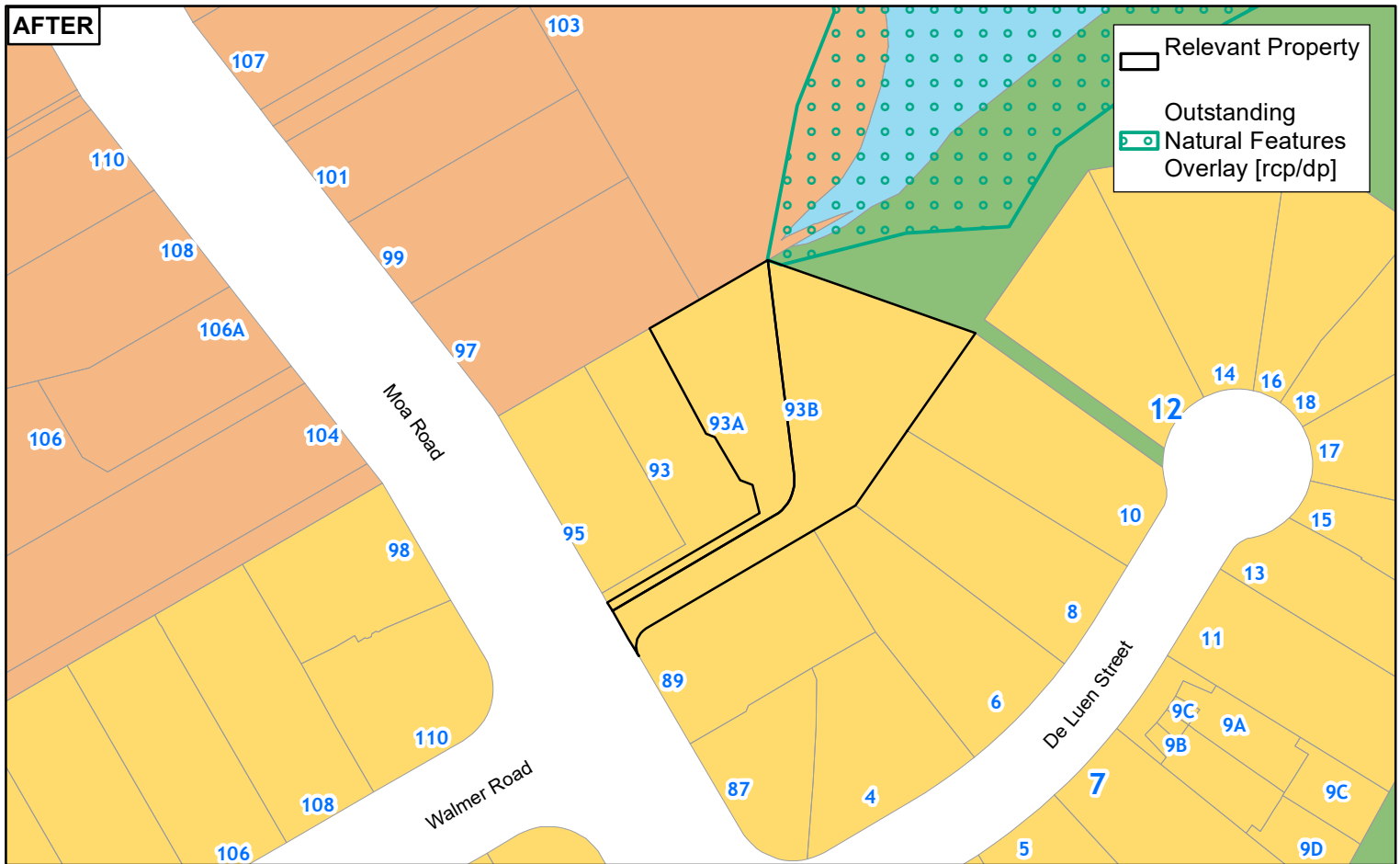


Plans and Places

BEFORE



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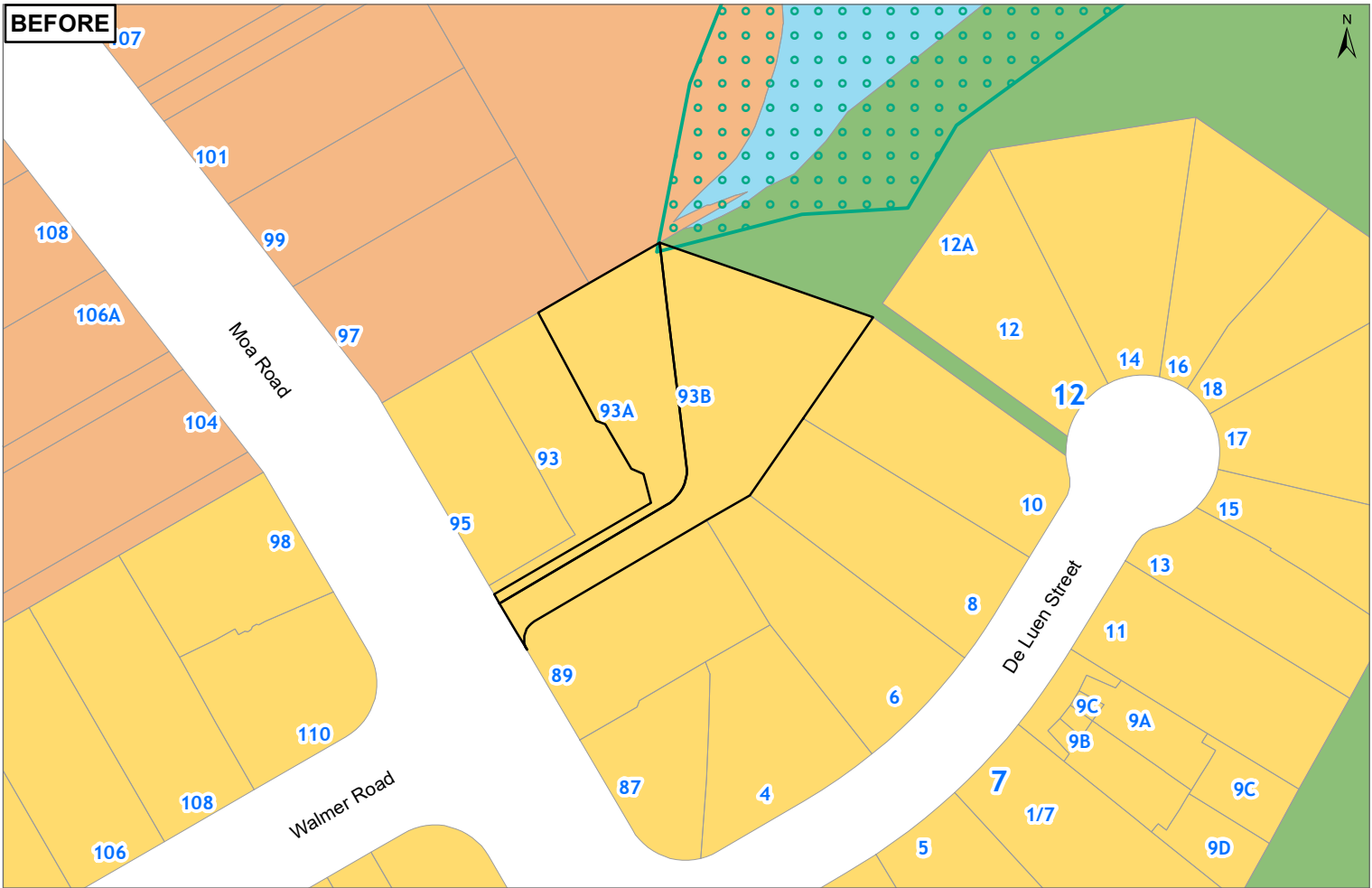
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
93A MOA ROAD POINT CHEVALIER AUCKLAND 1022

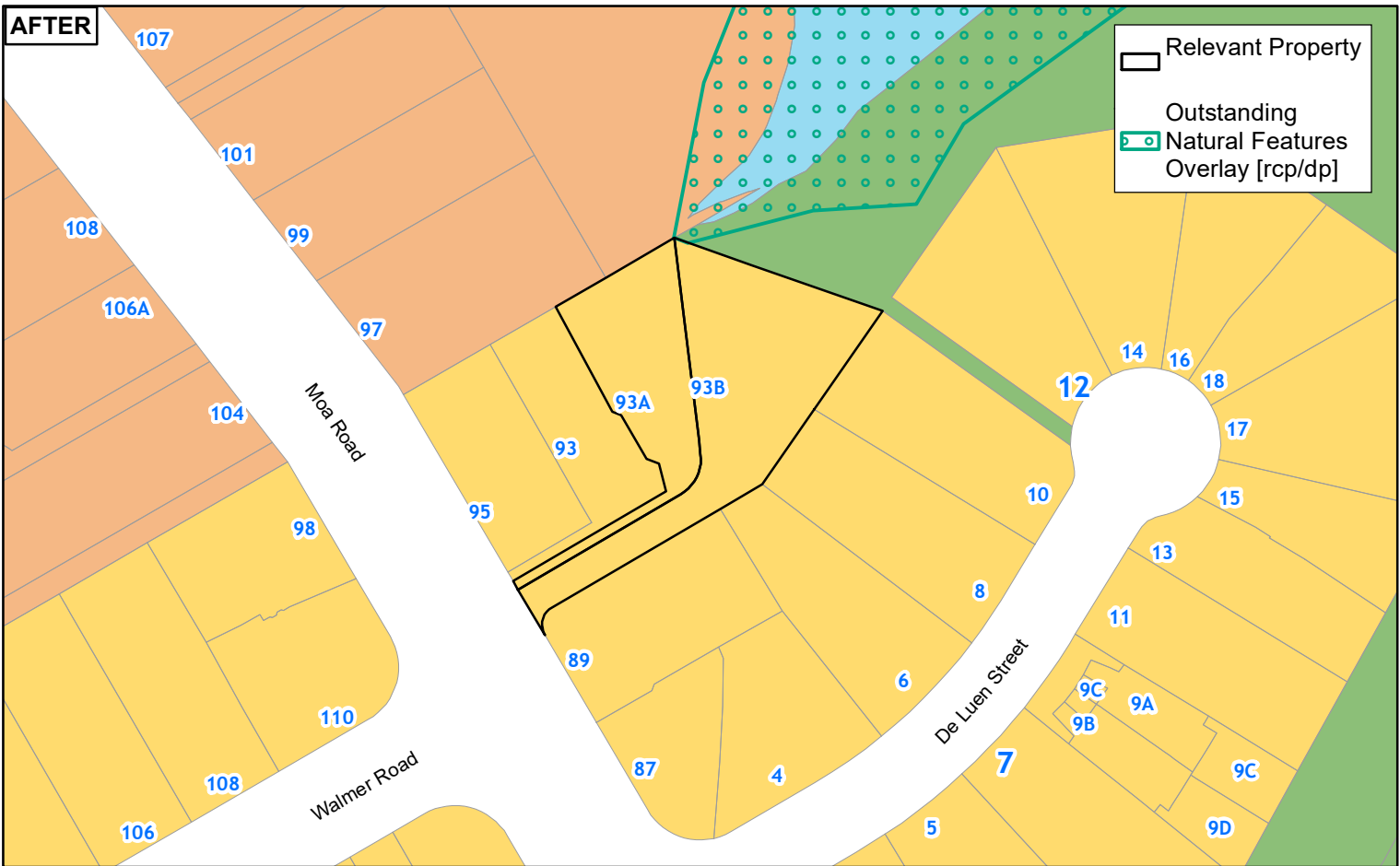


Plans and Places

BEFORE



AFTER



0 5 10 20 Metres

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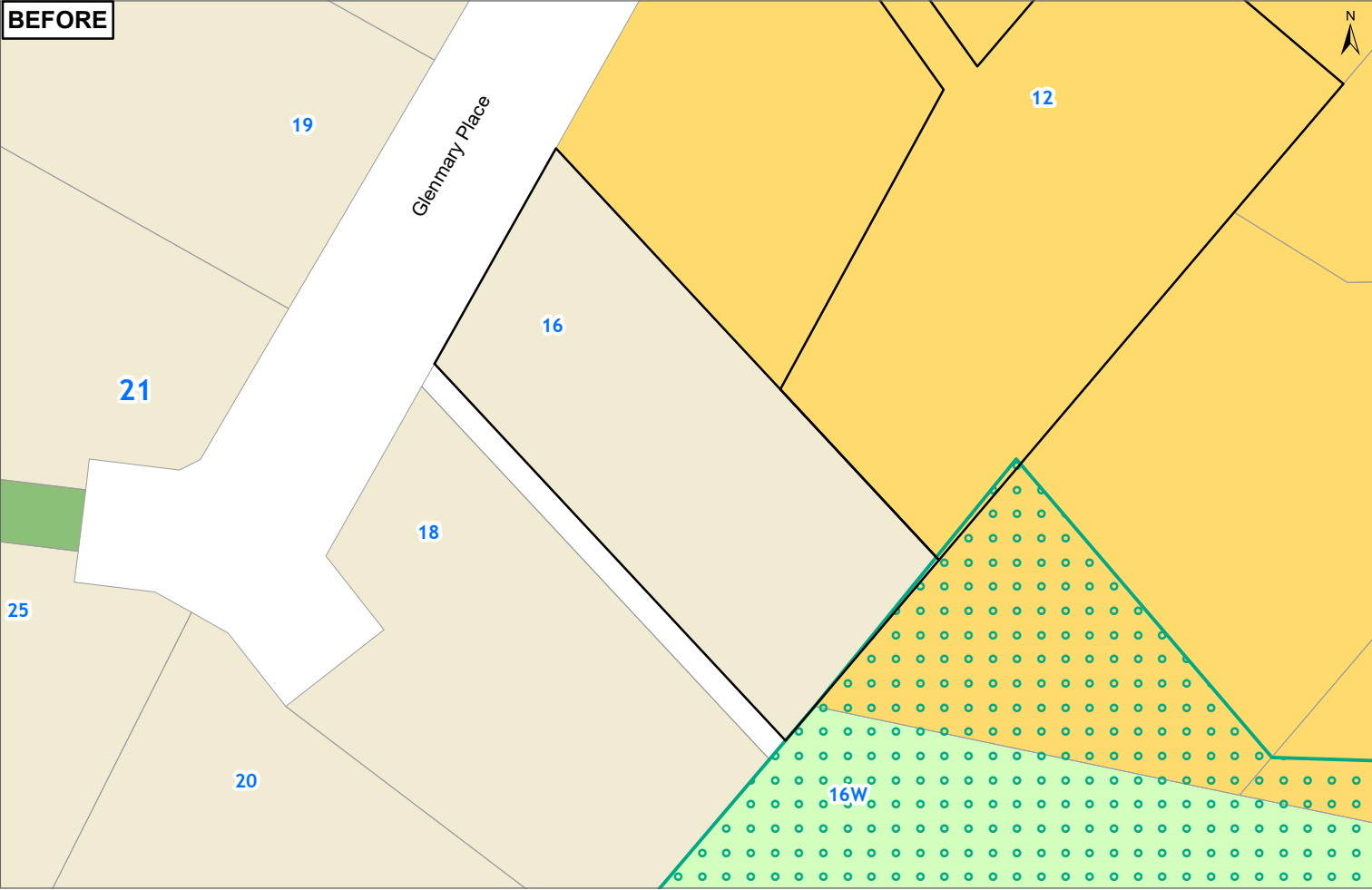
Date: 10/08/2022

Clause 20A - Outstanding Natural Features 93B MOA ROAD POINT CHEVALIER AUCKLAND 1022

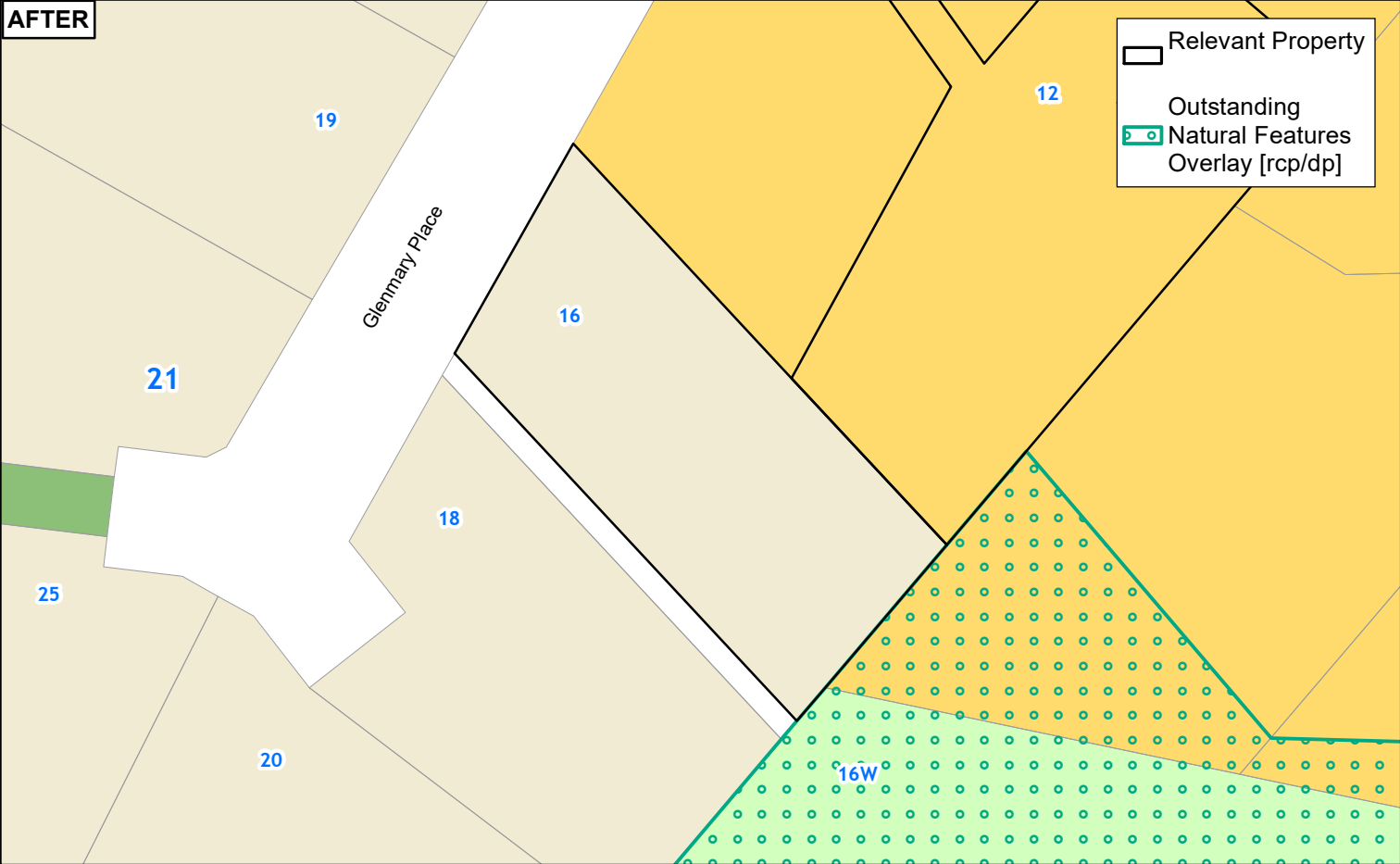


Plans and Places

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Date: 10/08/2022

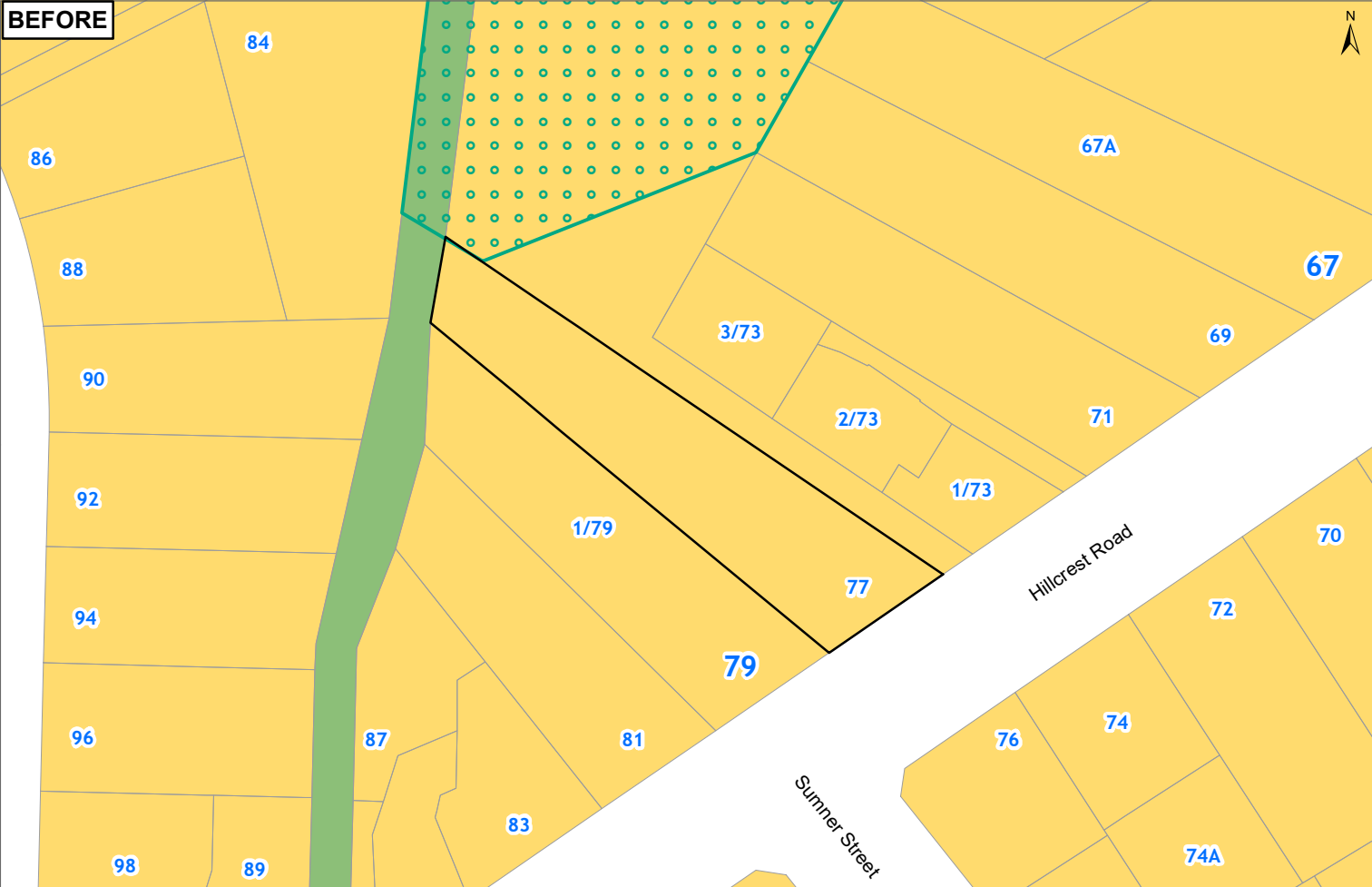
Clause 20A - Outstanding Natural Features

16 GLENMARY PLACE PAPATOETOE AUCKLAND 2025

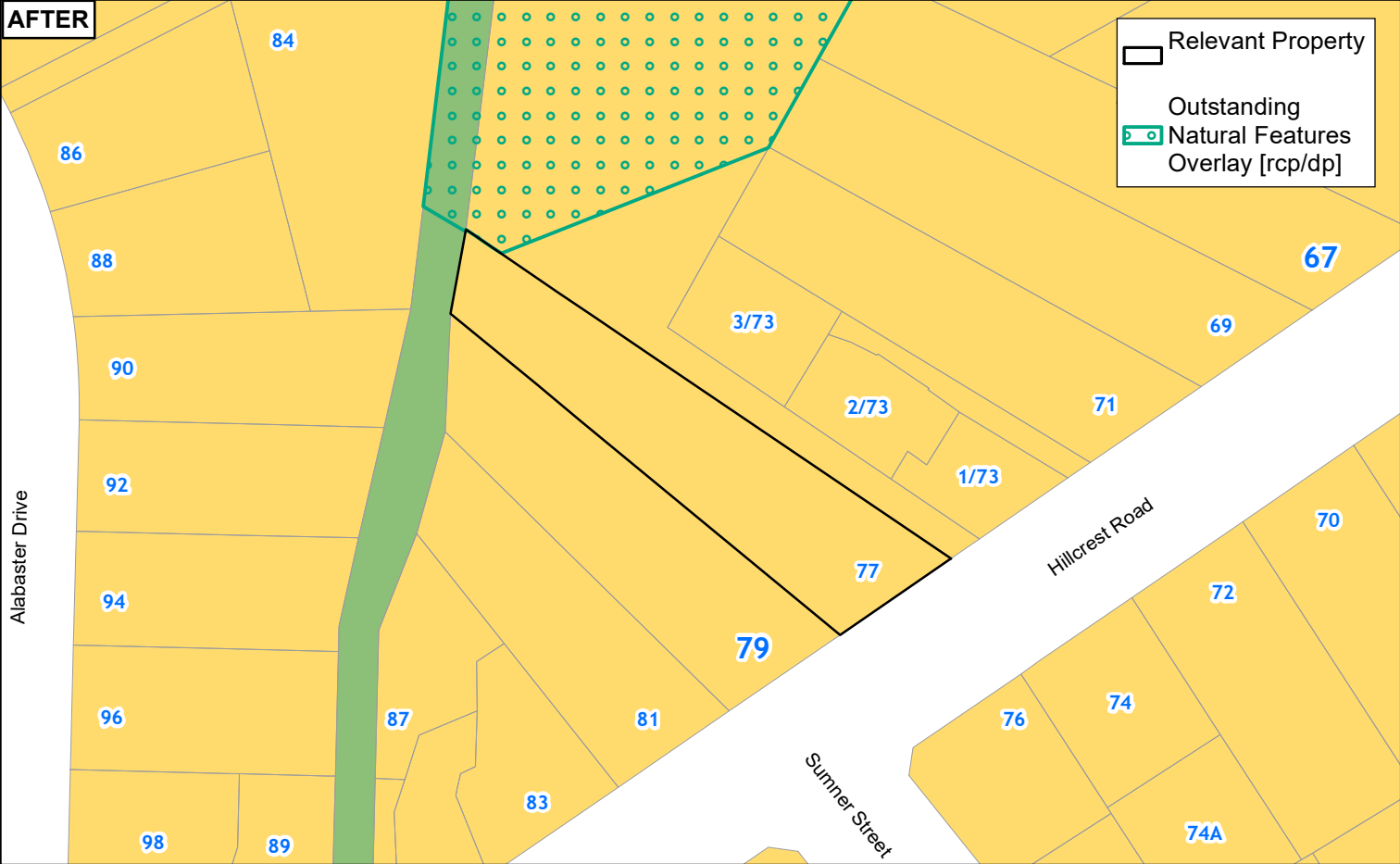


Plans and Places

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Date: 10/08/2022

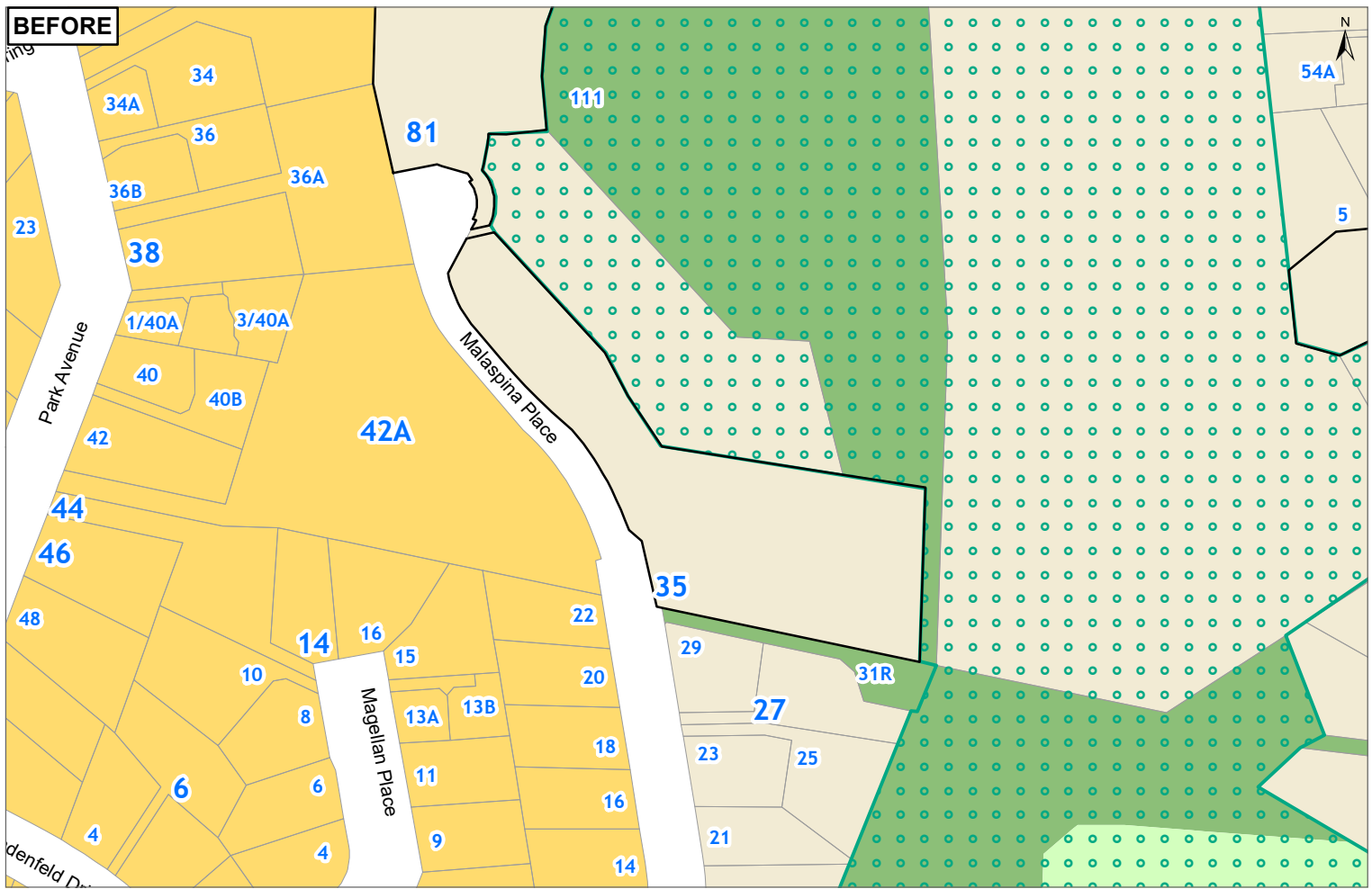
Clause 20A - Outstanding Natural Features

77 HILLCREST ROAD PAPATOETOE AUCKLAND 2025

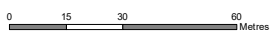
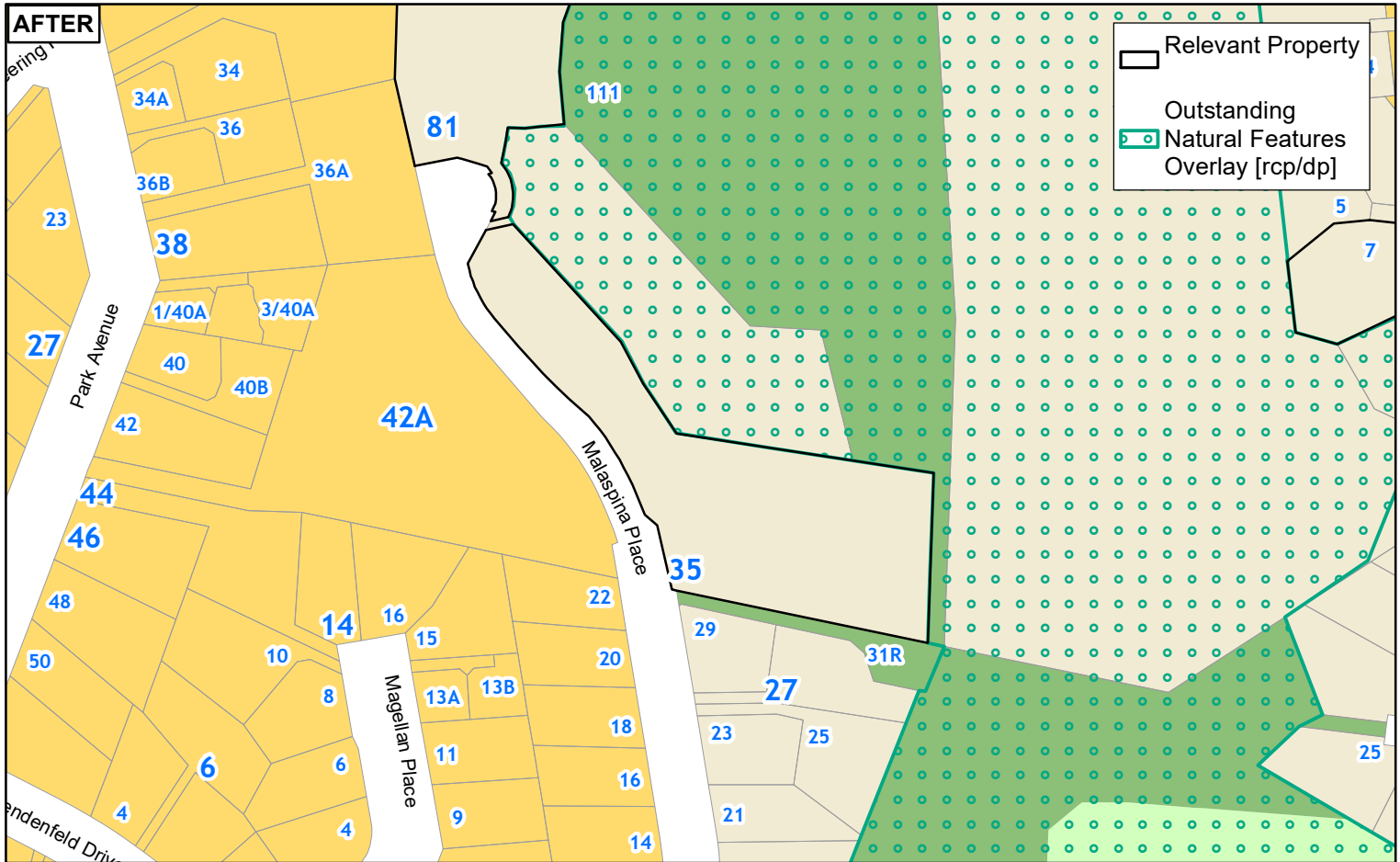


Plans and Places

BEFORE



AFTER



Clause 20A - Outstanding Natural Features

39 MALASPINA PLACE PAPATOETOE AUCKLAND 2025

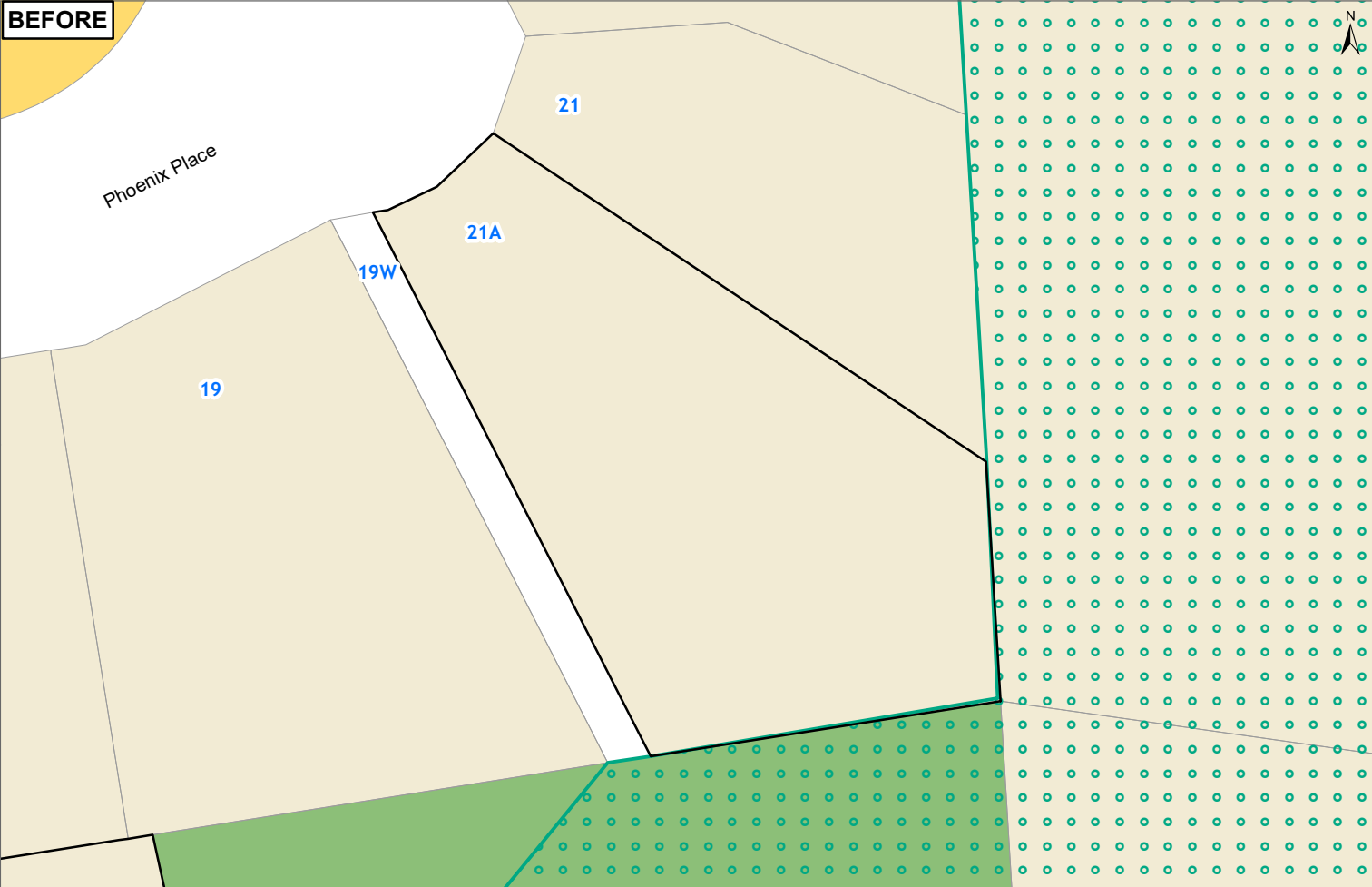
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Date: 10/08/2022

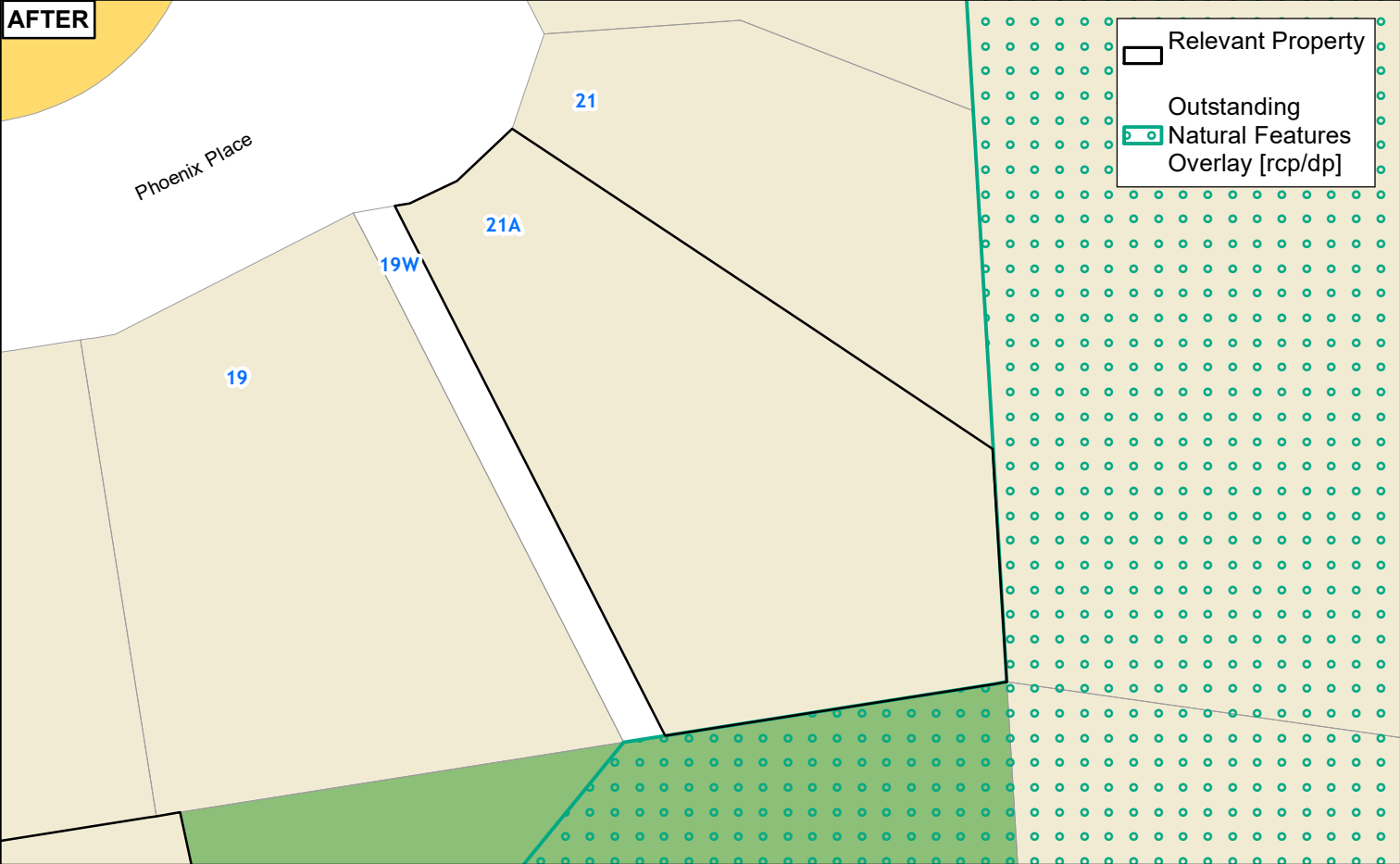


Plans and Places

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Date: 10/08/2022

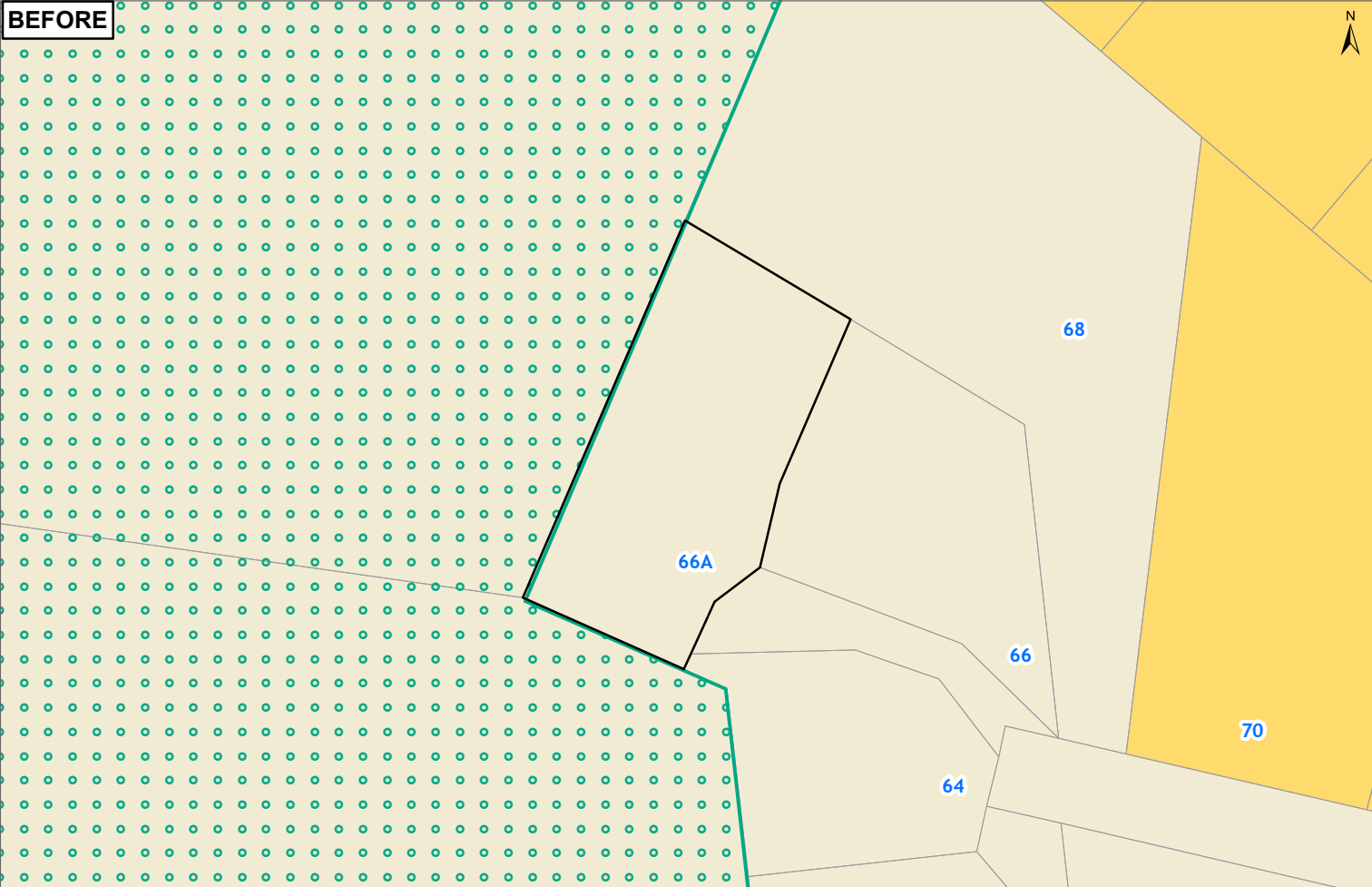
Clause 20A - Outstanding Natural Features

21A PHOENIX PLACE PAPATOETOE AUCKLAND 2025

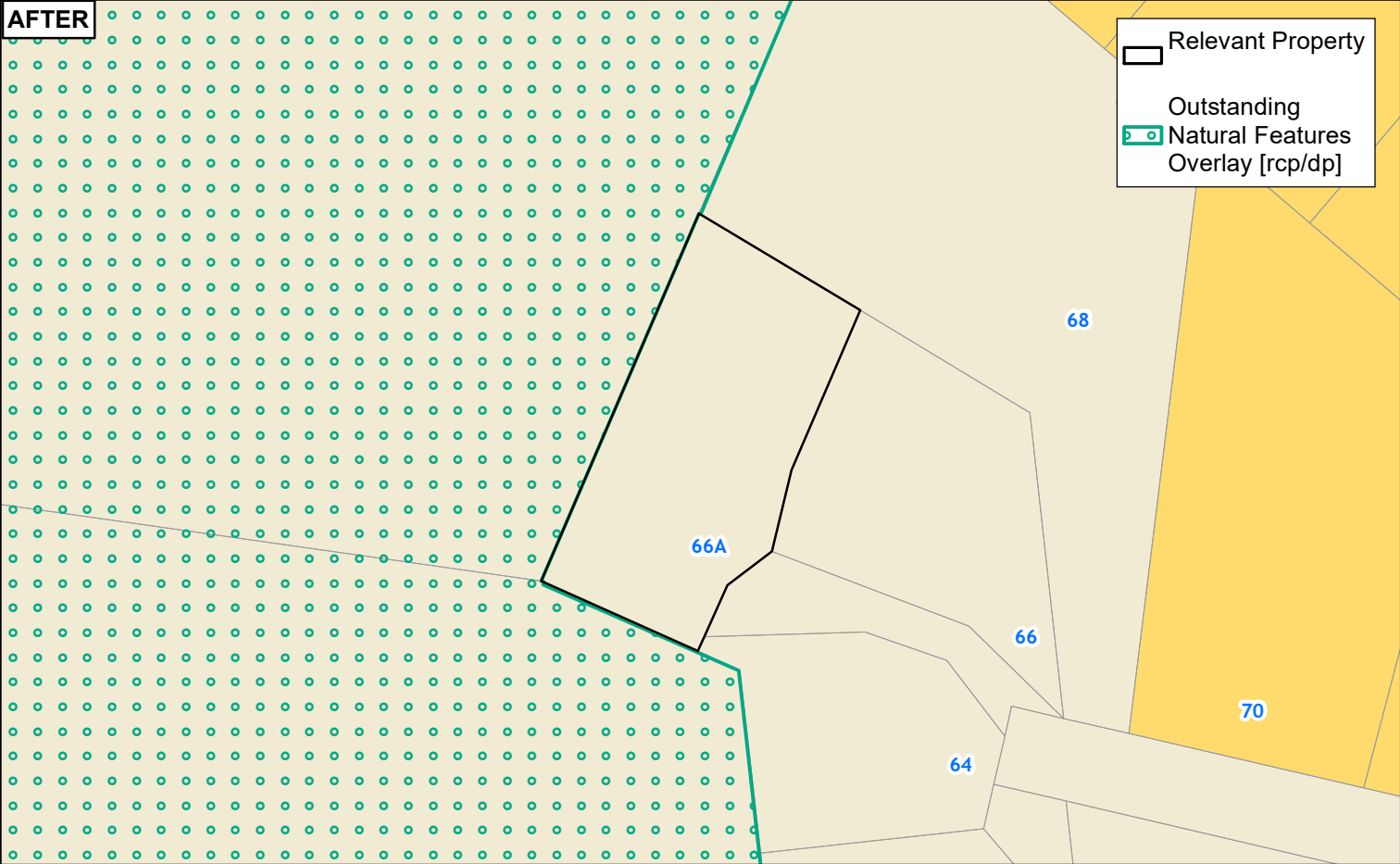


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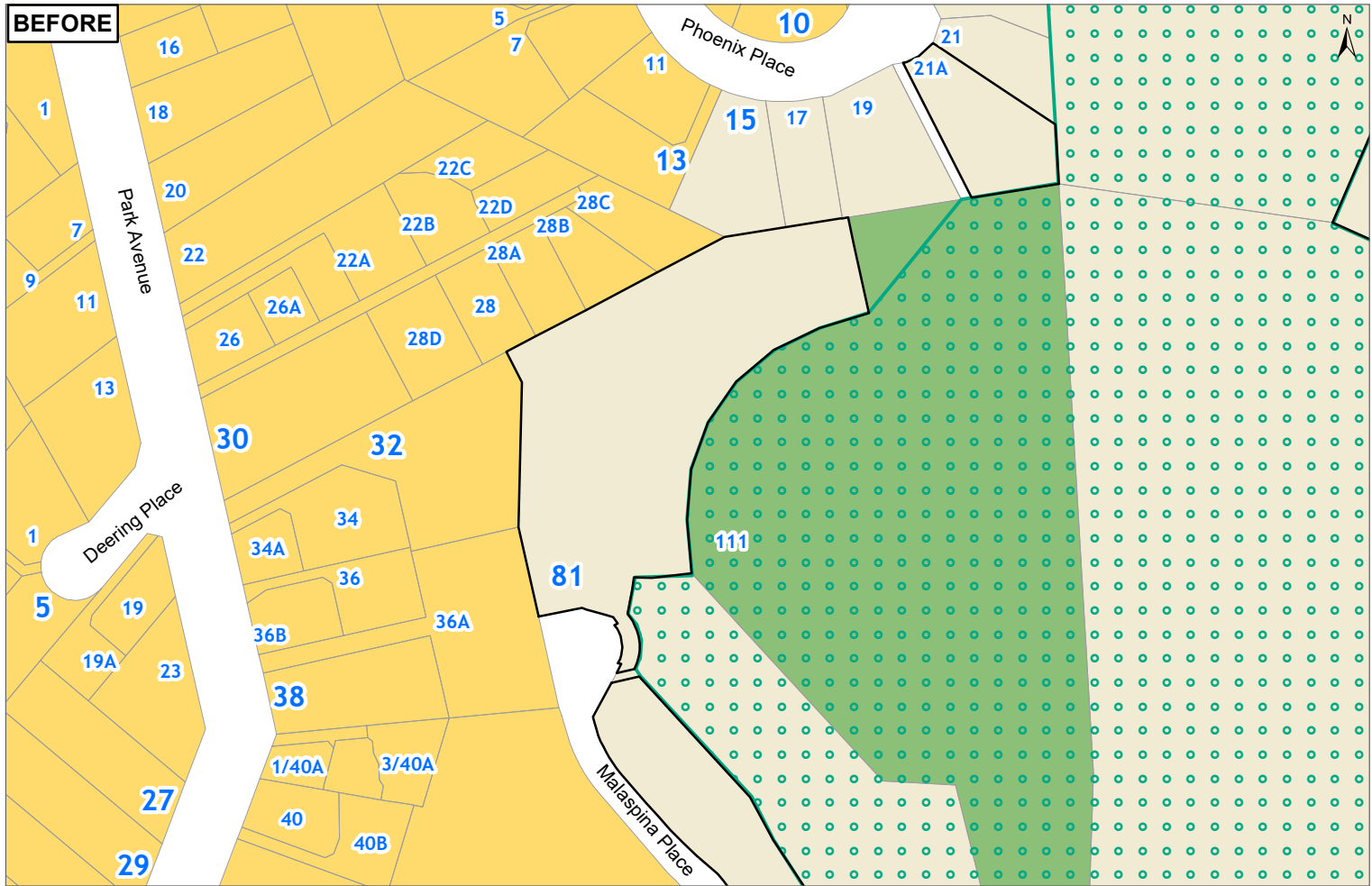
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
66A PEVERILL CRESCENT PAPATOETOE AUCKLAND 2025

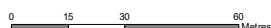
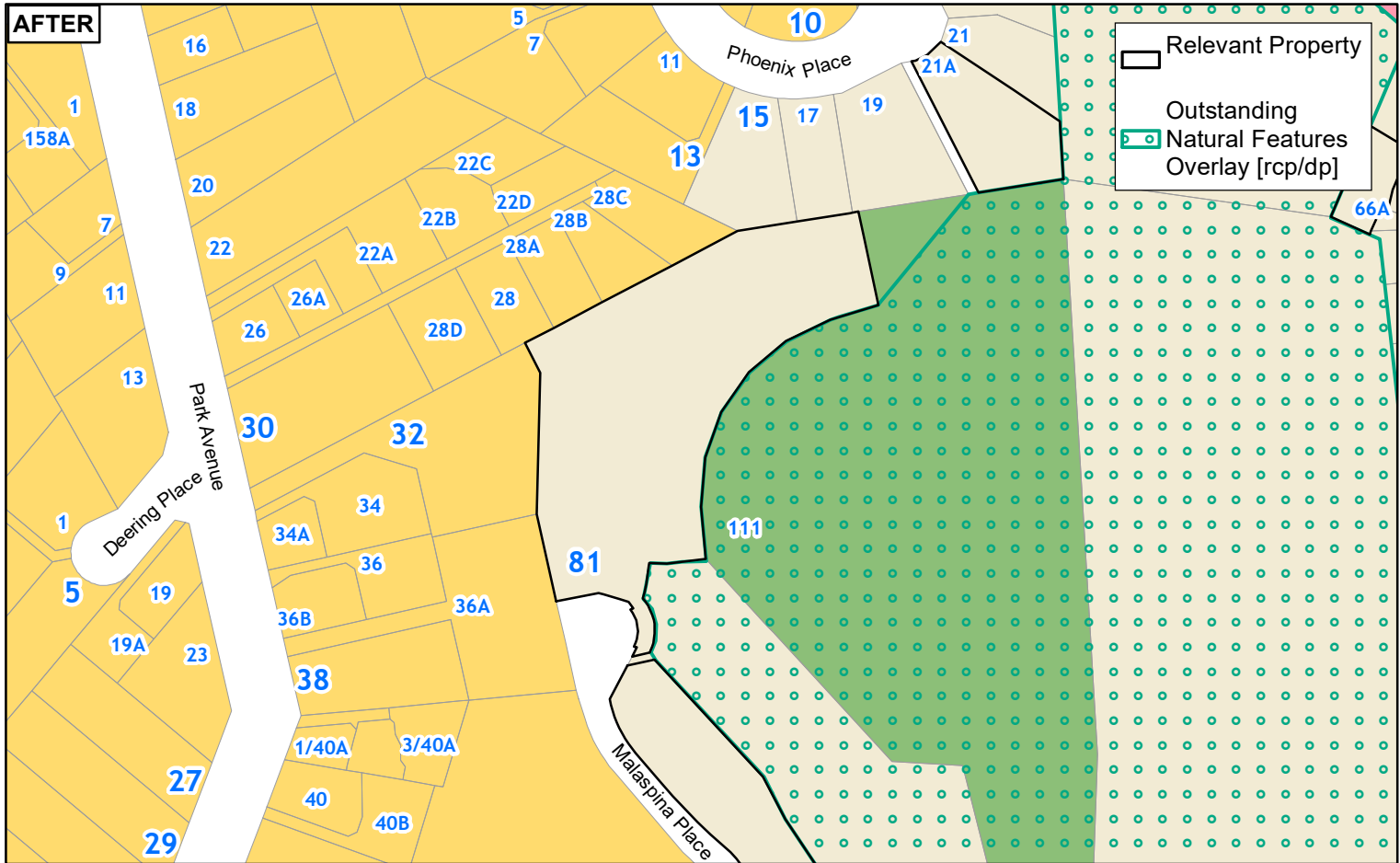


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Date: 10/08/2022

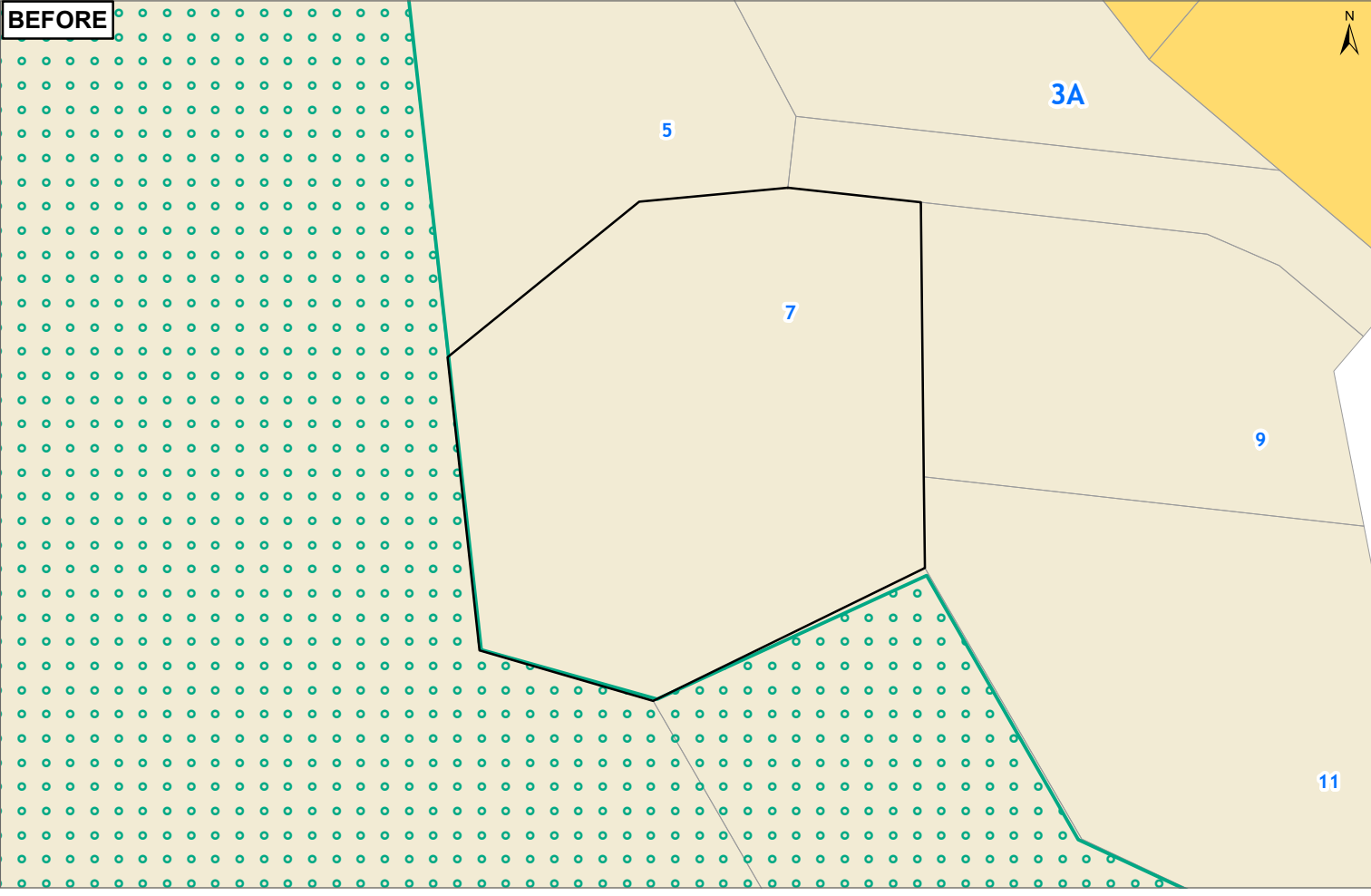
Clause 20A - Outstanding Natural Features

87 MALASPINA PLACE PAPATOETOE AUCKLAND 2025

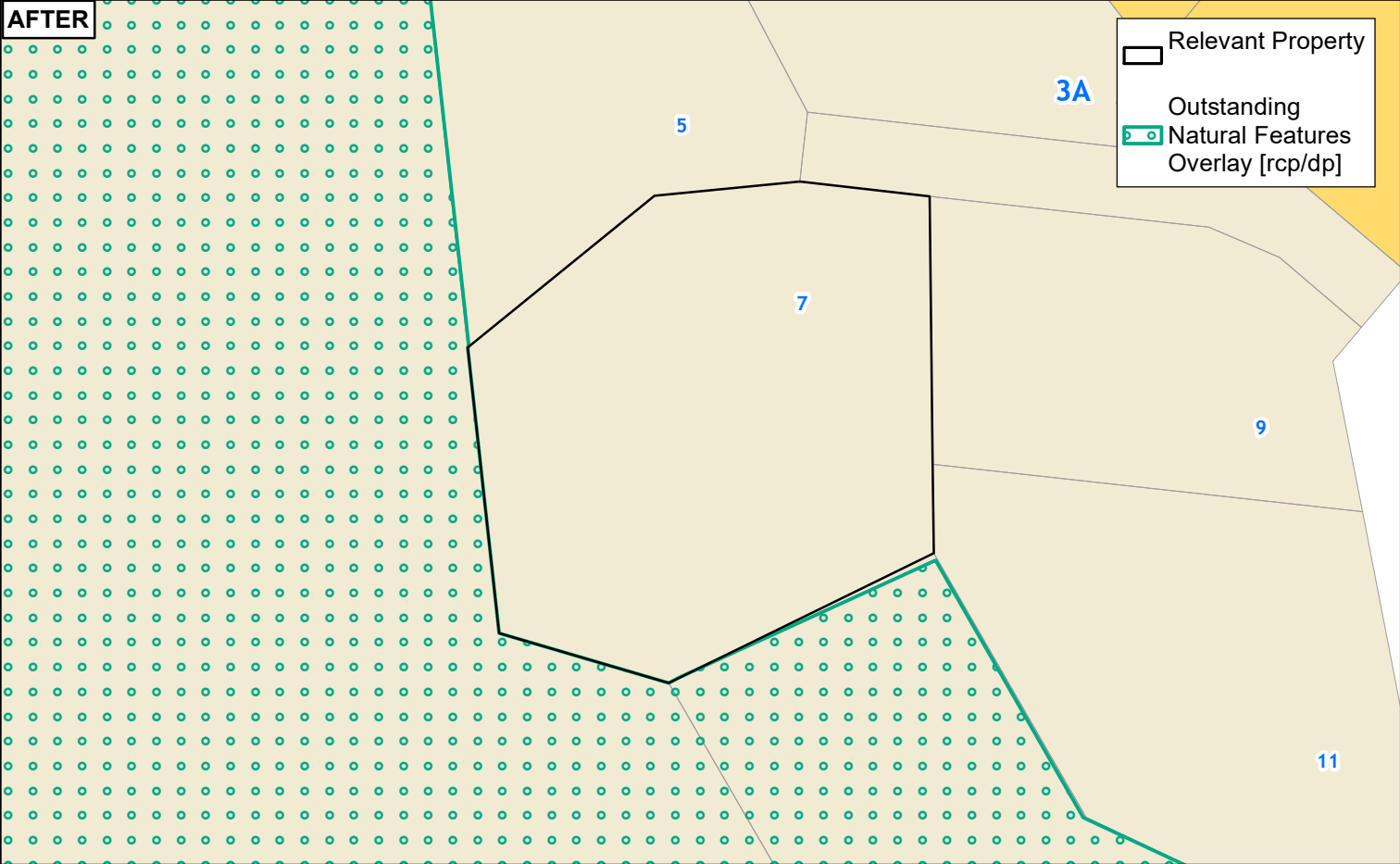


Plans and Places

BEFORE



AFTER



Clause 20A - Outstanding Natural Features

7 GLENMARY PLACE PAPATOETOE AUCKLAND 2025

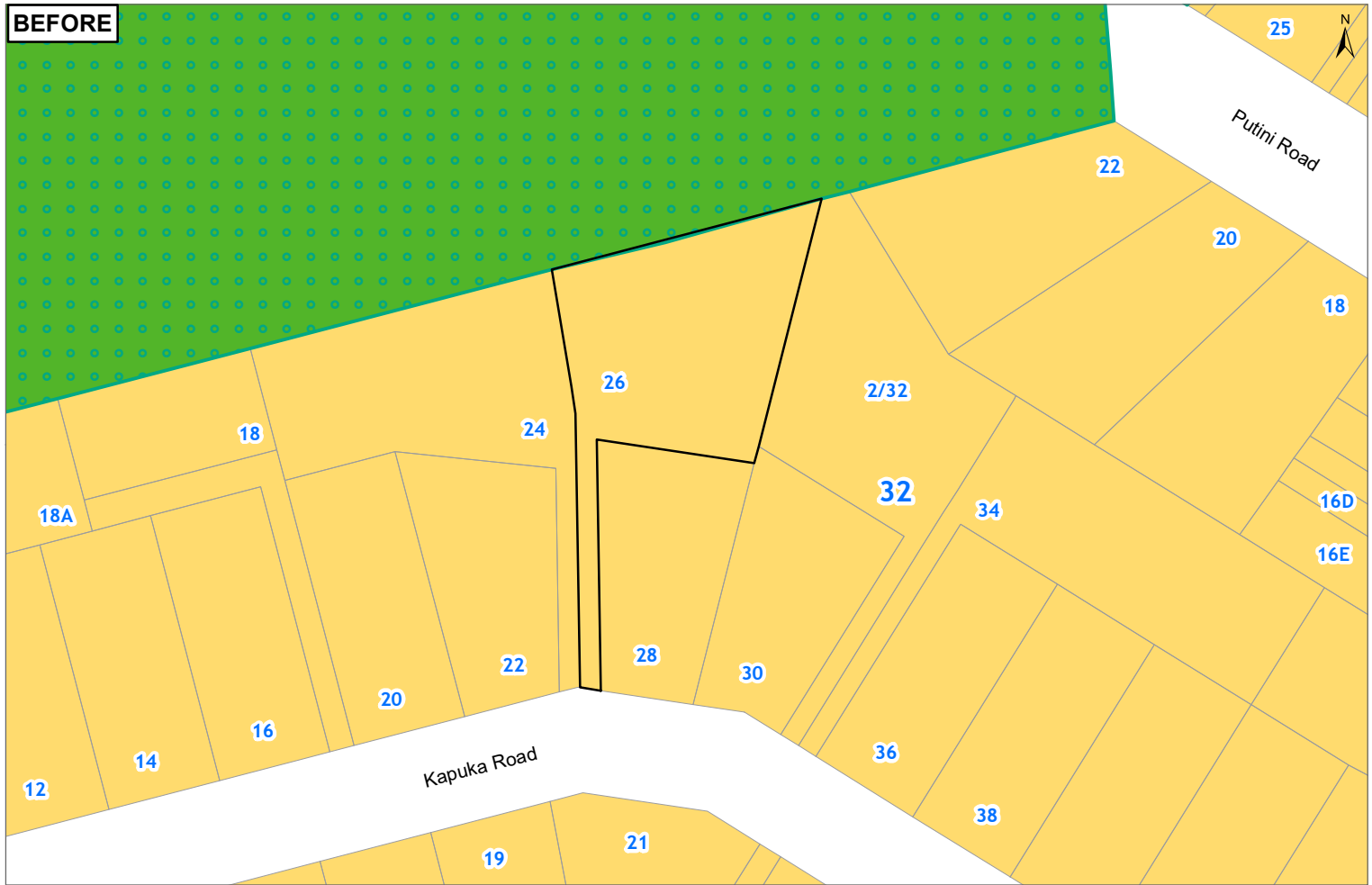
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Date: 10/08/2022

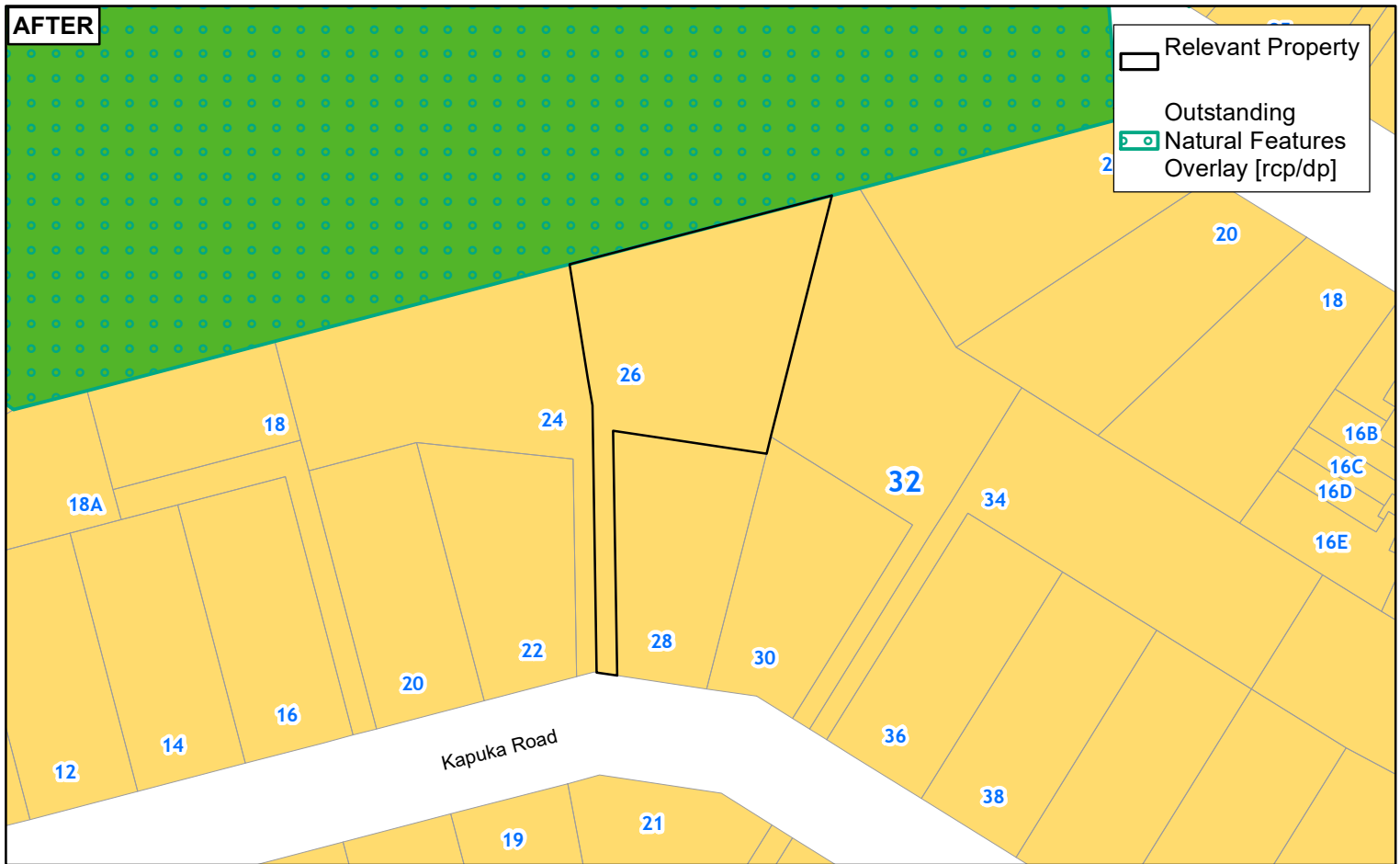


Plans and Places

BEFORE



AFTER



Clause 20A - Outstanding Natural Features

26 KAPUKA ROAD MANGERE BRIDGE AUCKLAND 2022

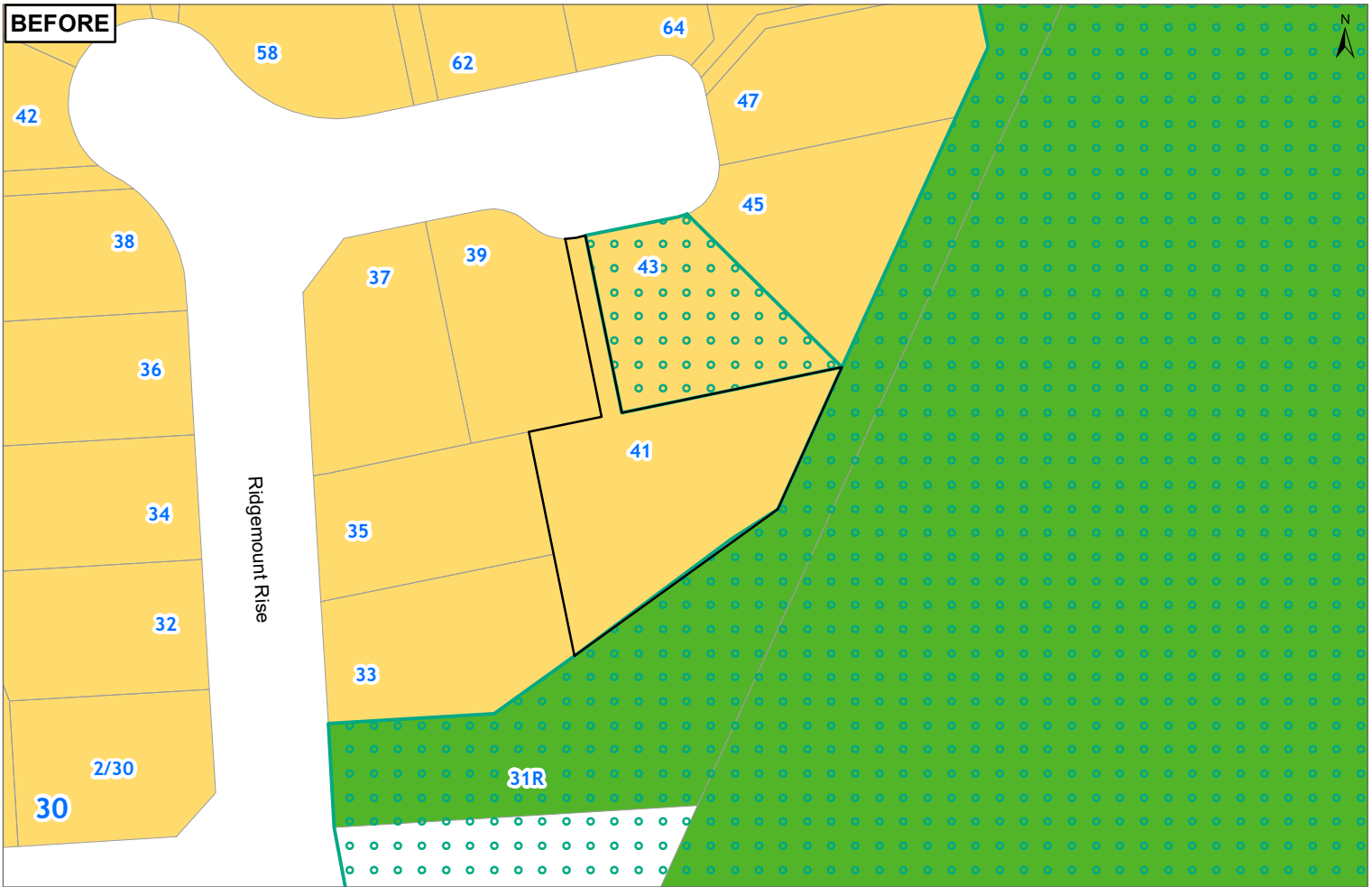
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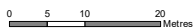
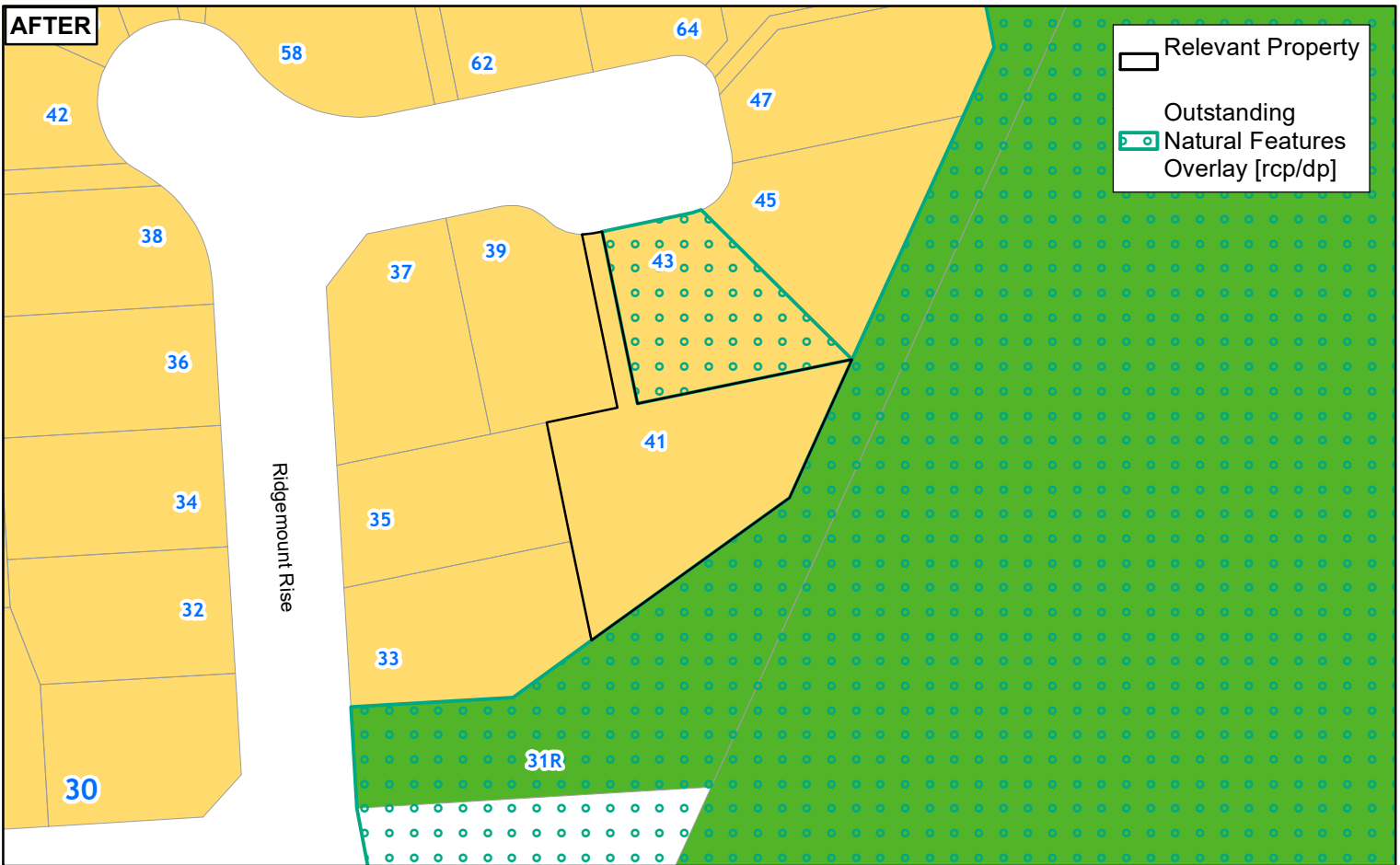


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Date: 10/08/2022

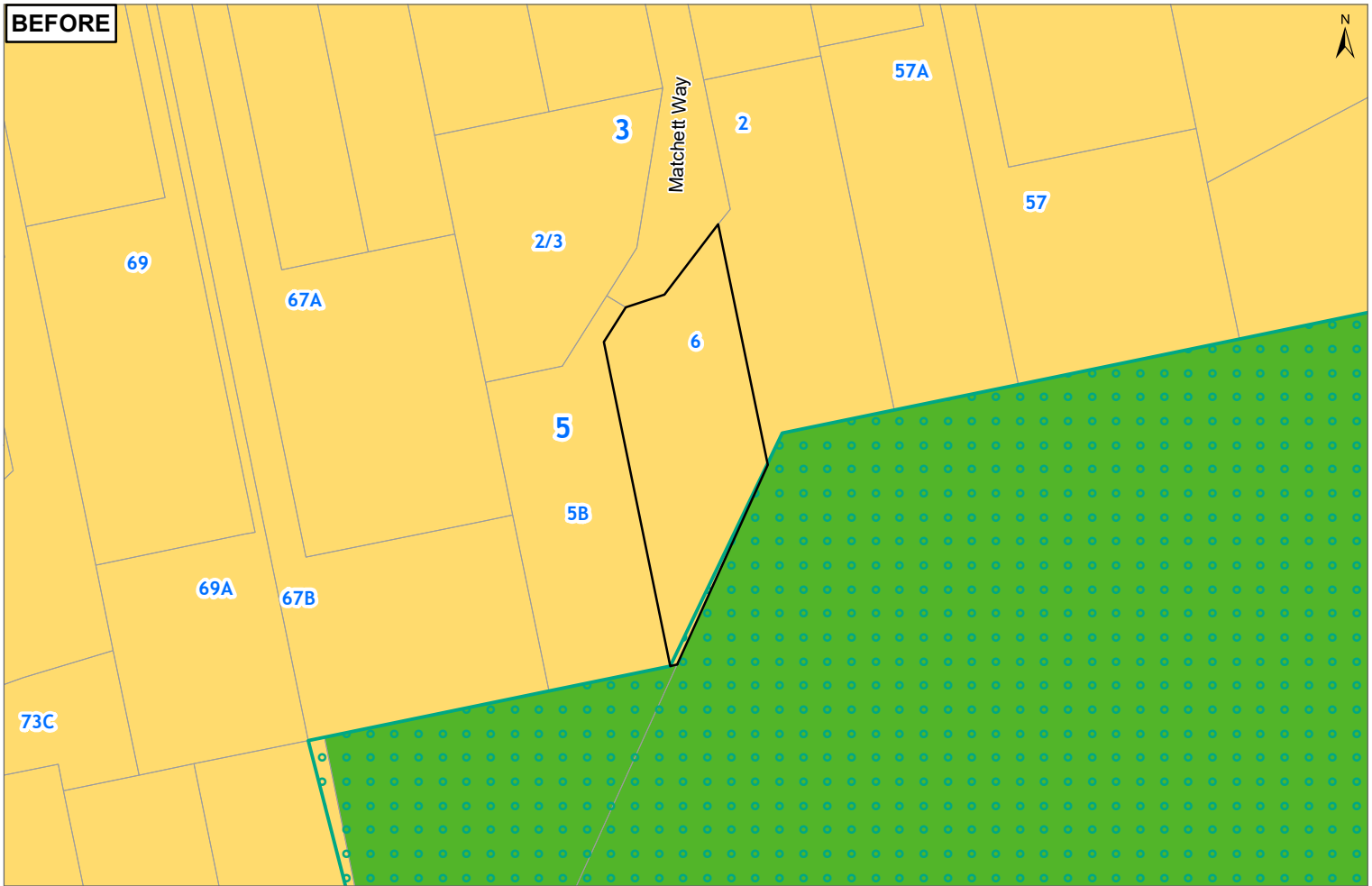
Clause 20A - Outstanding Natural Features

41 RIDGEMOUNT RISE MANGERE BRIDGE AUCKLAND 2022

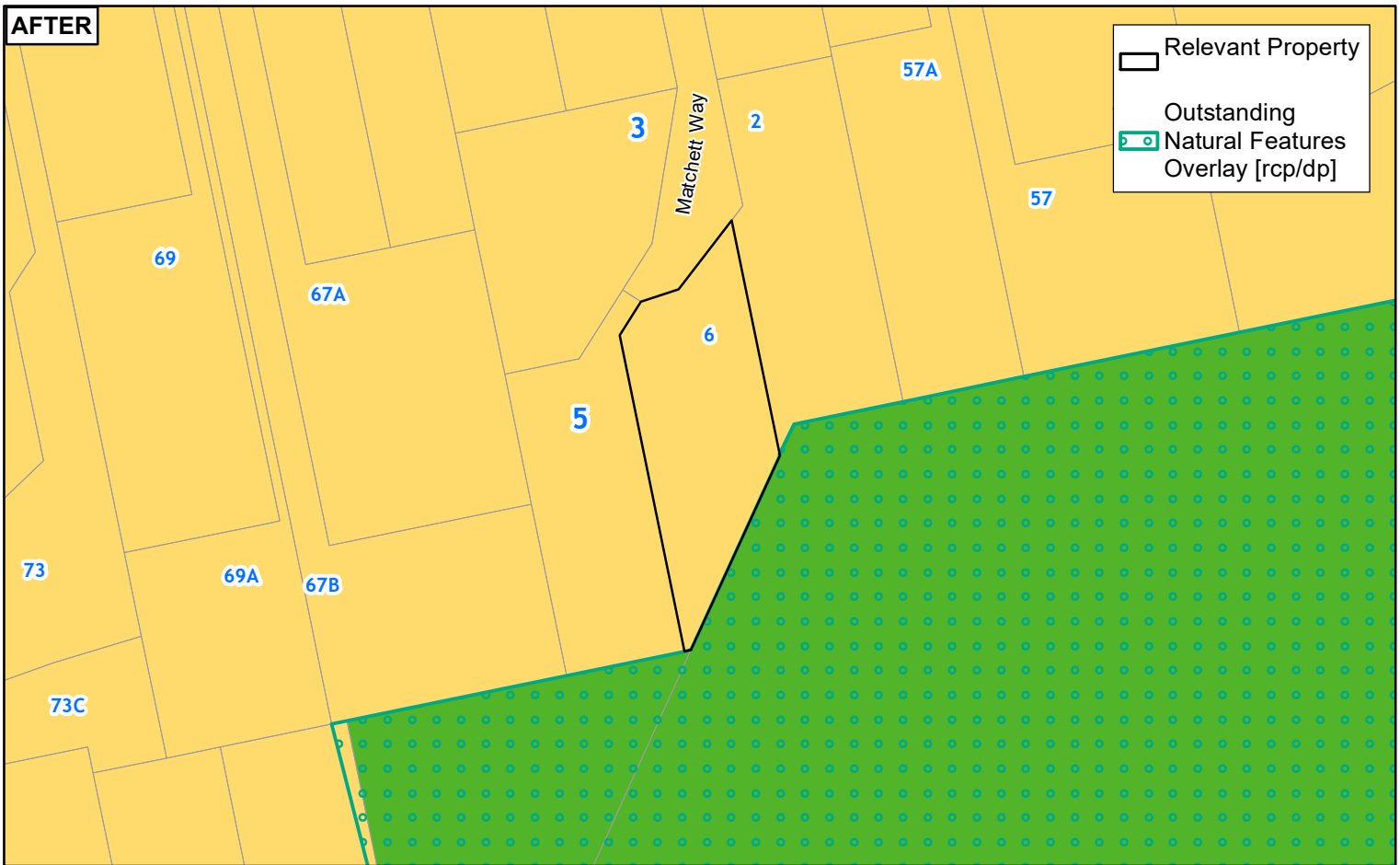


Plans and Places

BEFORE



AFTER



0 5 10 20 Metres

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Date: 10/08/2022

Clause 20A - Outstanding Natural Features 6 MATCHETT WAY MANGERE BRIDGE AUCKLAND 2022

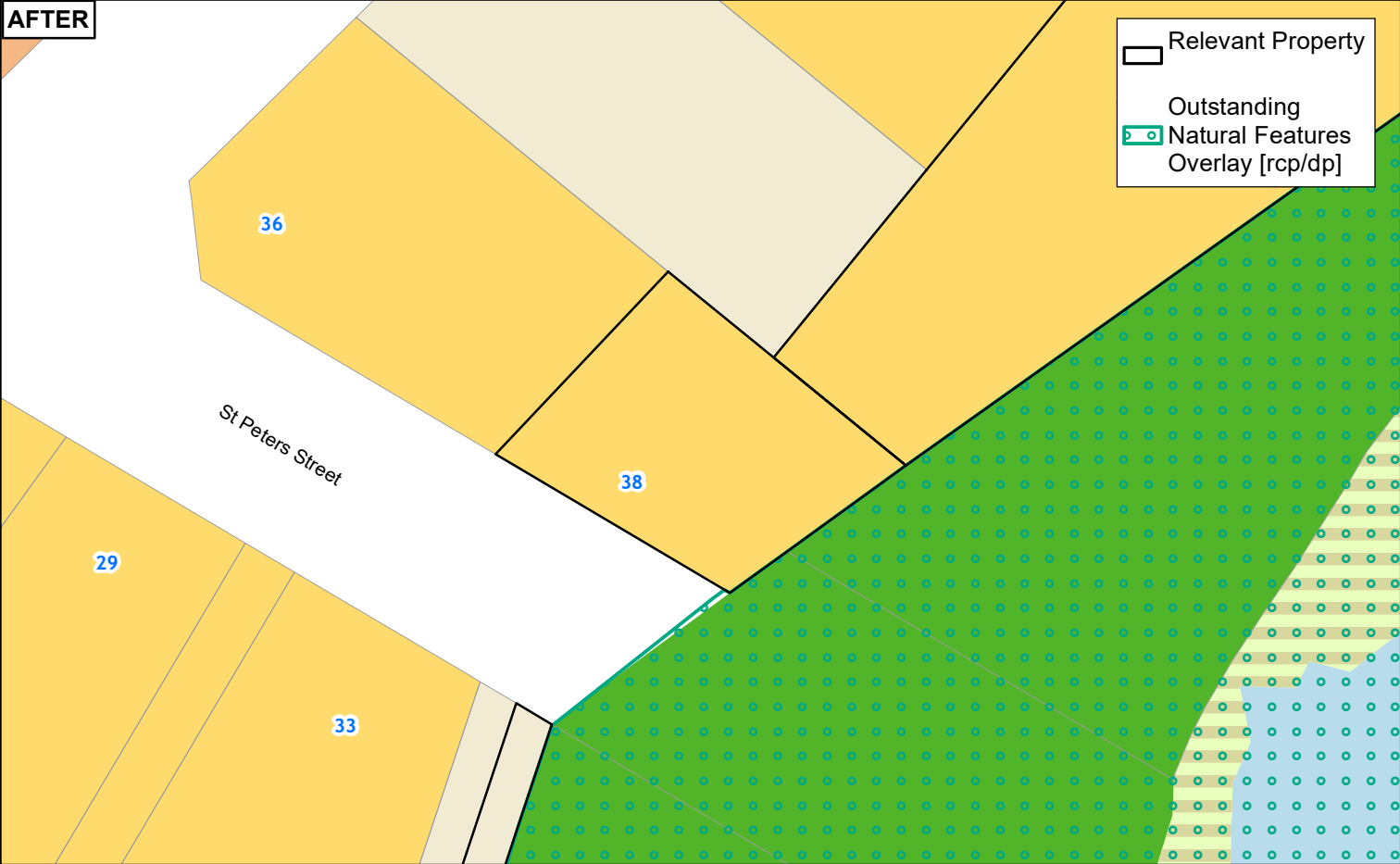


Plans and Places

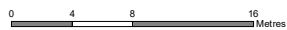
BEFORE



AFTER



Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



Clause 20A - Outstanding Natural Features
38 ST PETERS STREET NORTHCOTE 0627

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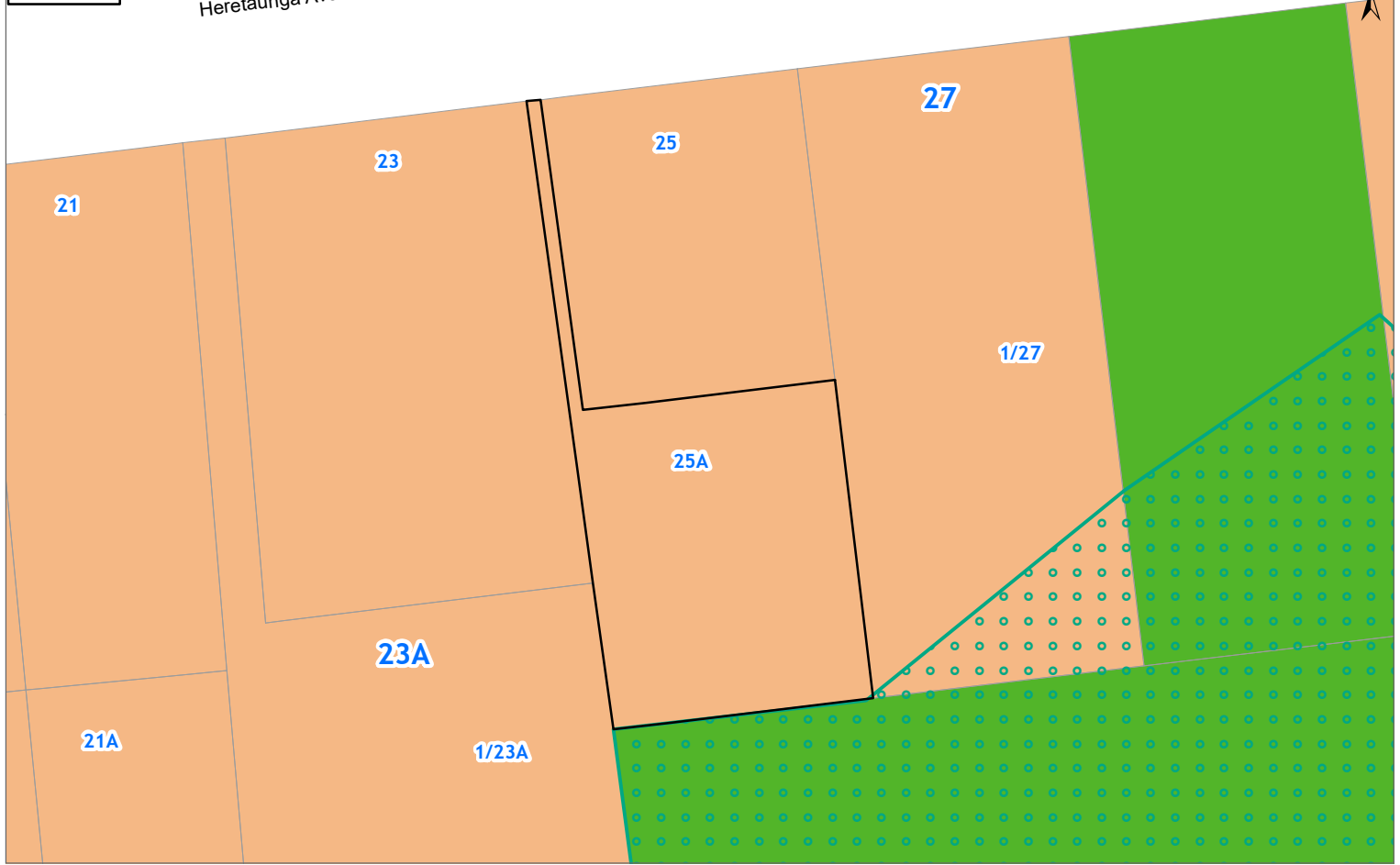
Date: 10/08/2022



Plans and Places

BEFORE

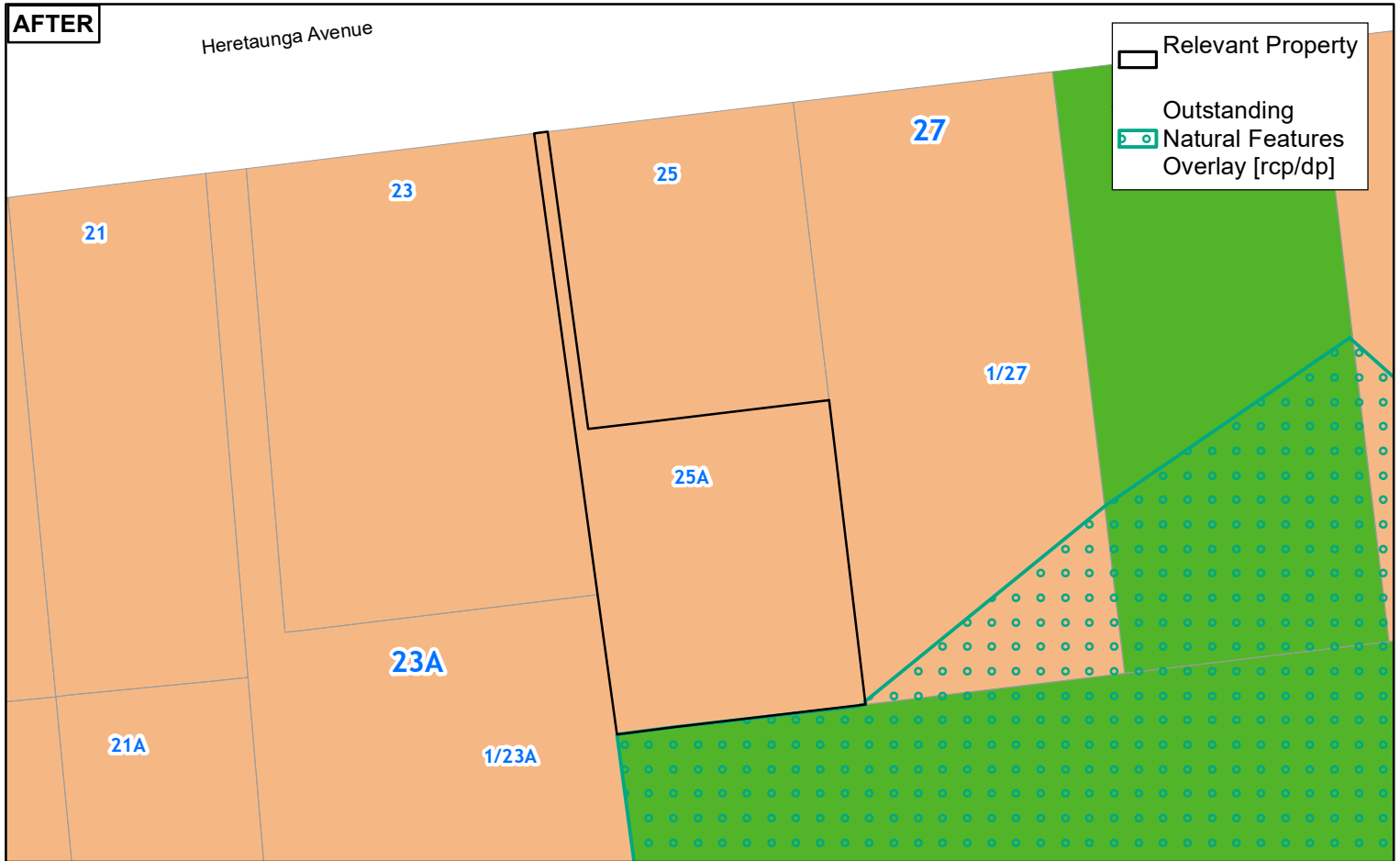
Heretaunga Avenue



AFTER

Heretaunga Avenue

Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



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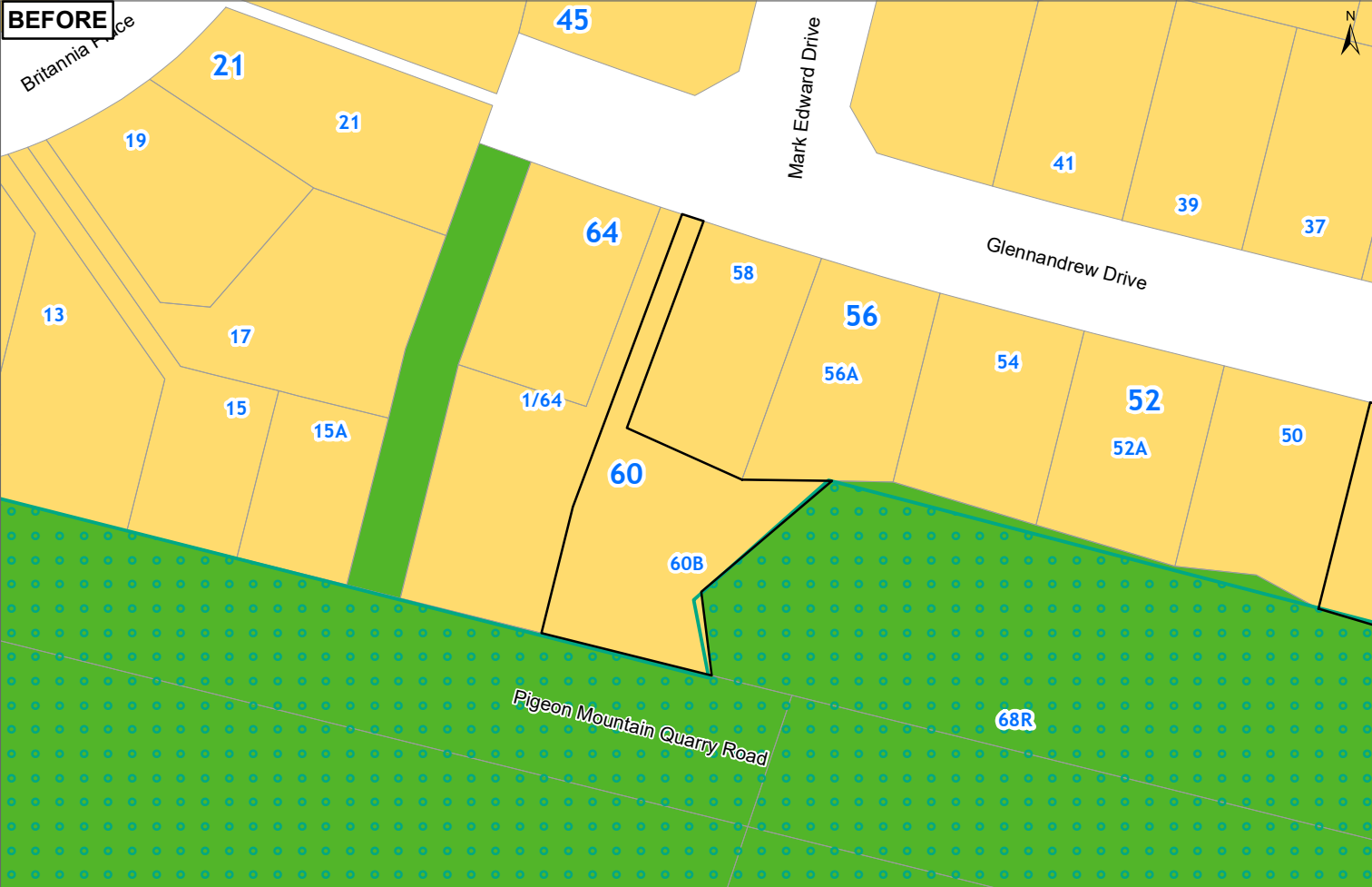
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
25A HERETAUNGA AVENUE TE PAPAPA AUCKLAND 1061

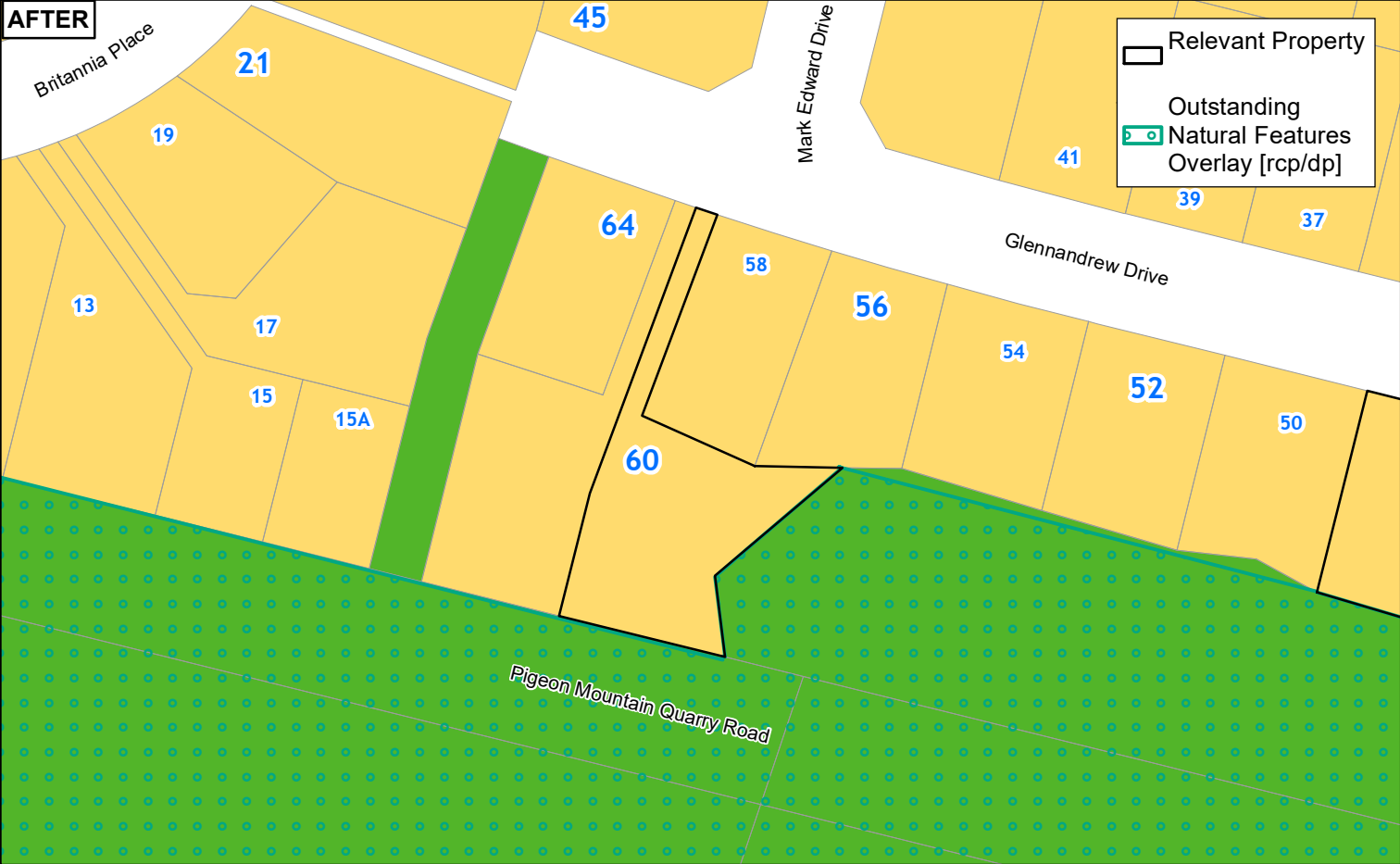


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

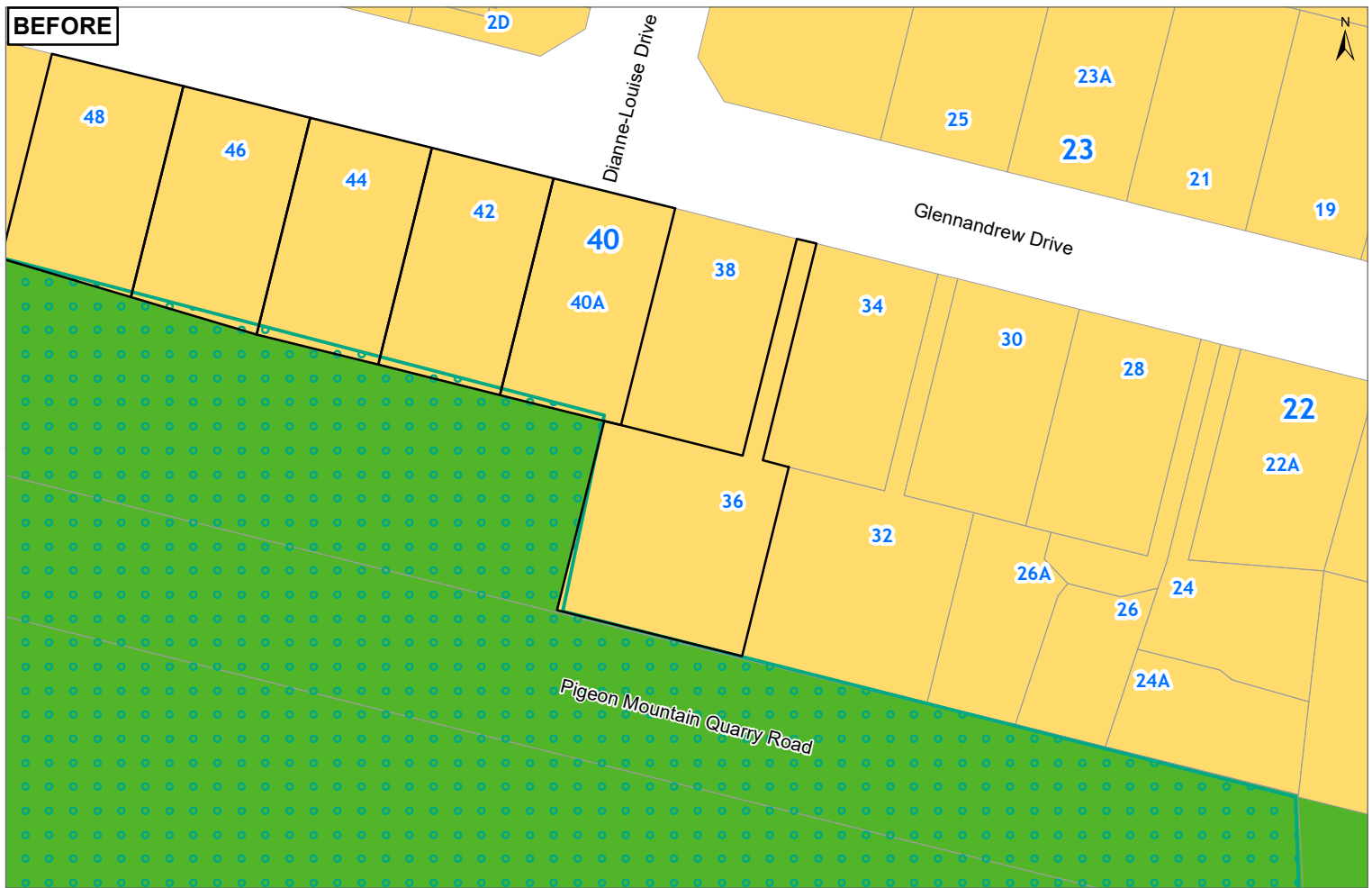
Clause 20A - Outstanding Natural Features

1/60 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012

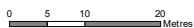
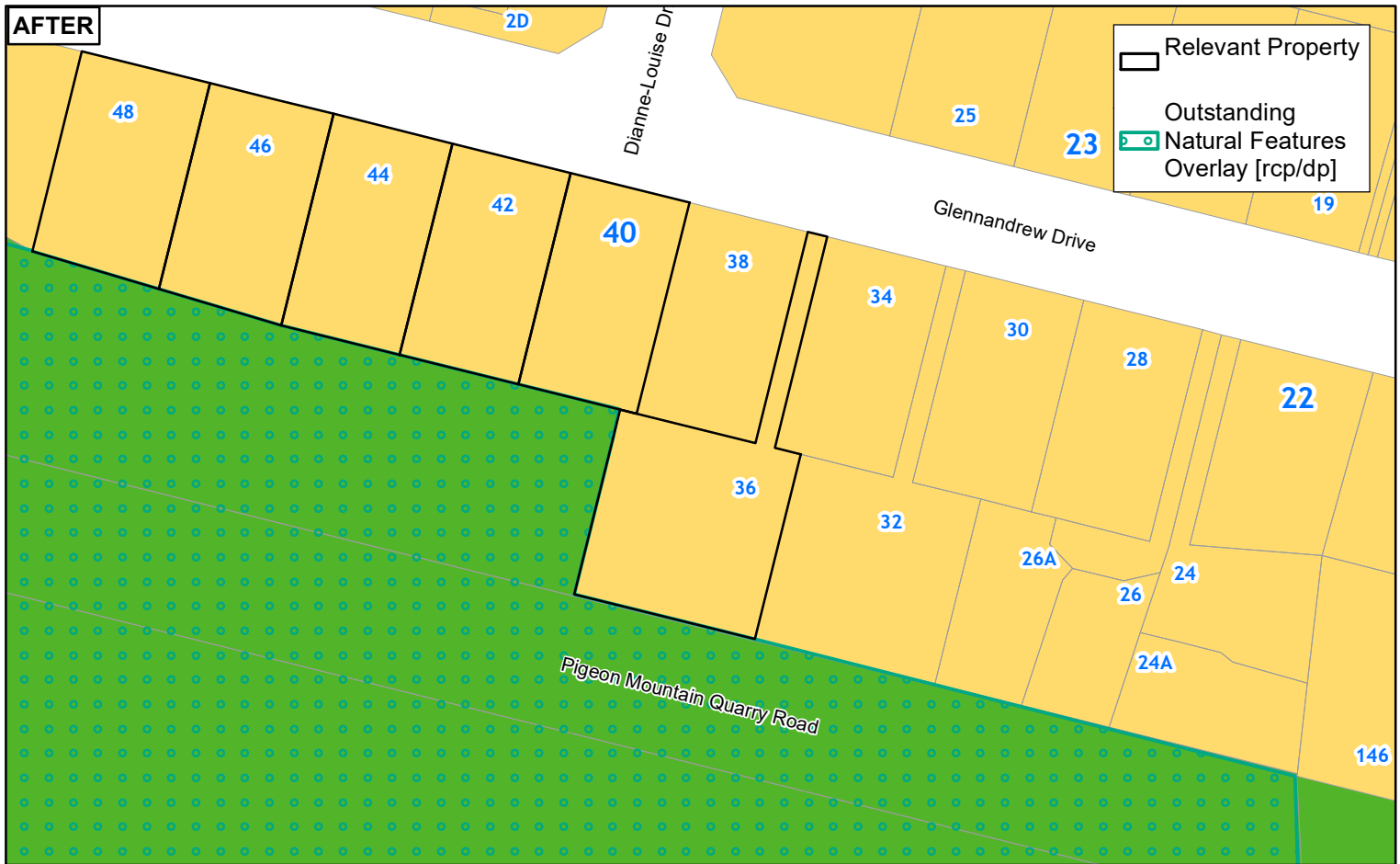


Plans and Places

BEFORE



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Date: 10/08/2022

Clause 20A - Outstanding Natural Features

36 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012

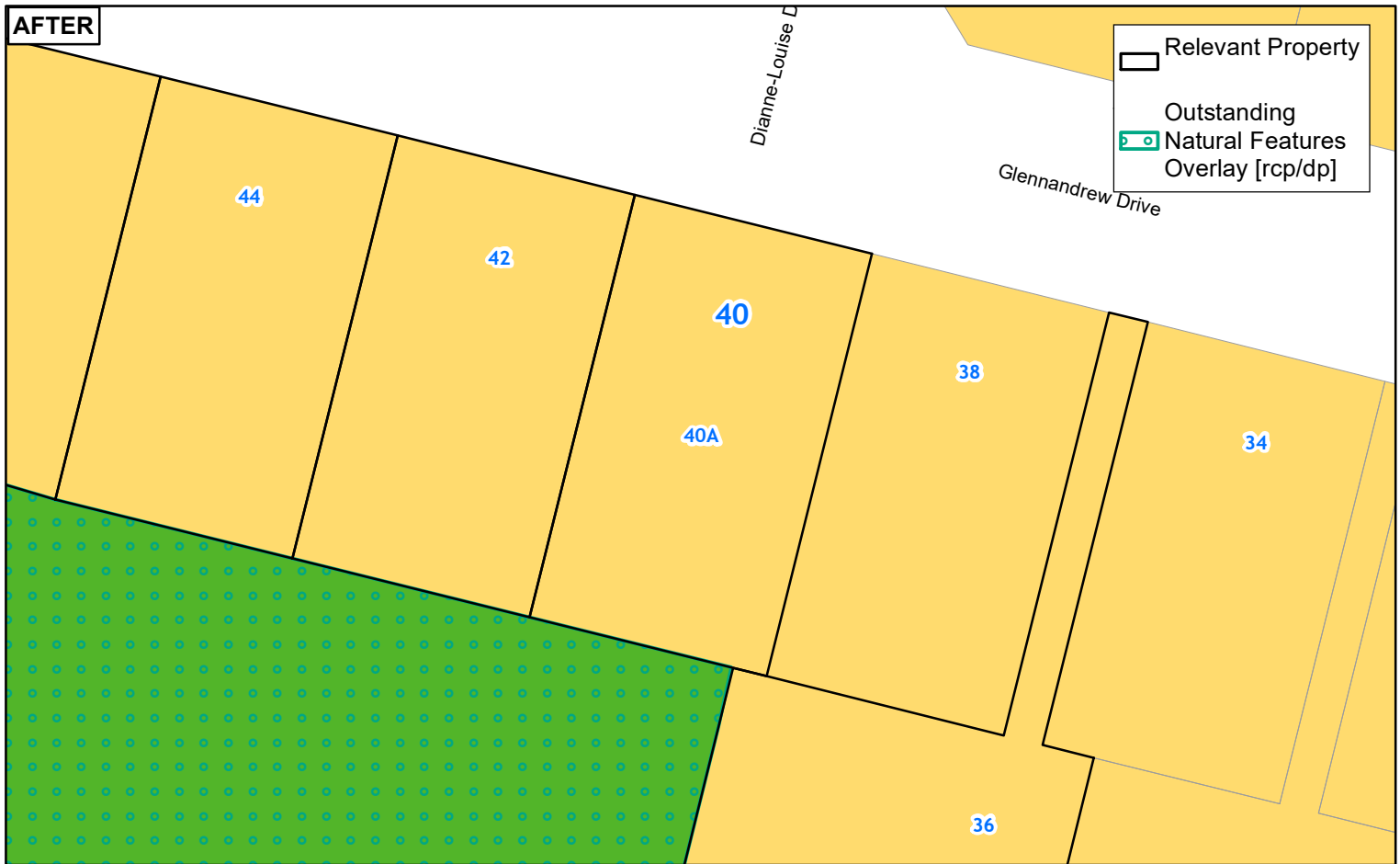


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

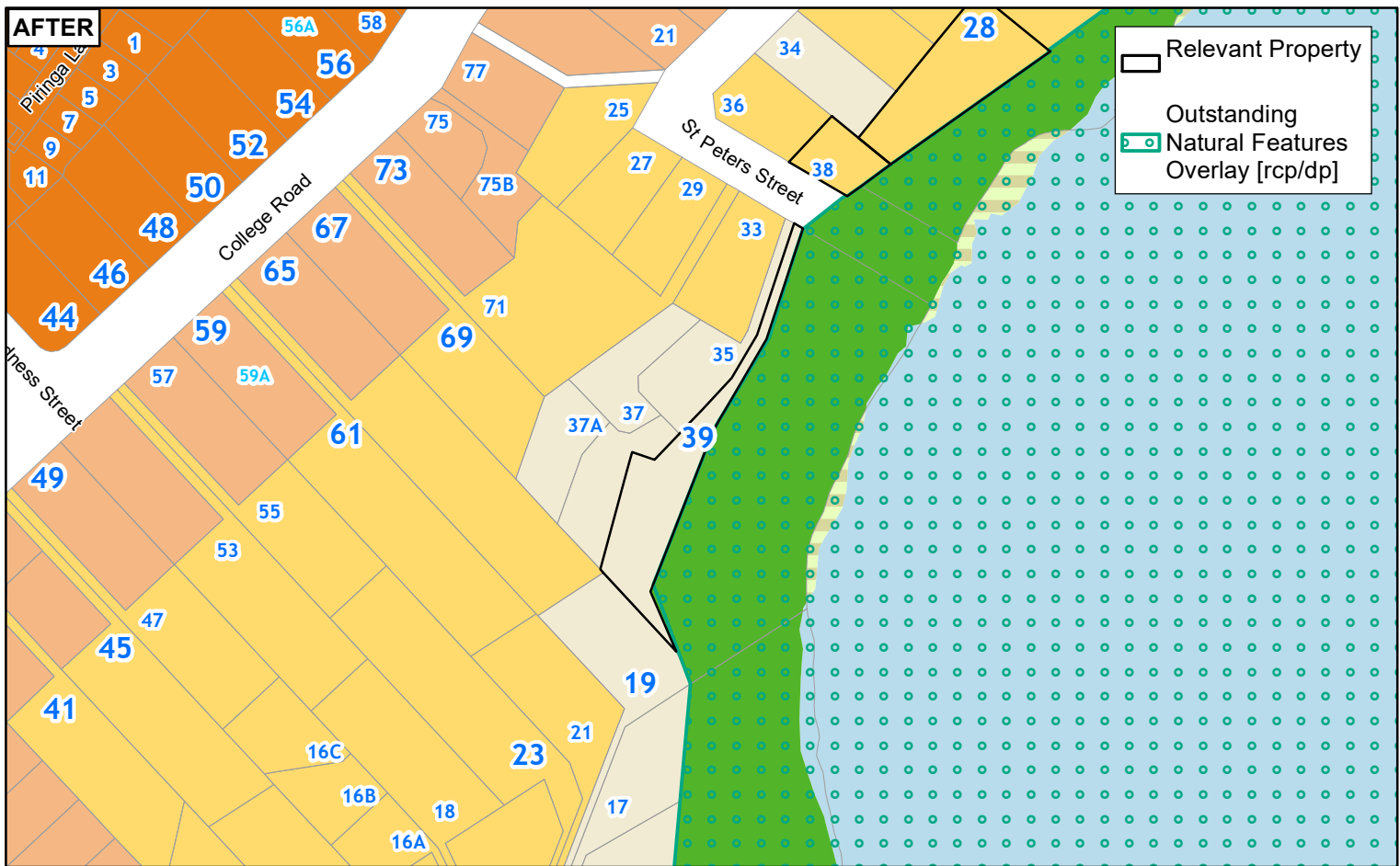
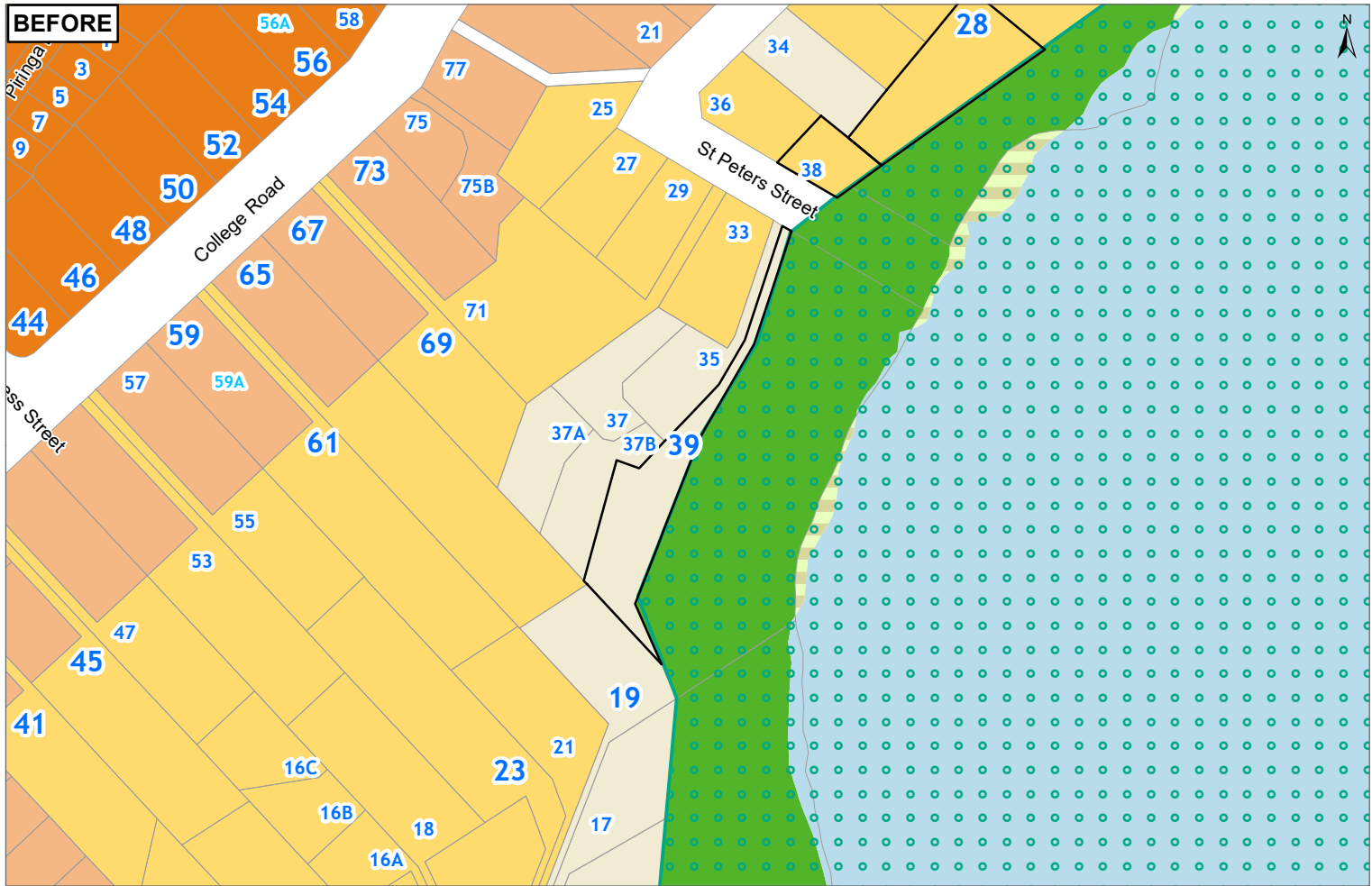
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Date: 10/08/2022

Clause 20A - Outstanding Natural Features 40 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012



Plans and Places



Clause 20A - Outstanding Natural Features
39 ST PETERS STREET NORTHCOTE 0627

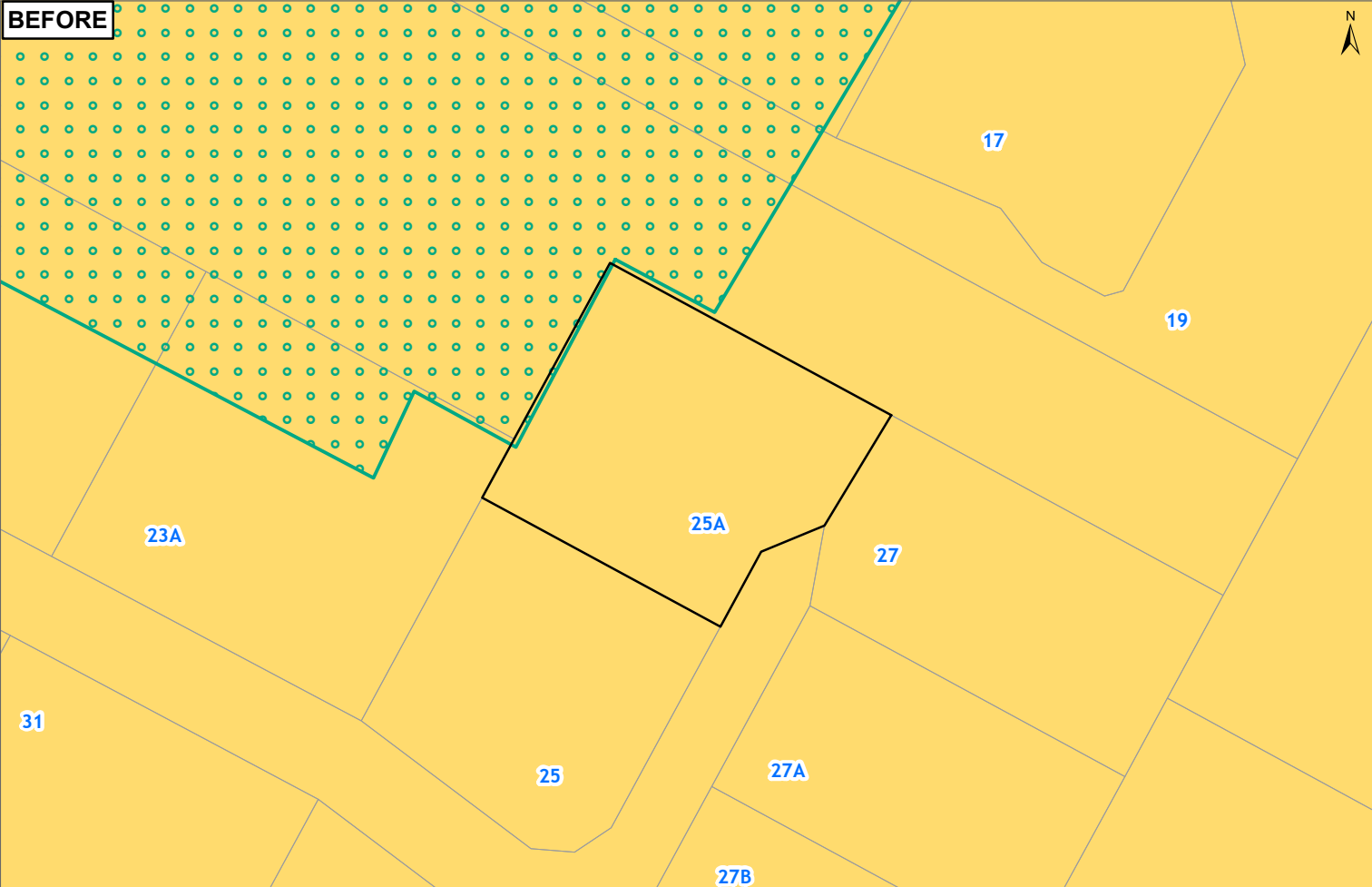
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Date: 10/08/2022

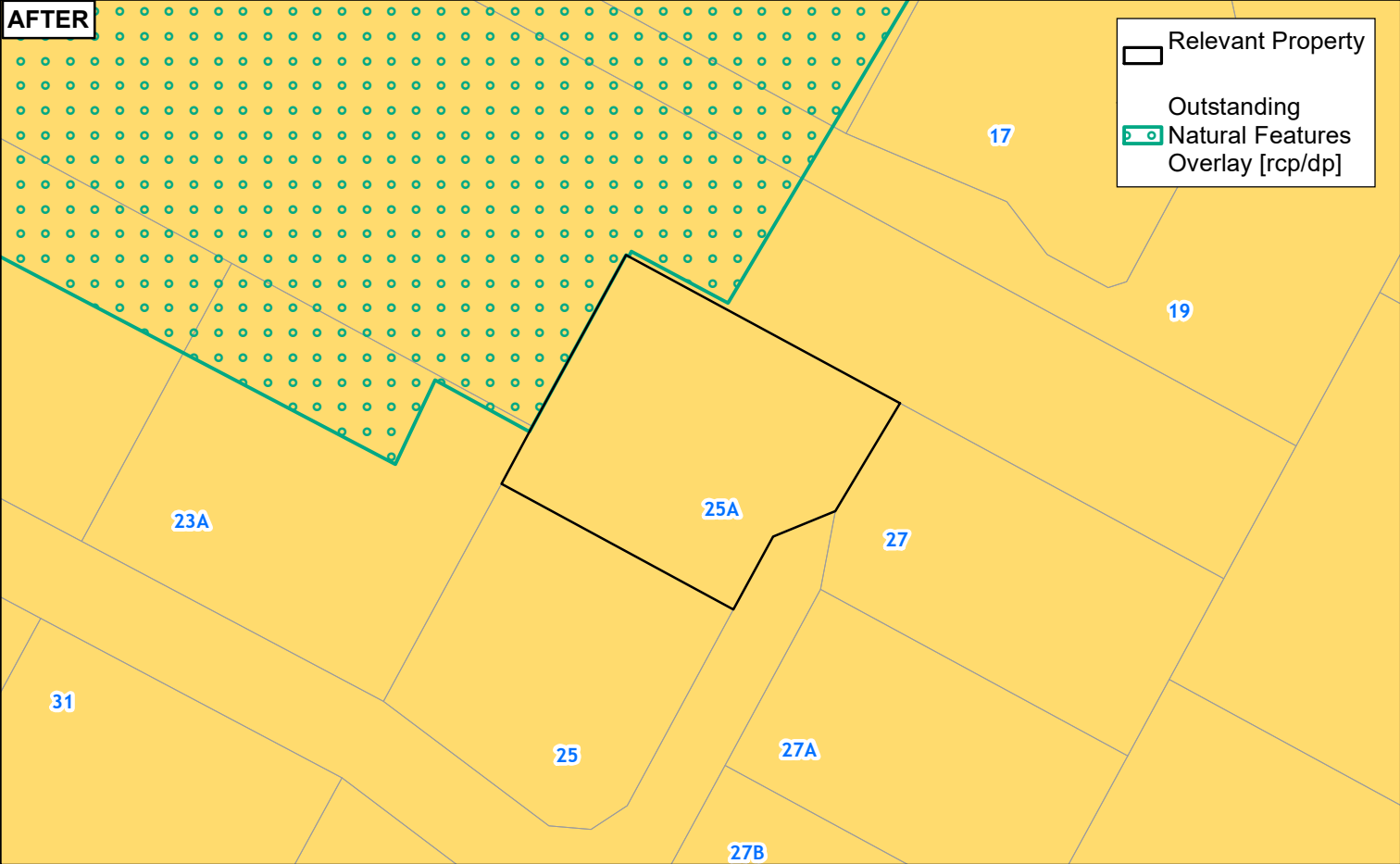


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

Clause 20A - Outstanding Natural Features
25A AMBURY ROAD MANGERE BRIDGE AUCKLAND 2022



Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

Clause 20A - Outstanding Natural Features
42 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012



Plans and Places

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Clause 20A - Outstanding Natural Features

44 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012



Plans and Places

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AFTER



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Date: 10/08/2022

Clause 20A - Outstanding Natural Features
48 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012



Plans and Places

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AFTER



0 4 8 16 Metres

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Date: 10/08/2022

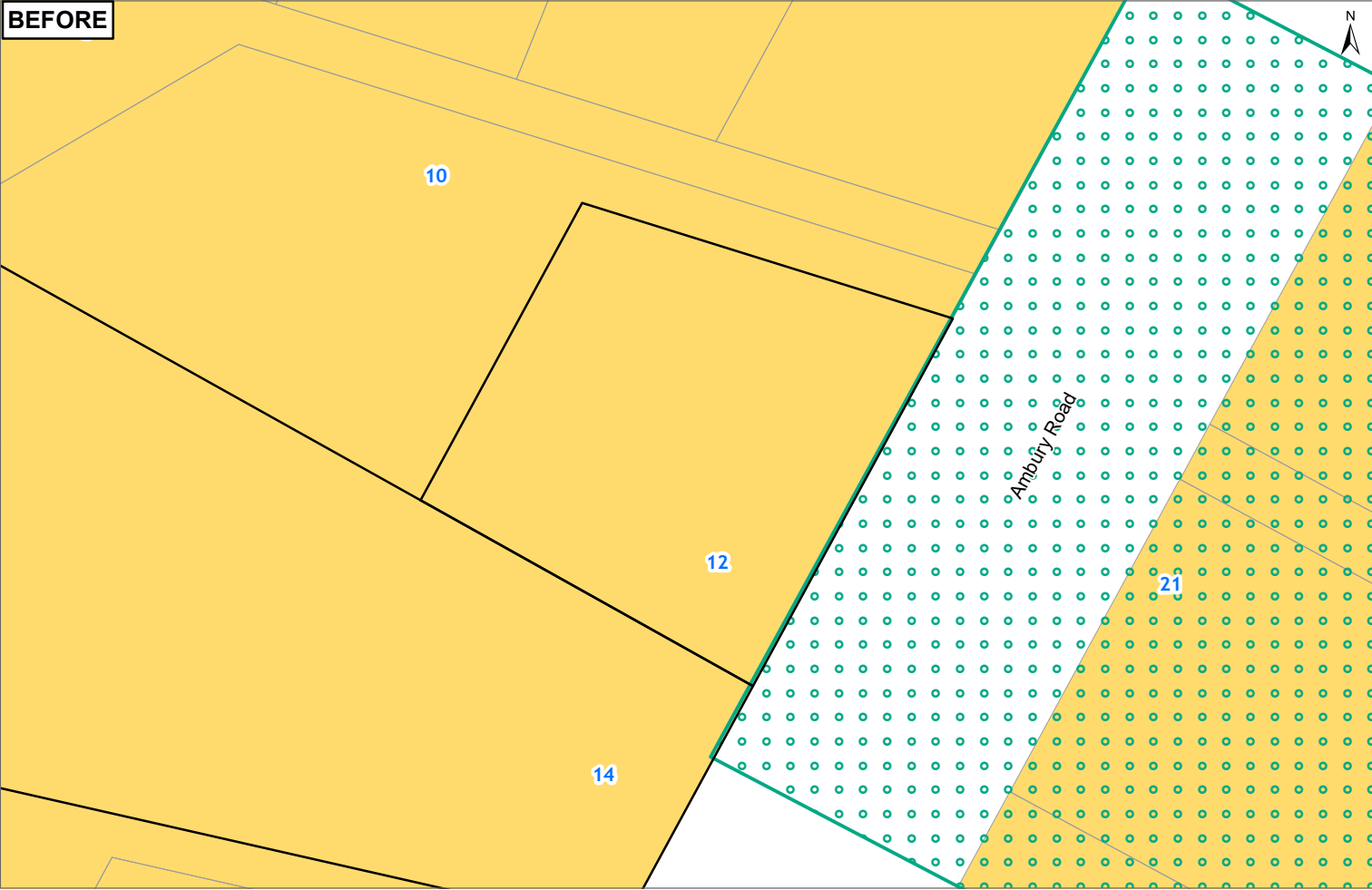
Clause 20A - Outstanding Natural Features

46 GLENNANDREW DRIVE HALF MOON BAY AUCKLAND 2012



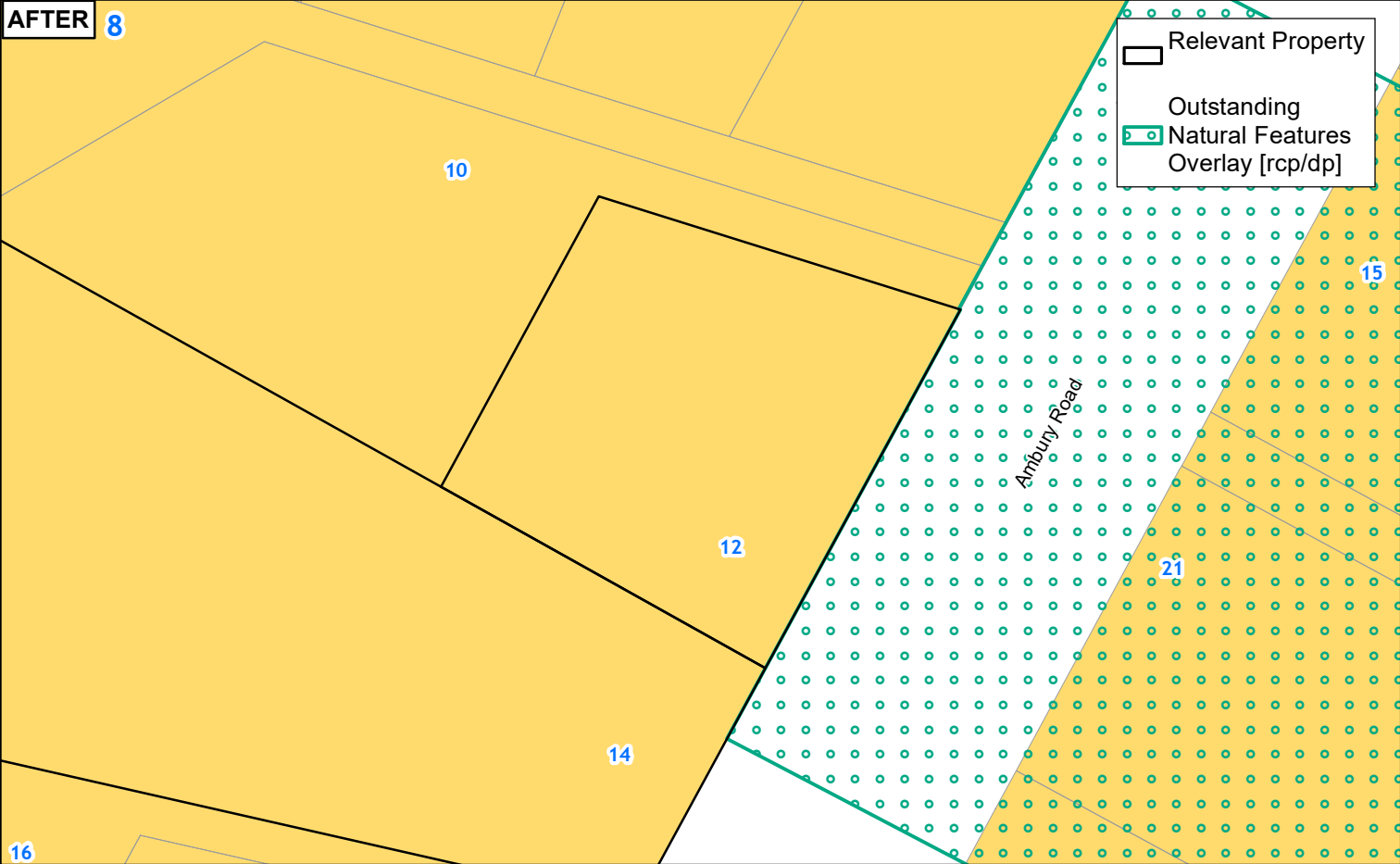
Plans and Places

BEFORE



AFTER

8



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Date: 10/08/2022

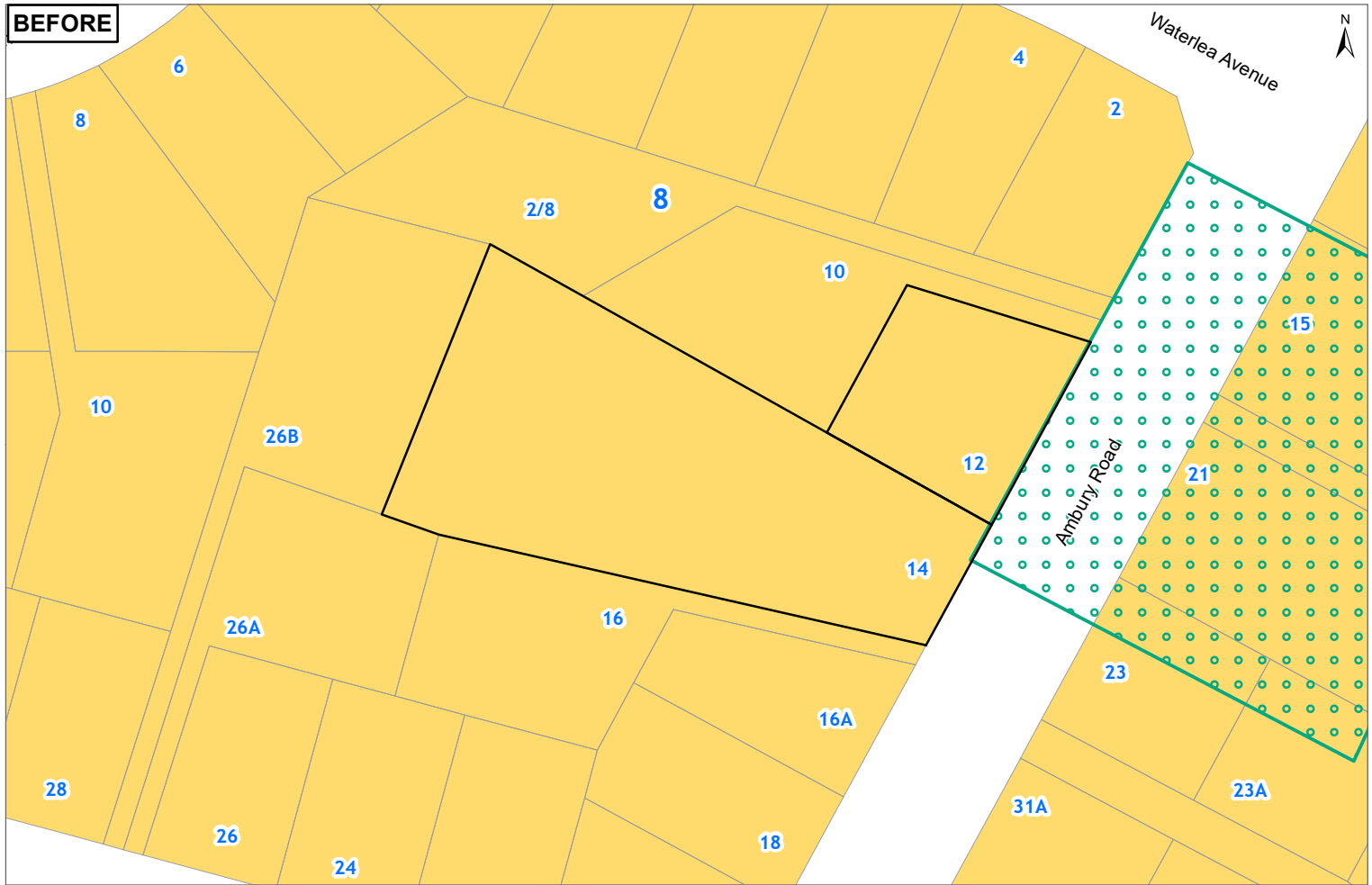
Clause 20A - Outstanding Natural Features

12 AMBURY ROAD MANGERE BRIDGE AUCKLAND 2022

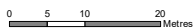
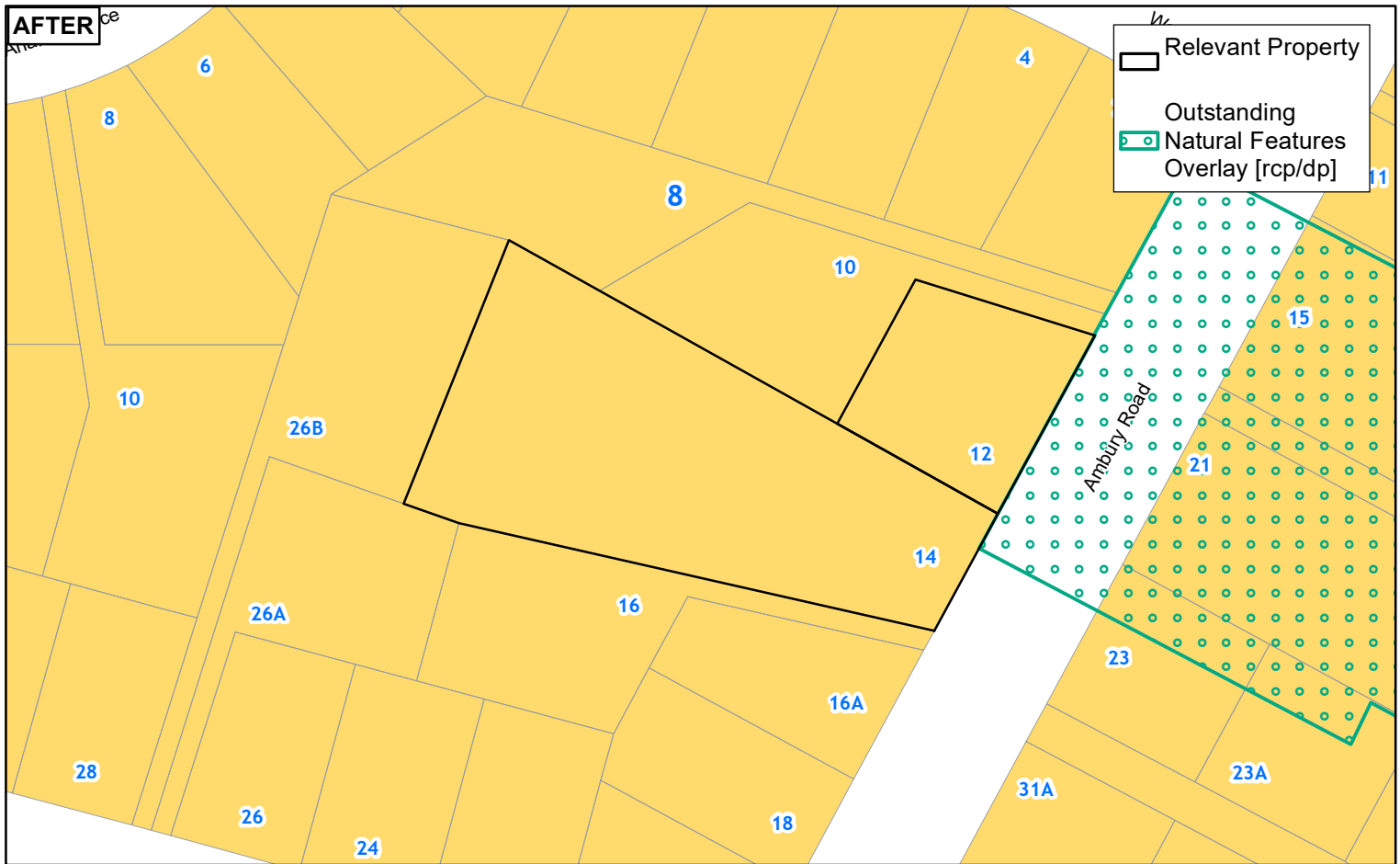


Plans and Places

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AFTER



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Date: 10/08/2022

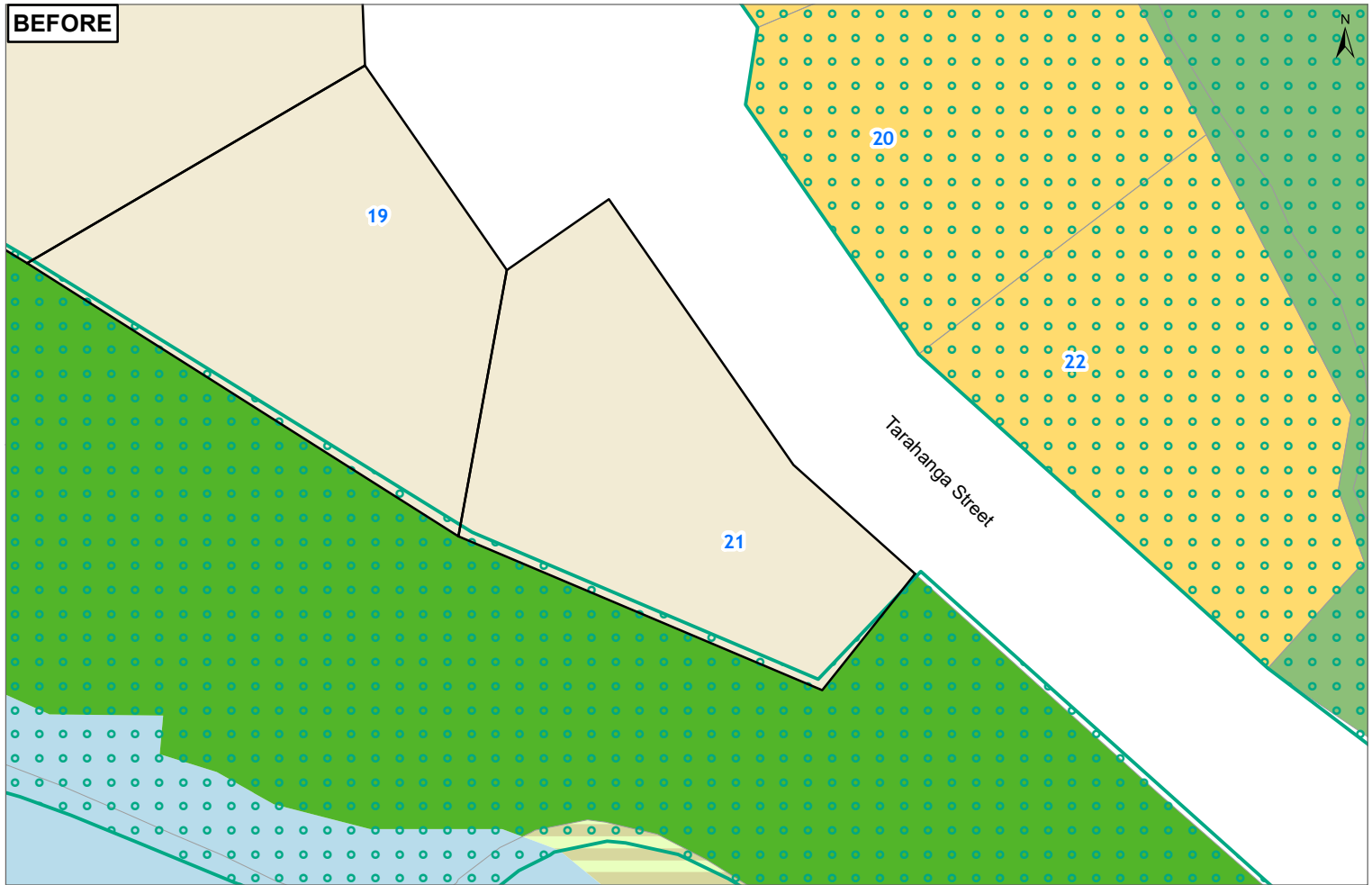
Clause 20A - Outstanding Natural Features

14 AMBURY ROAD MANGERE BRIDGE AUCKLAND 2022

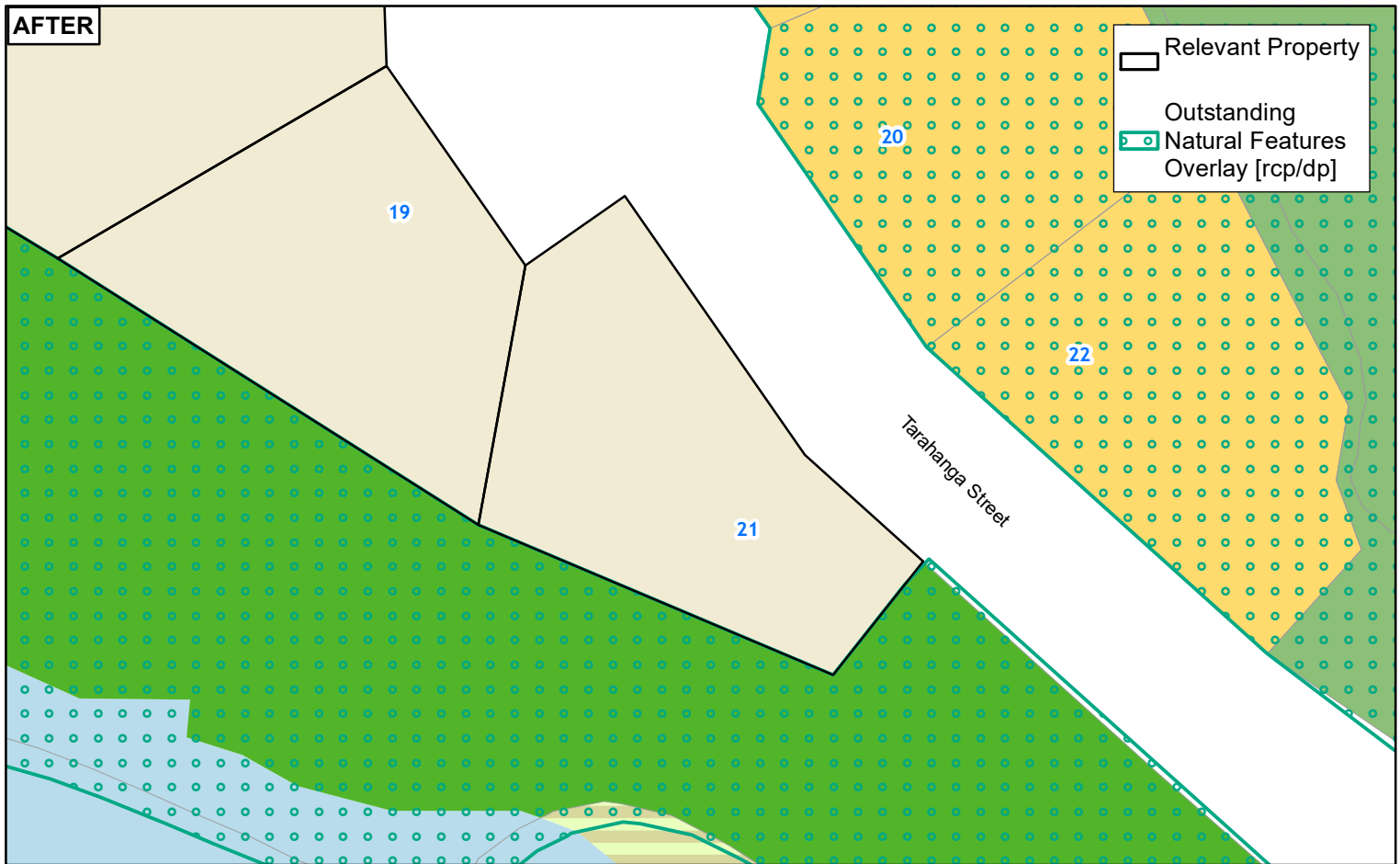


Plans and Places

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AFTER



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Date: 10/08/2022

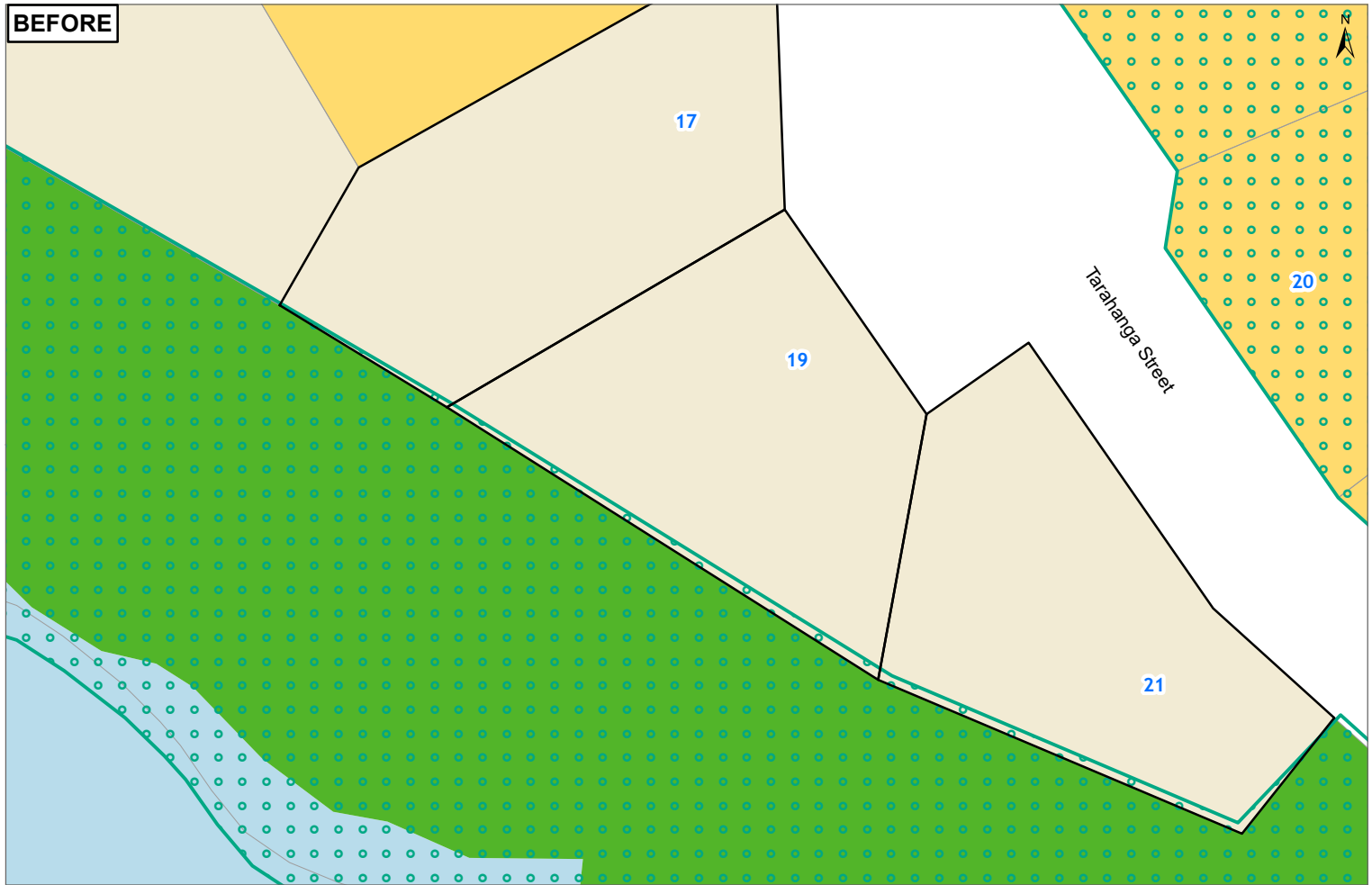
Clause 20A - Outstanding Natural Features

21 TARAHANGA STREET NORTHCOTE 0627

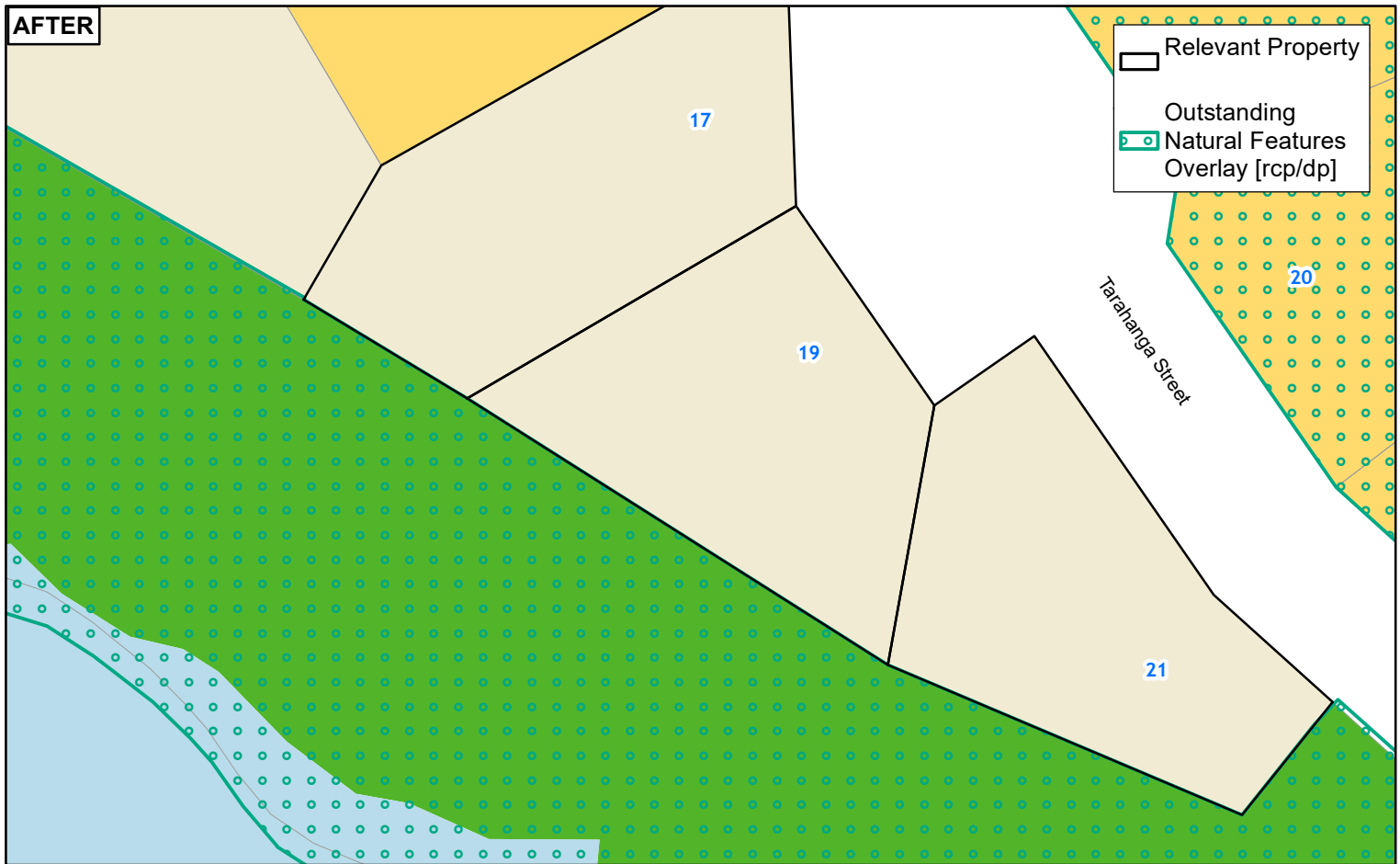


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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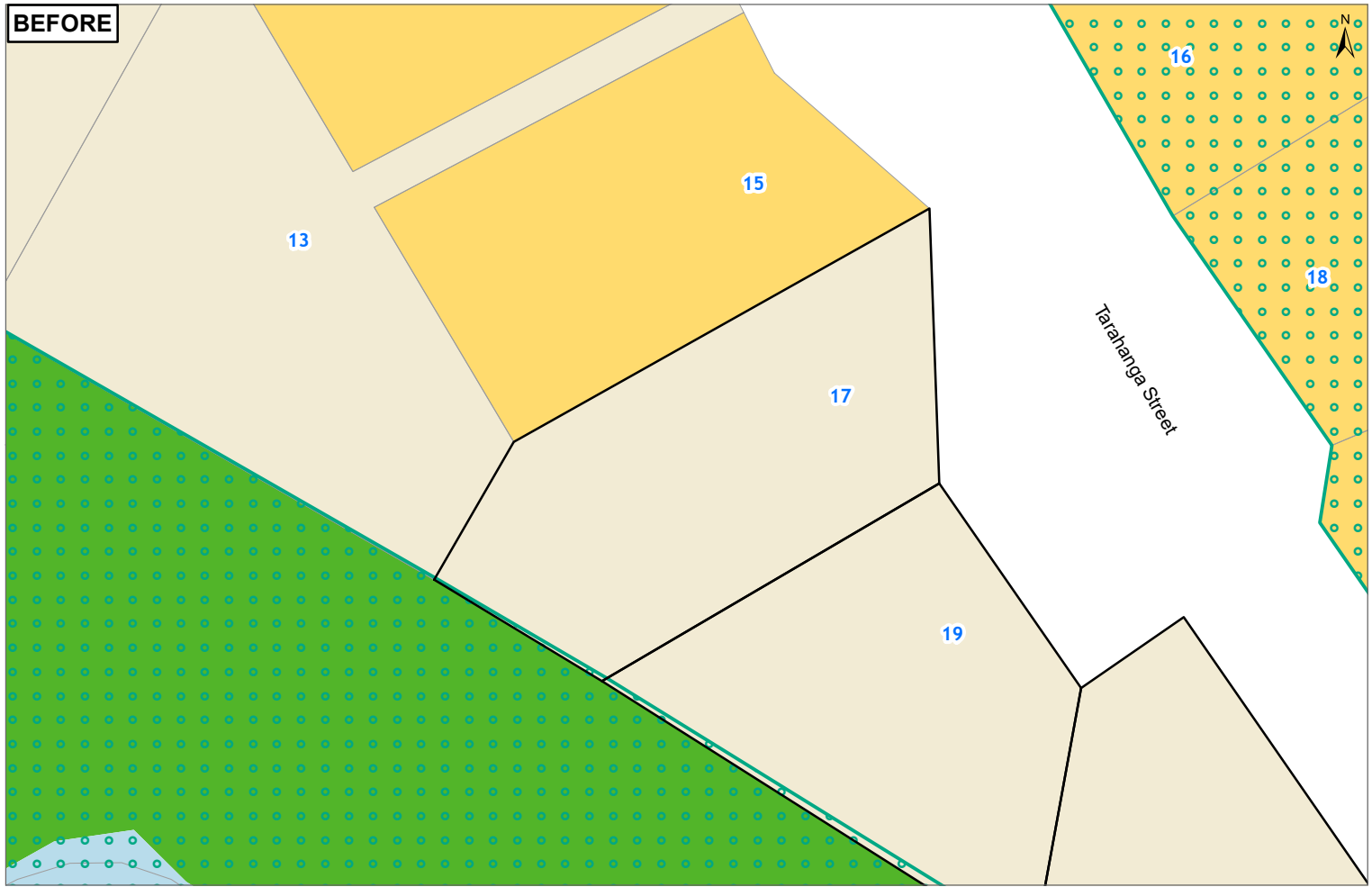
Date: 10/08/2022

Clause 20A - Outstanding Natural Features 19 TARAHANGA STREET NORTHCOTE 0627

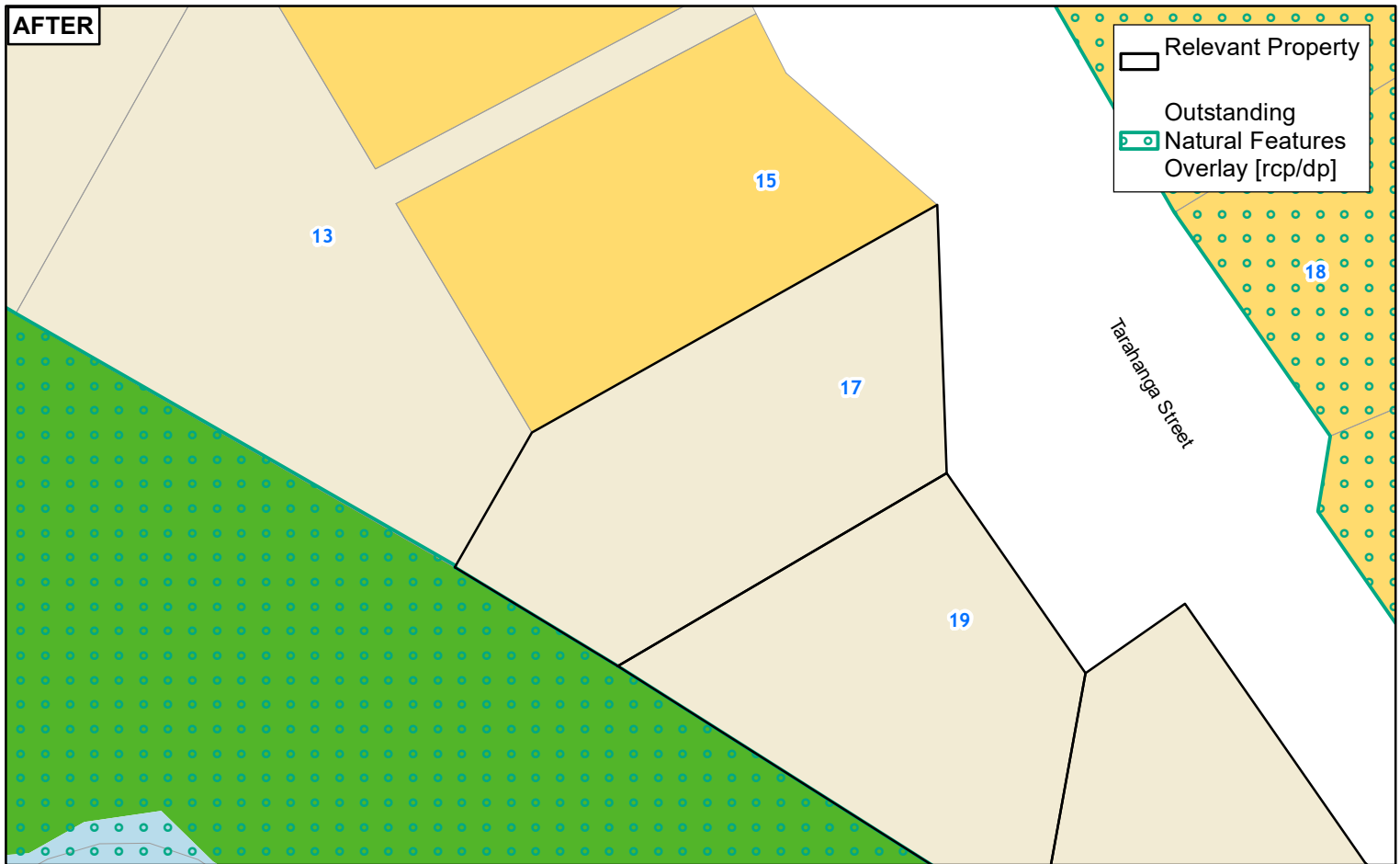


Plans and Places

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AFTER



0 4 8 16 Metres

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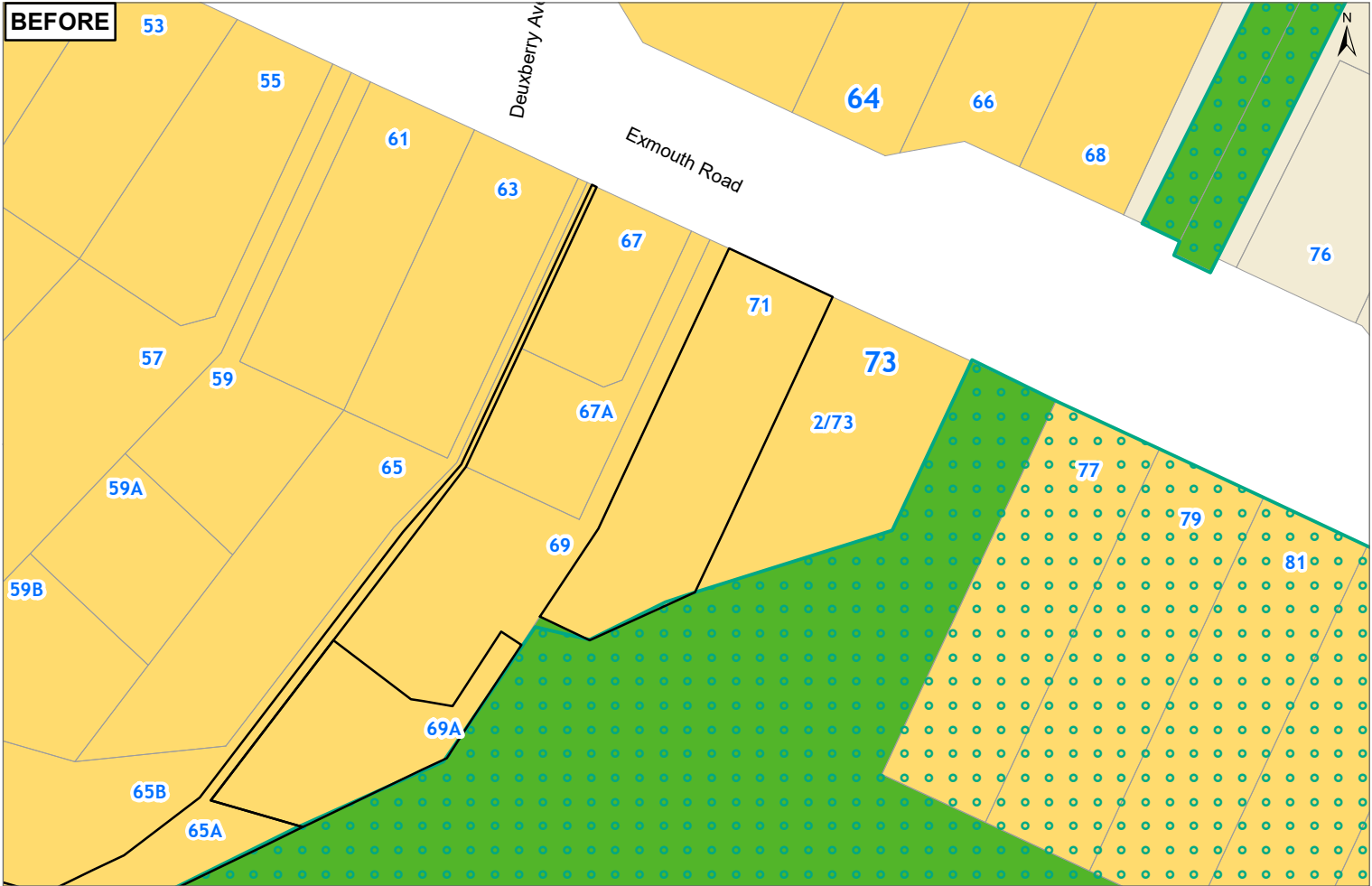
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Clause 20A - Outstanding Natural Features 17 TARAHANGA STREET NORTHCOTE 0627

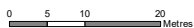
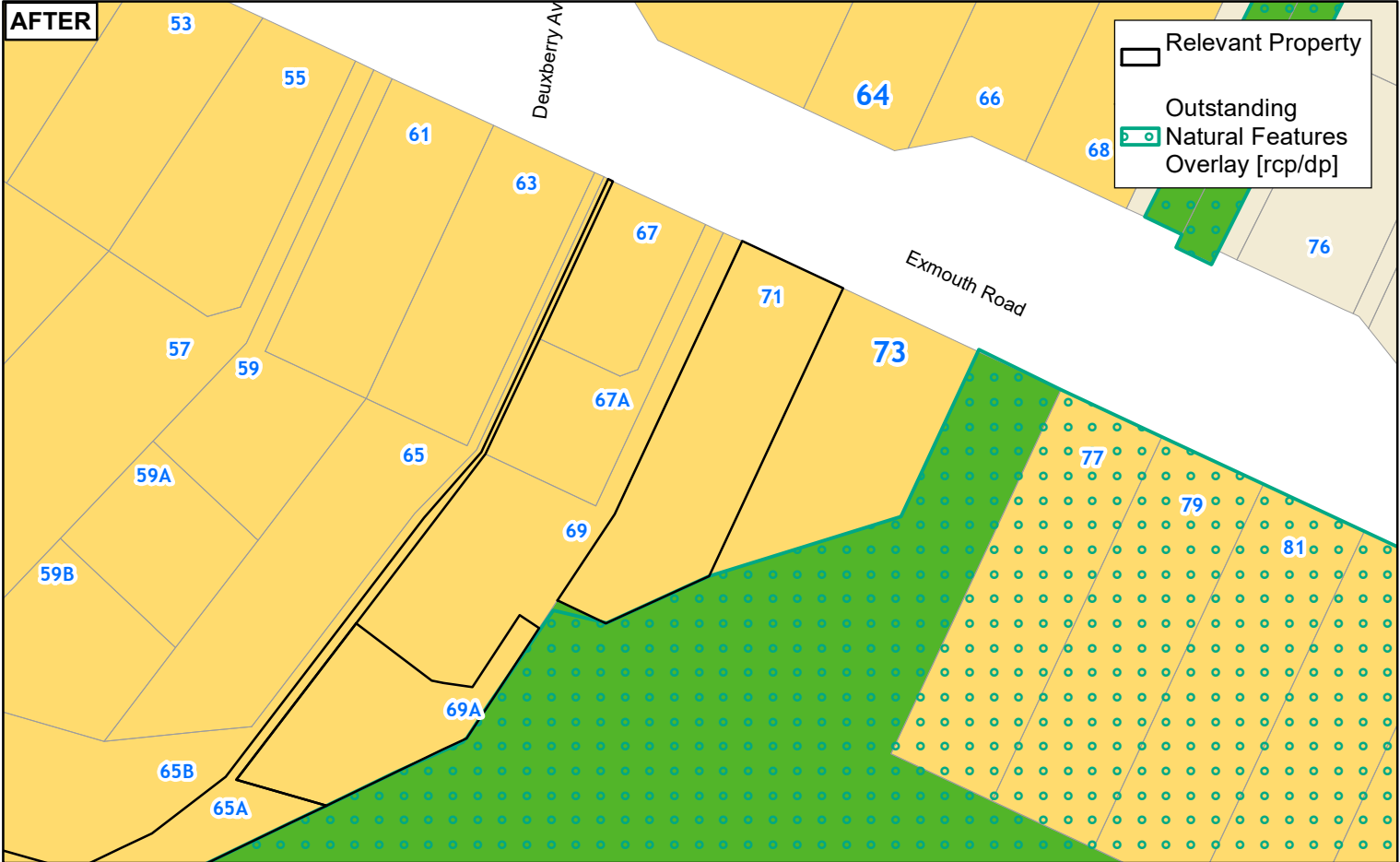


Plans and Places

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Date: 10/08/2022

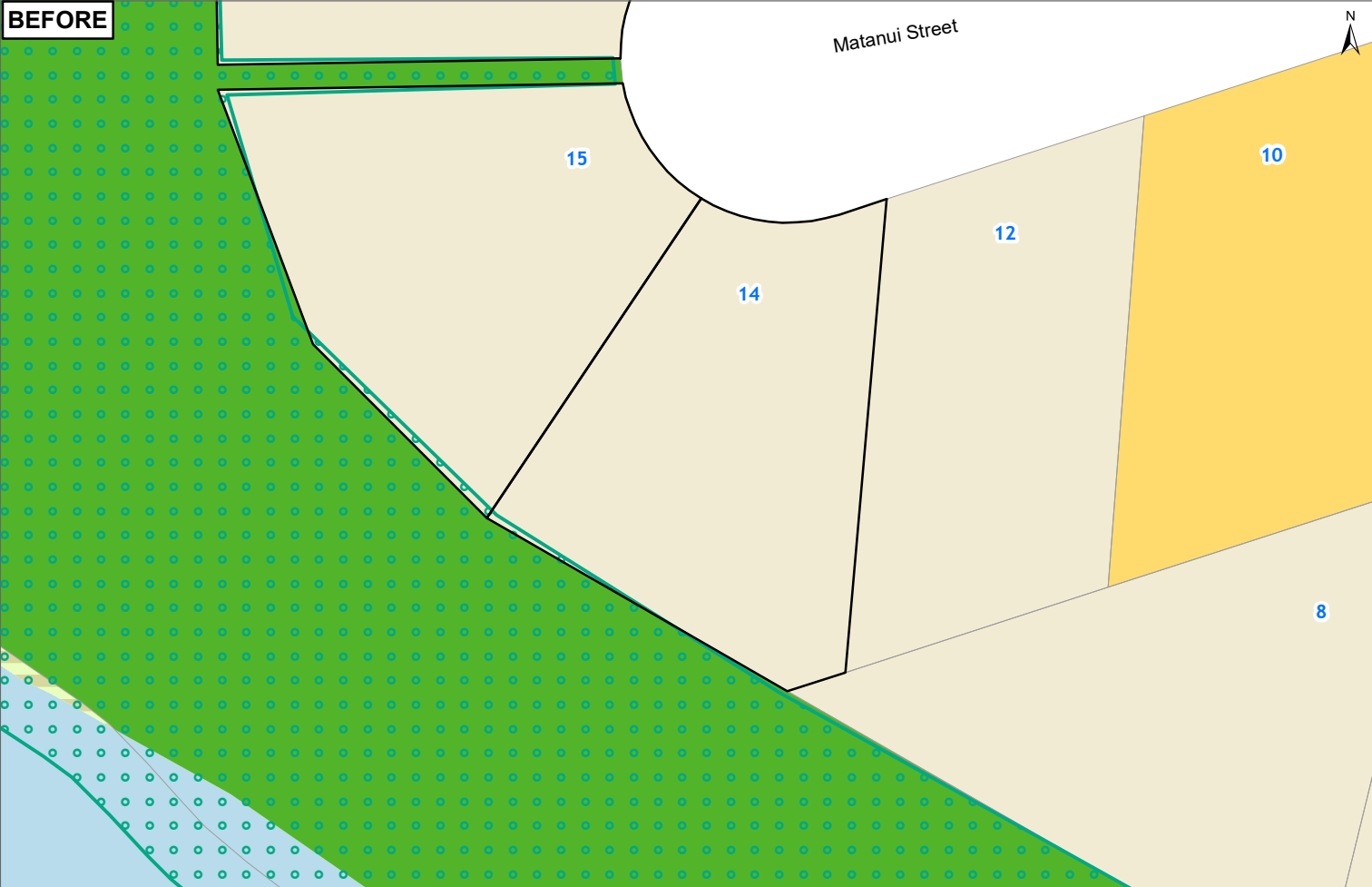
Clause 20A - Outstanding Natural Features

71 EXMOUTH ROAD NORTHCOTE 0627

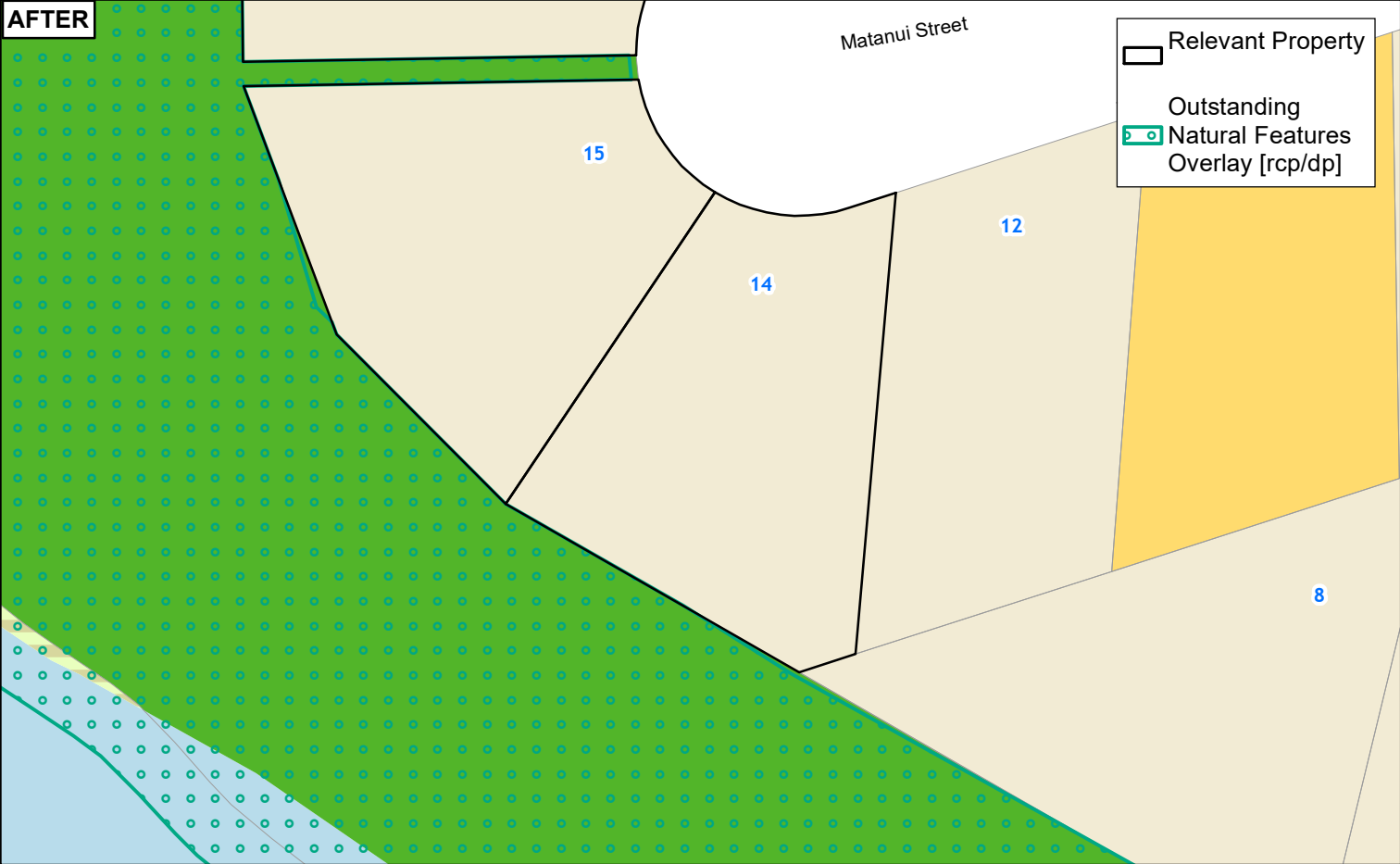


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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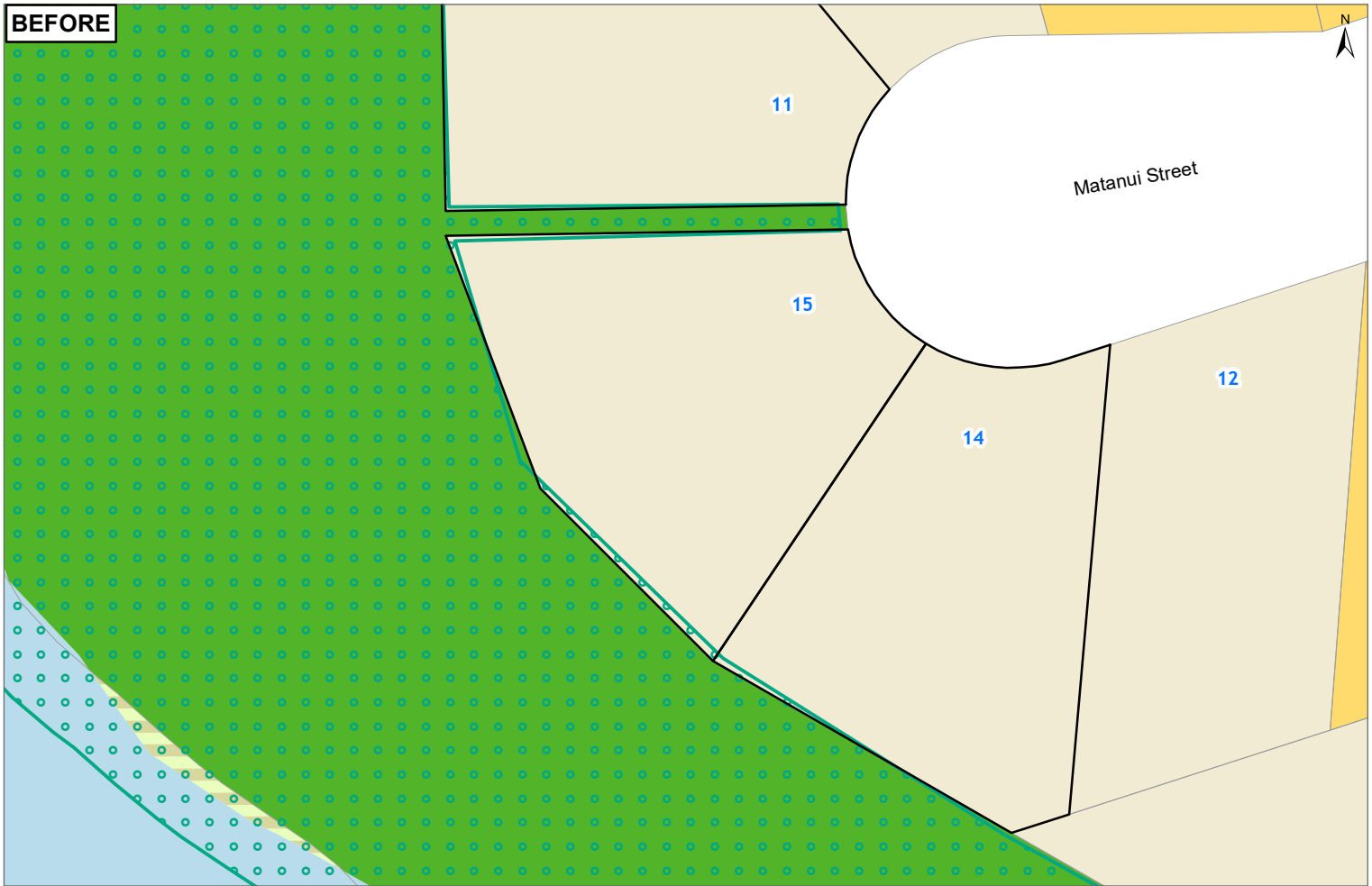
Date: 10/08/2022

Clause 20A - Outstanding Natural Features 14 MATANUI STREET NORTHCOTE 0627

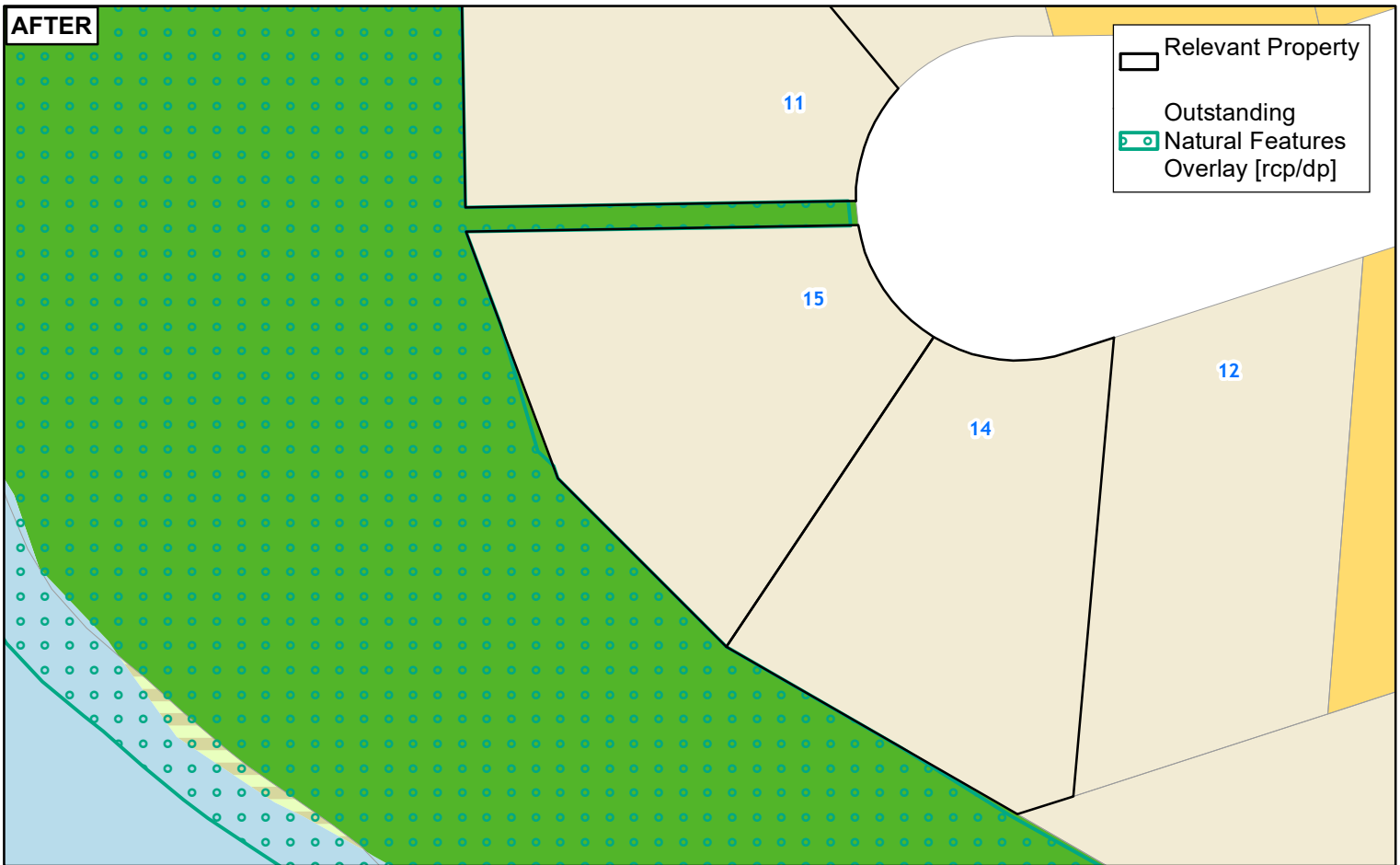


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

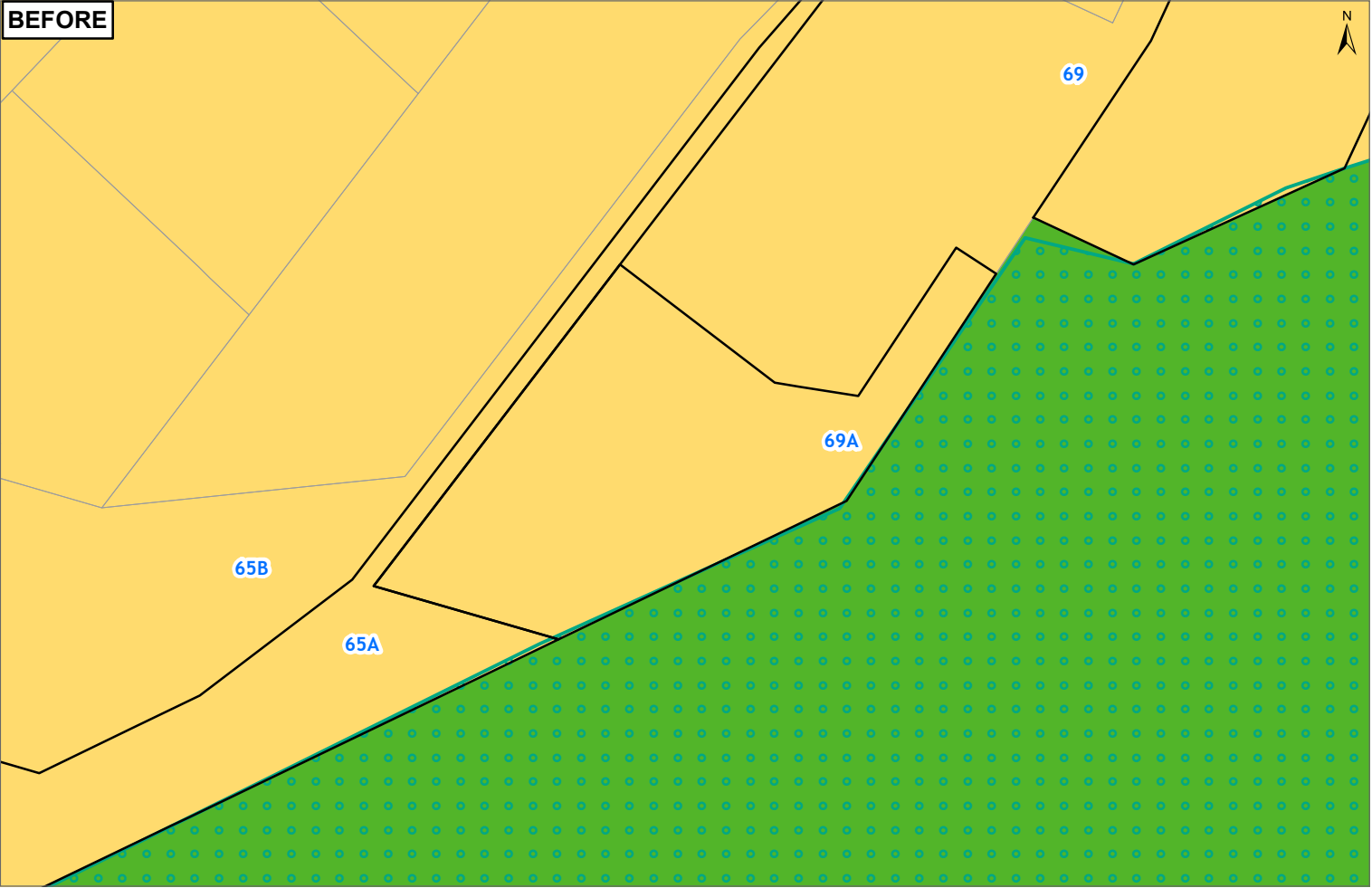
Clause 20A - Outstanding Natural Features

15 MATANUI STREET NORTHCOTE 0627

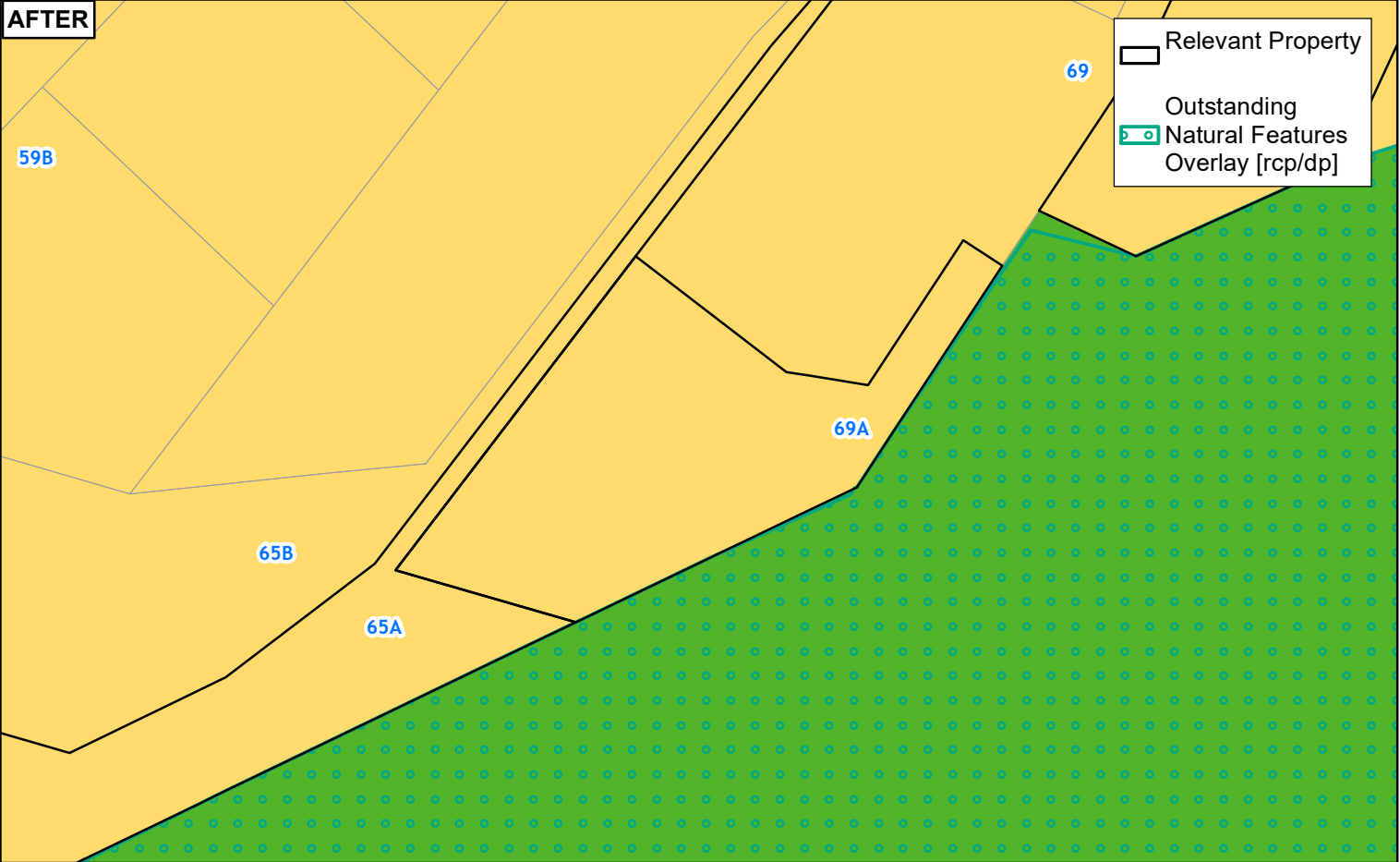


Plans and Places

BEFORE



AFTER



Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



Clause 20A - Outstanding Natural Features
69A EXMOUTH ROAD NORTHCOTE 0627

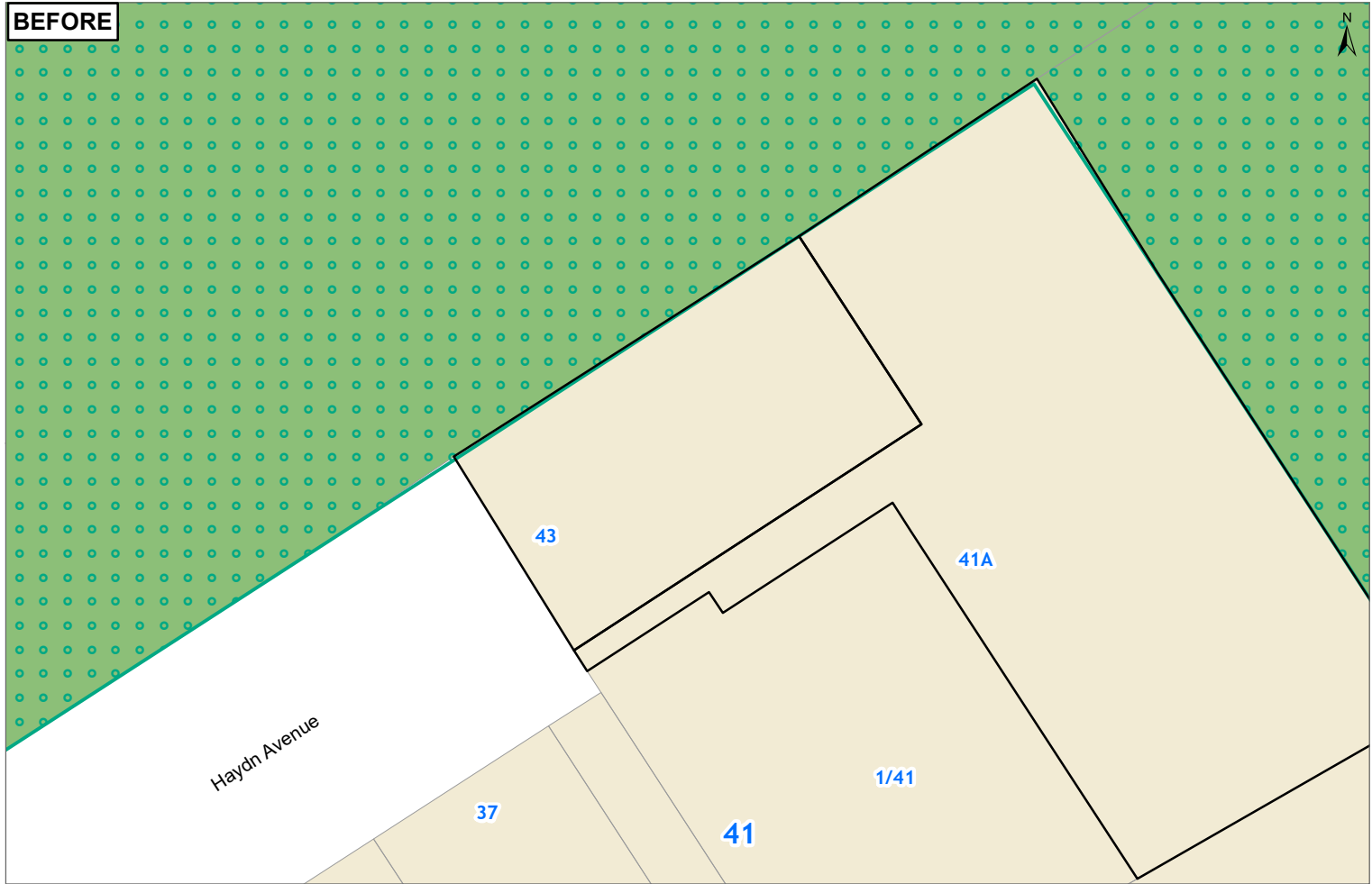
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Date: 10/08/2022

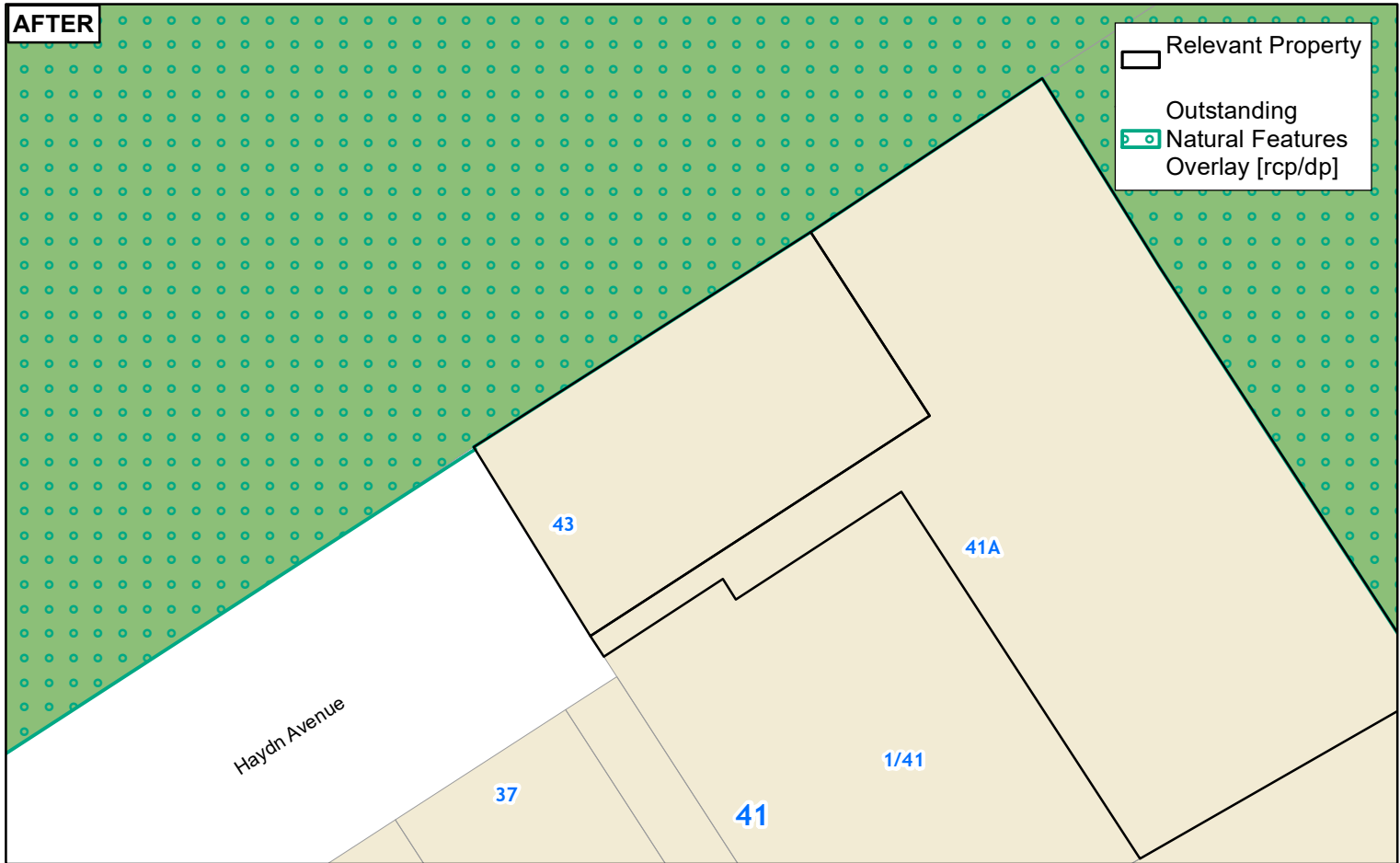


Plans and Places

BEFORE



AFTER



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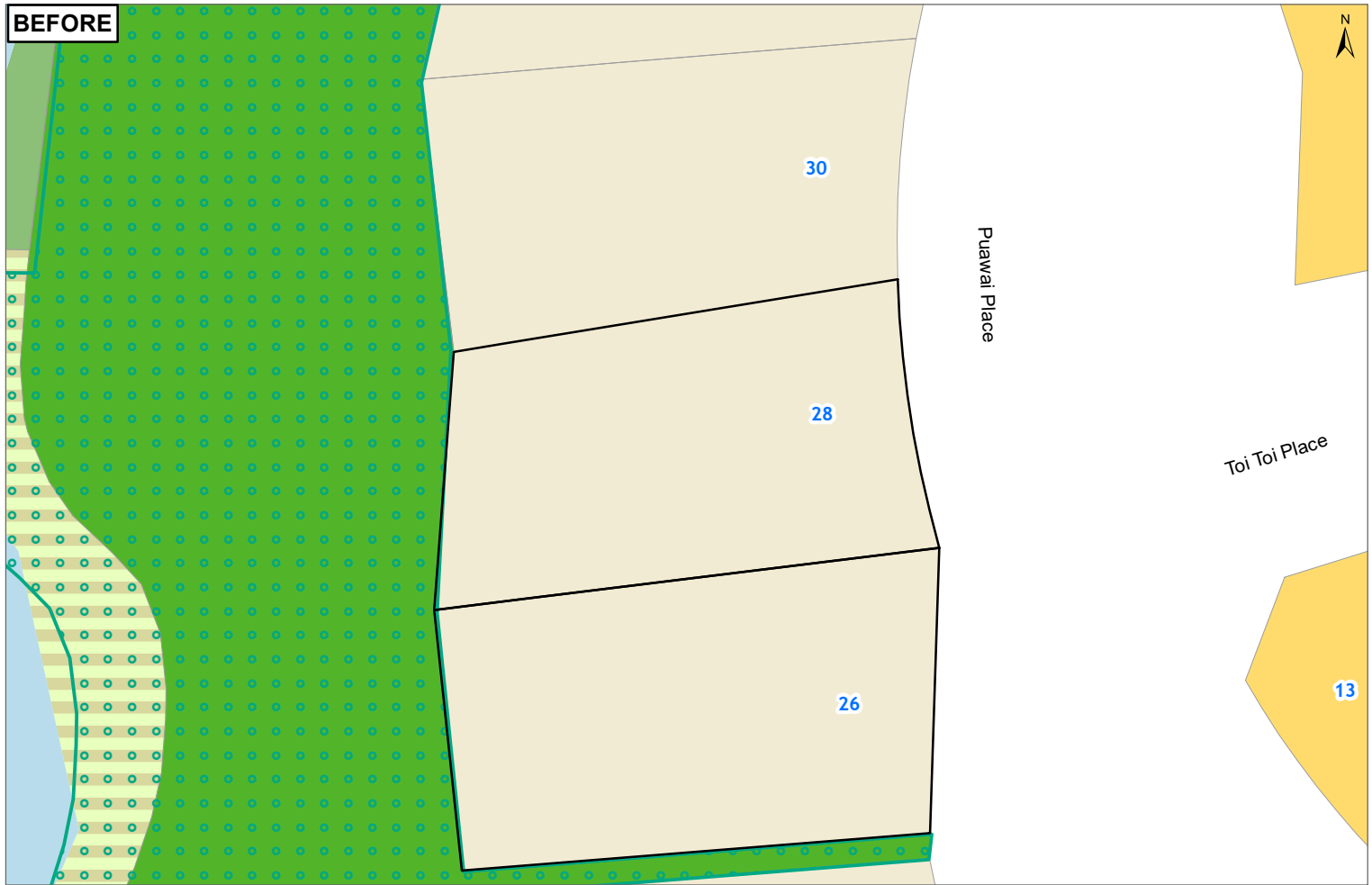
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Clause 20A - Outstanding Natural Features
43 HAYDN AVENUE ROYAL OAK AUCKLAND 1023

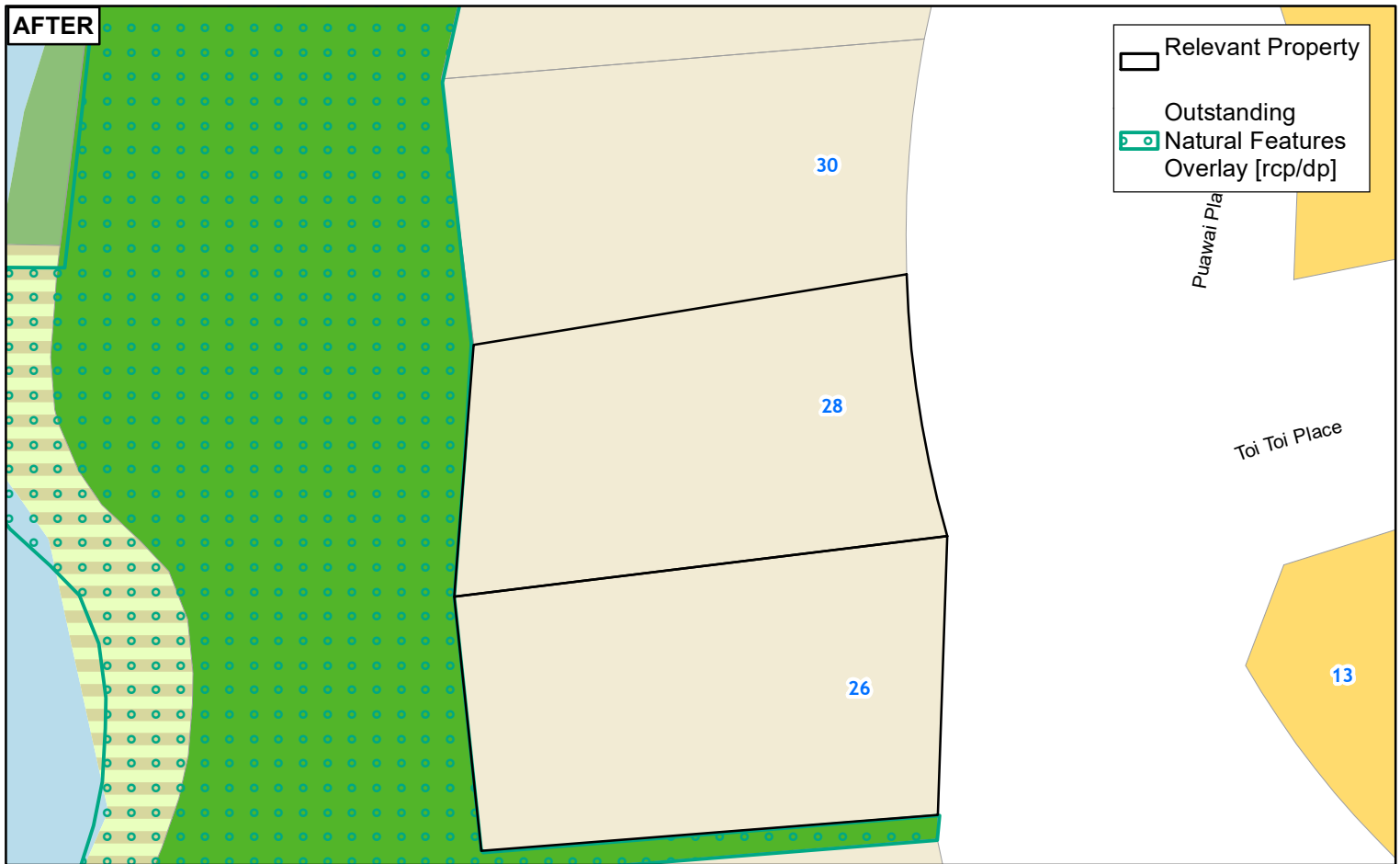


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

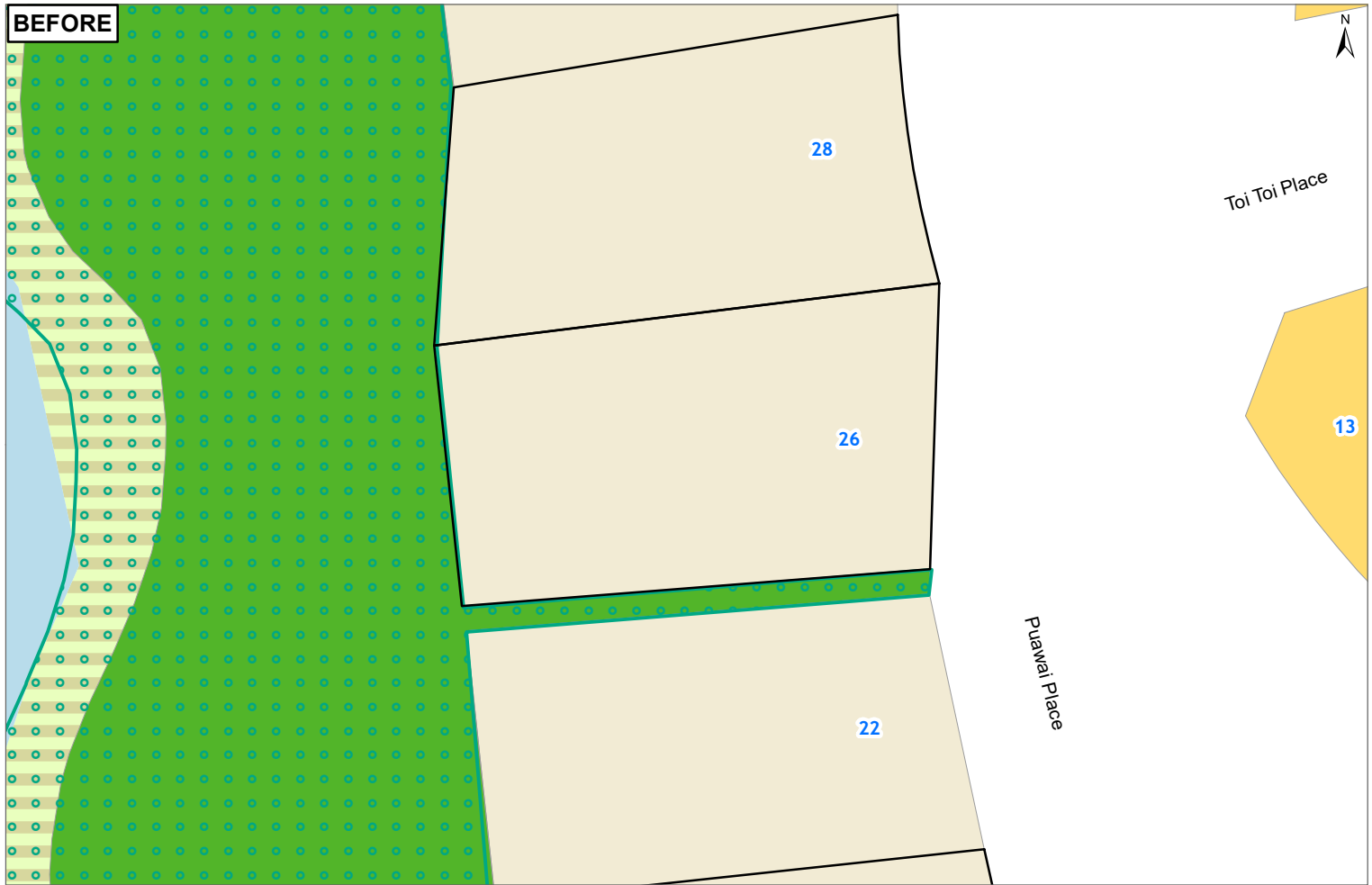
Clause 20A - Outstanding Natural Features

28 PUAWAI PLACE NORTHCOTE 0627



Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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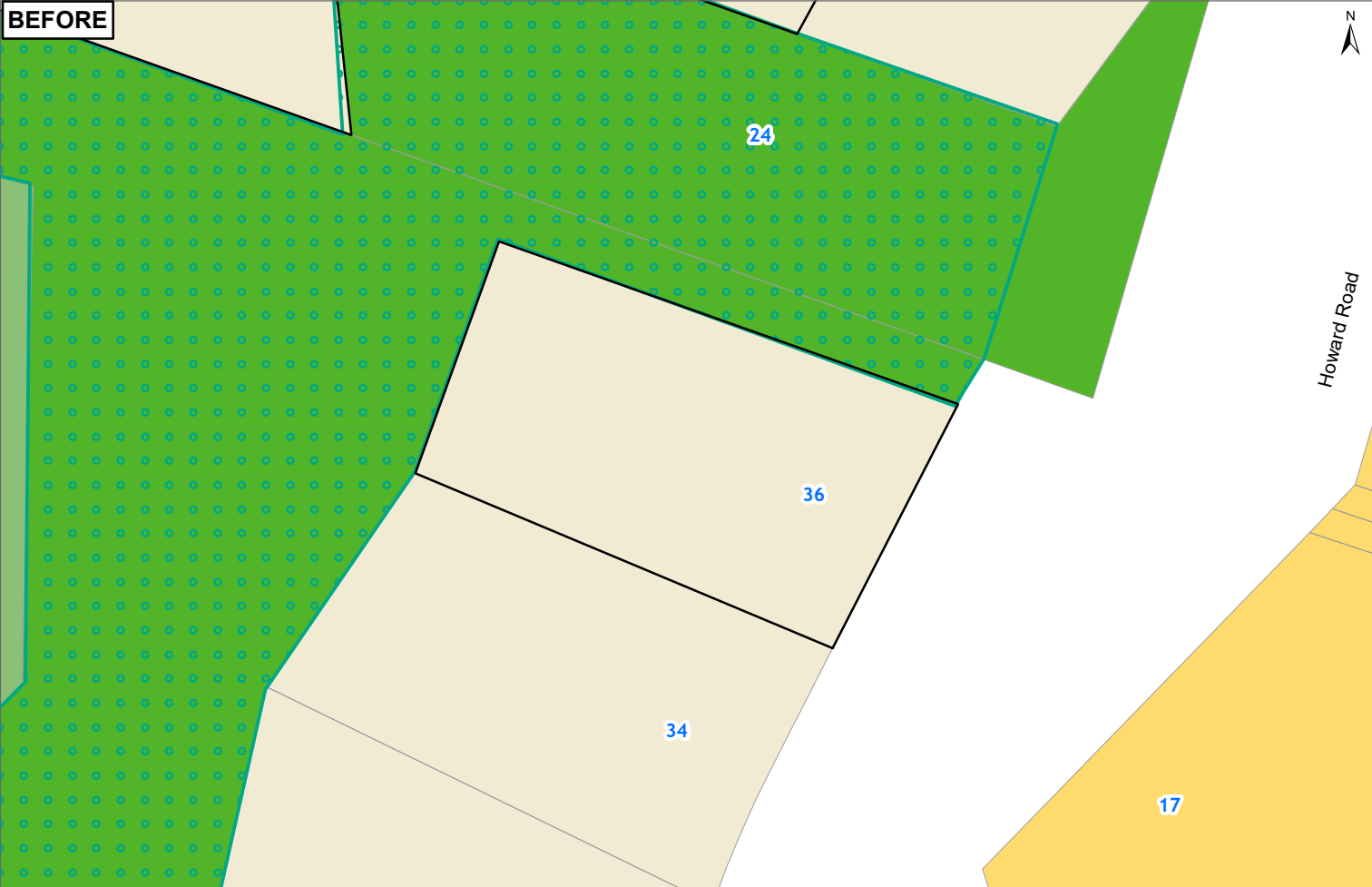
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Clause 20A - Outstanding Natural Features 26 PUAWAI PLACE NORTHCOTE 0627

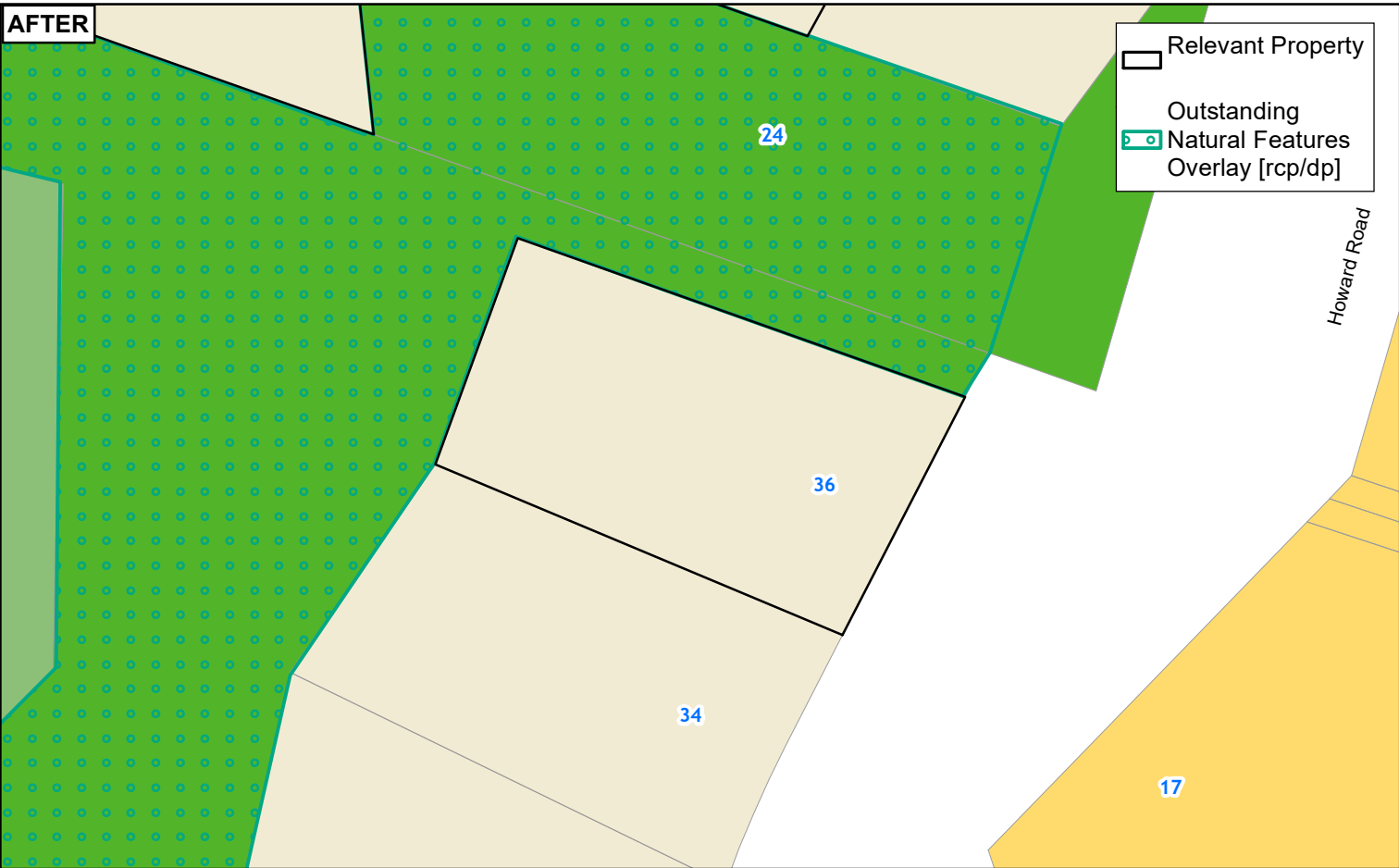


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

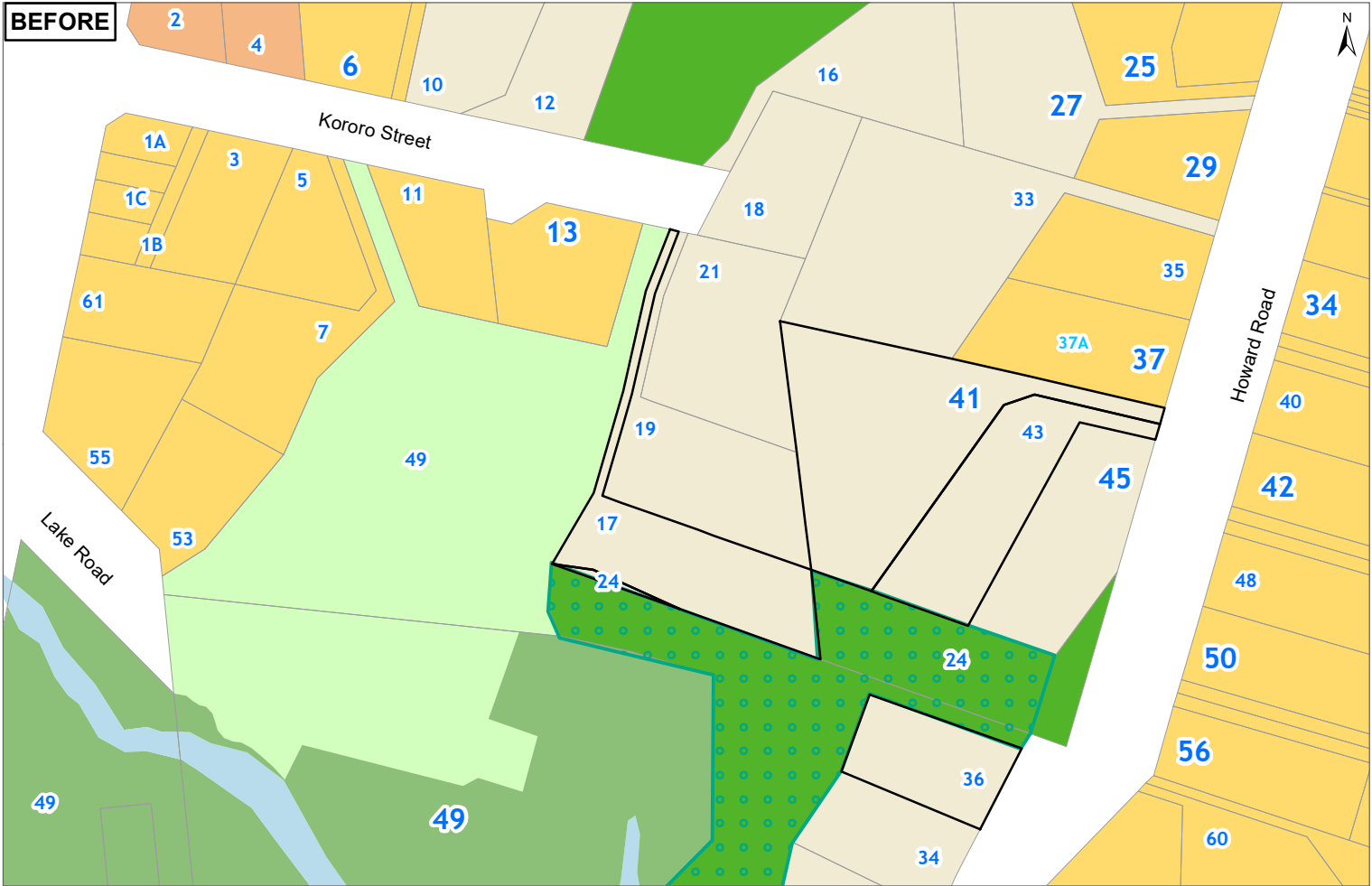
Clause 20A - Outstanding Natural Features

36 PUAWAI PLACE NORTHCOTE 0627

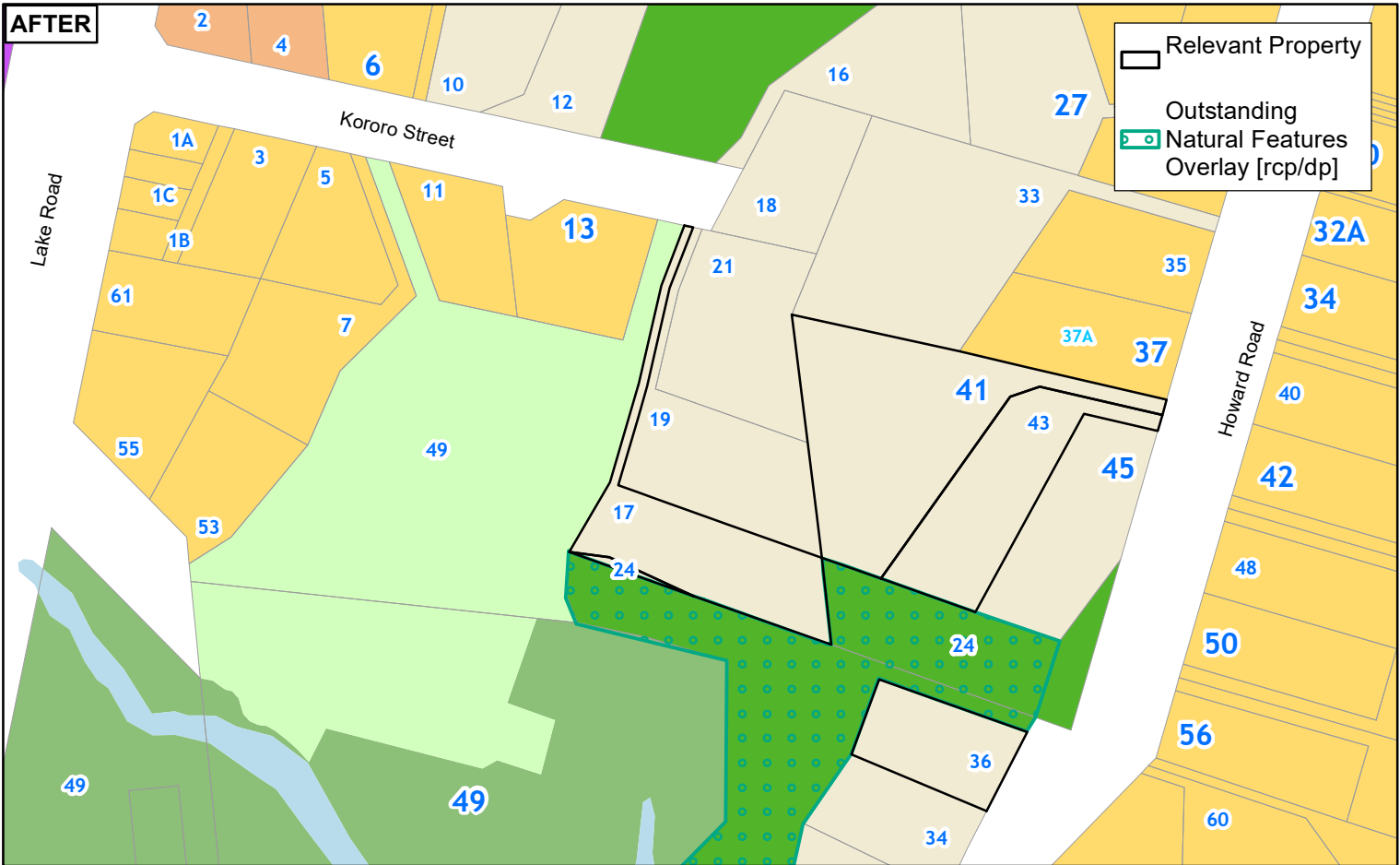


Plans and Places

BEFORE



AFTER



0 10 20 40 Metres

Clause 20A - Outstanding Natural Features
17 KORORO STREET NORTHCOTE 0627

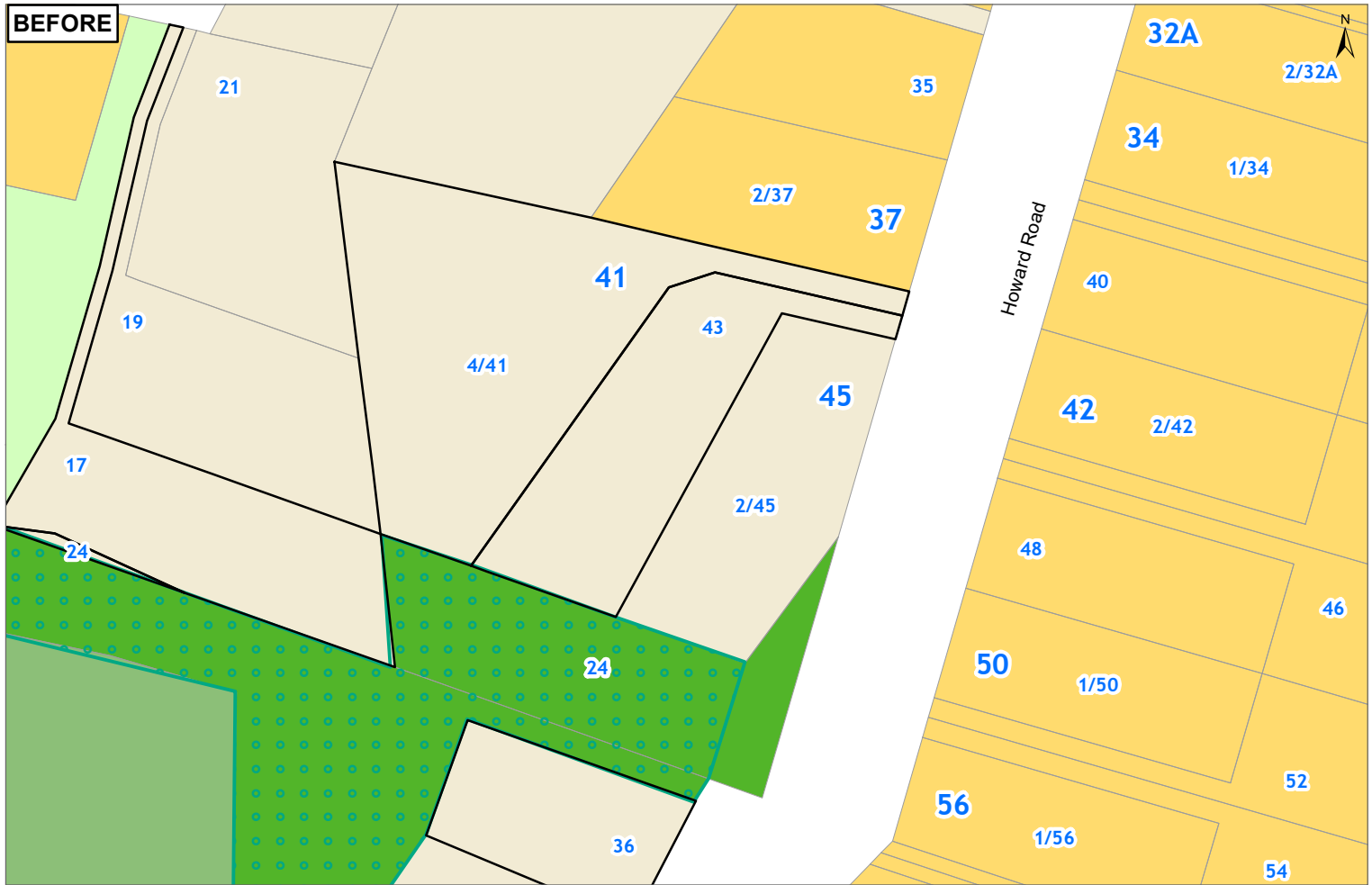
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Date: 10/08/2022

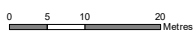
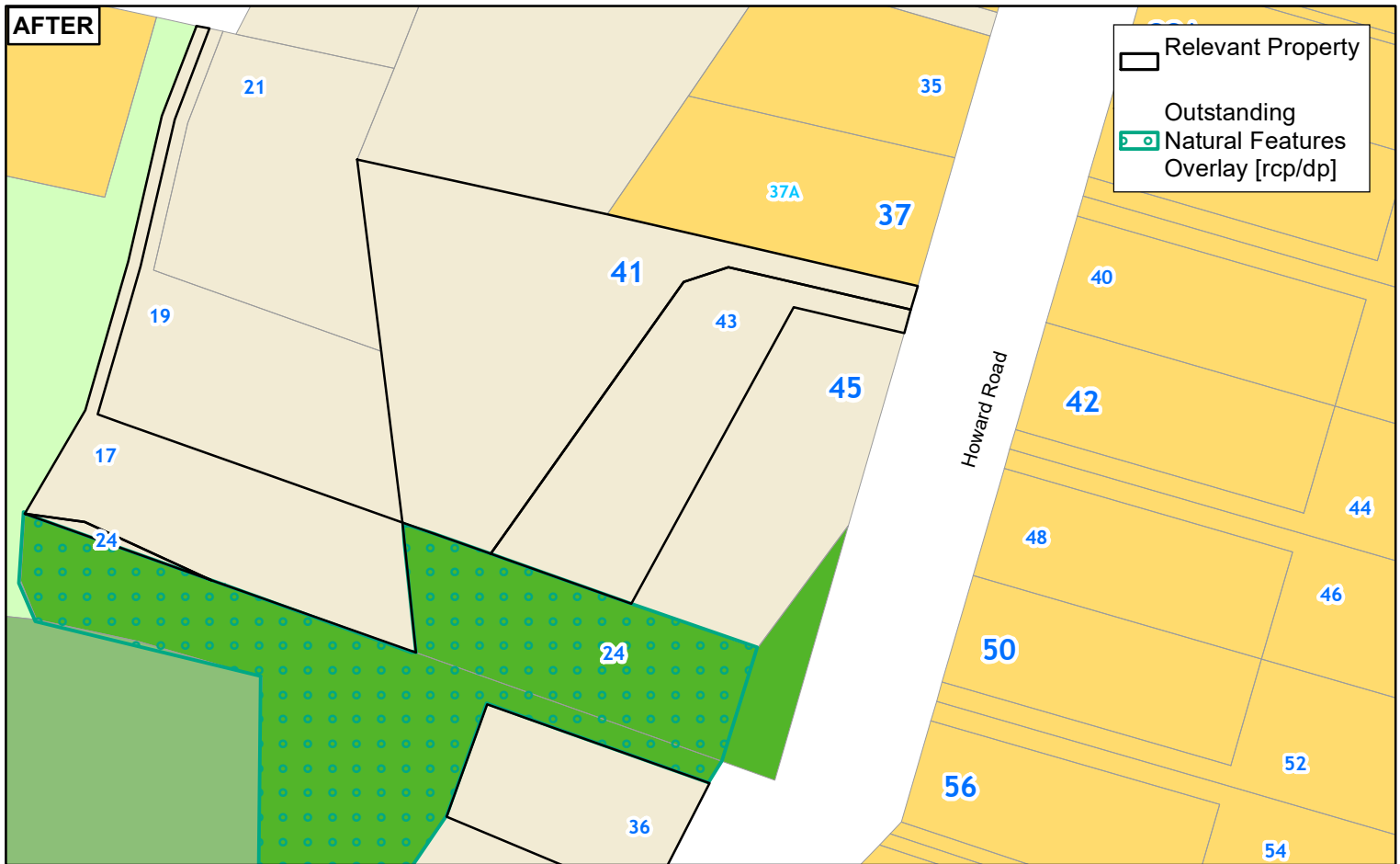


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

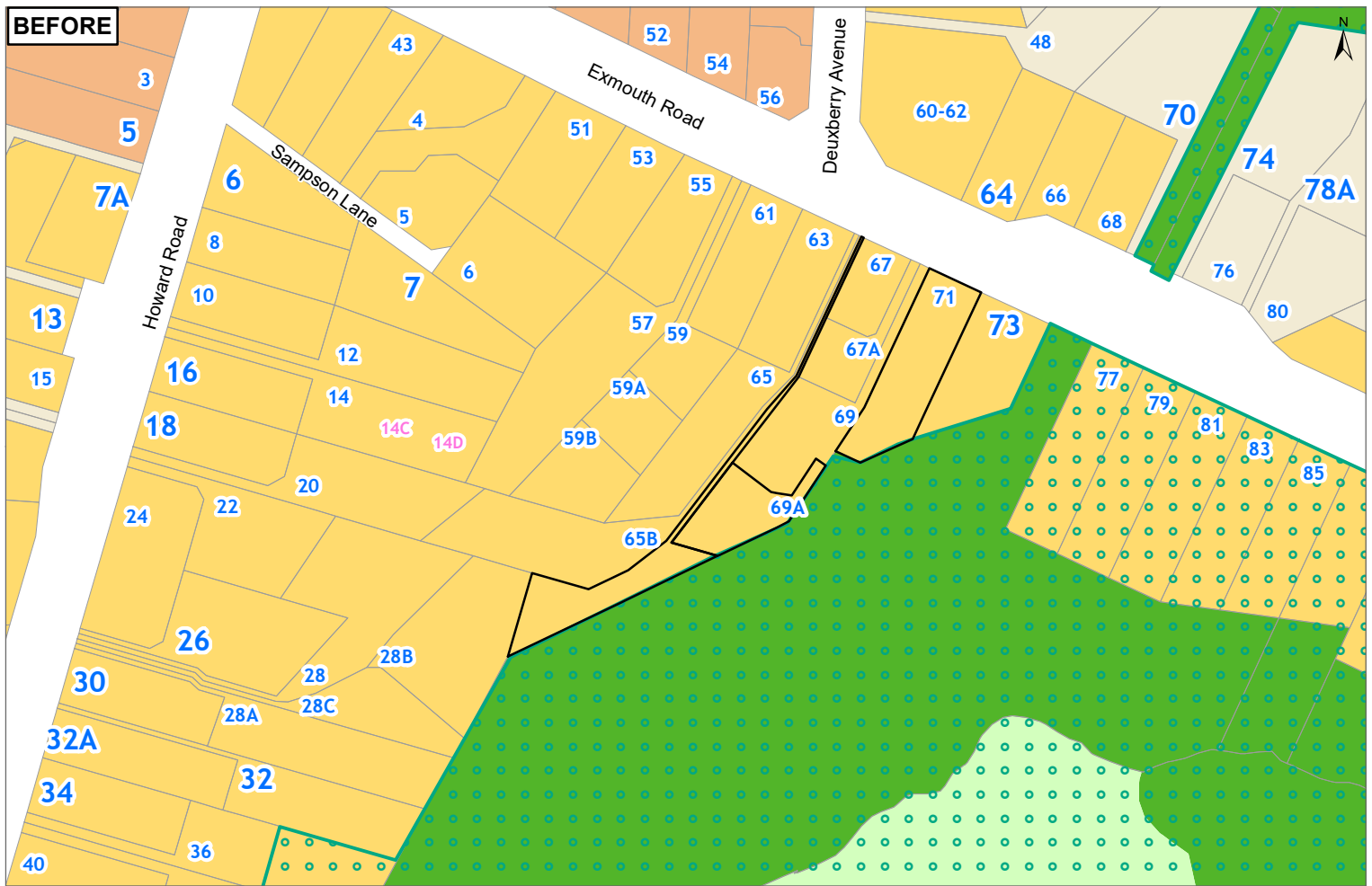
Clause 20A - Outstanding Natural Features

43 HOWARD ROAD NORTHCOTE 0627

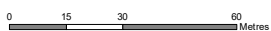
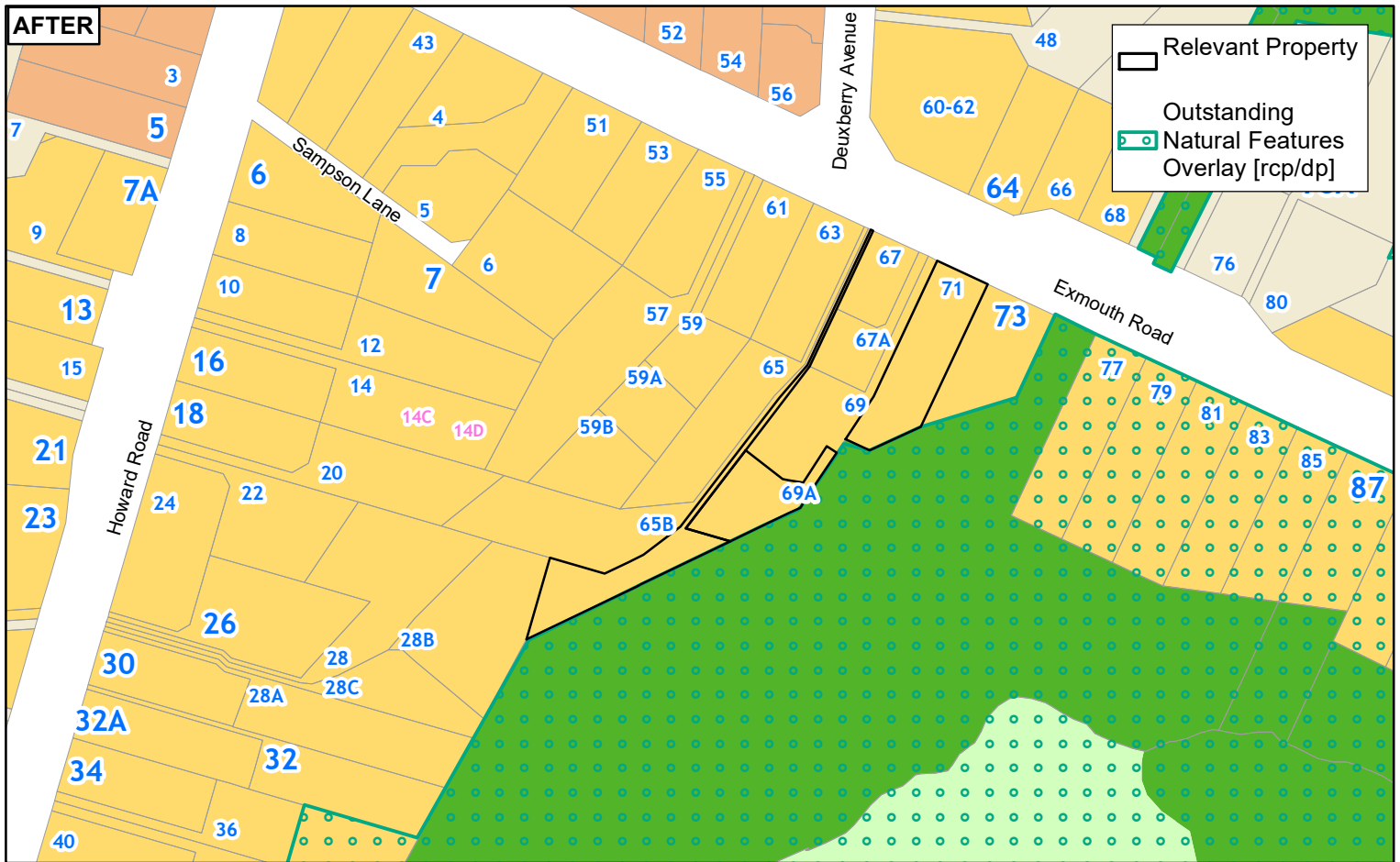


Plans and Places

BEFORE



AFTER



Clause 20A - Outstanding Natural Features
65A EXMOUTH ROAD NORTHCOTE 0627

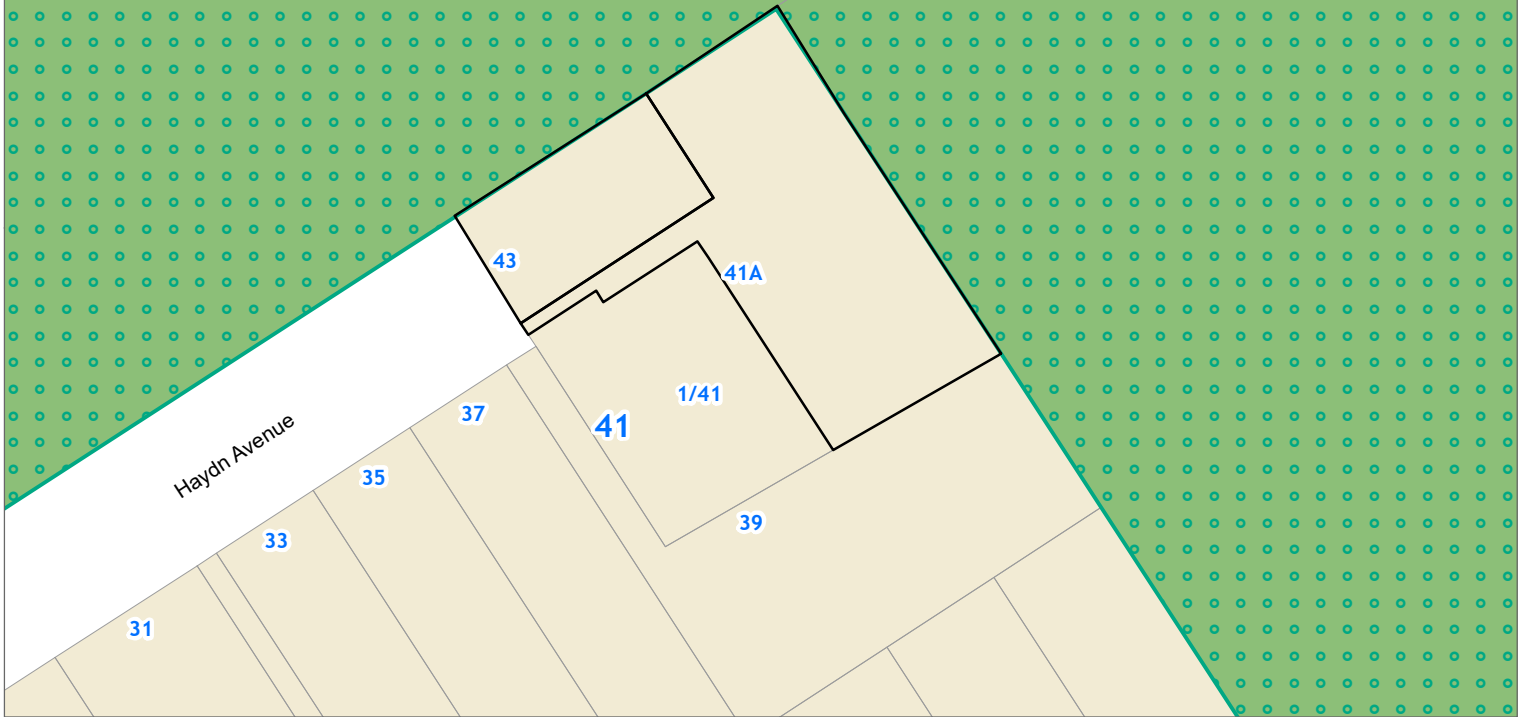
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Date: 10/08/2022





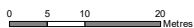
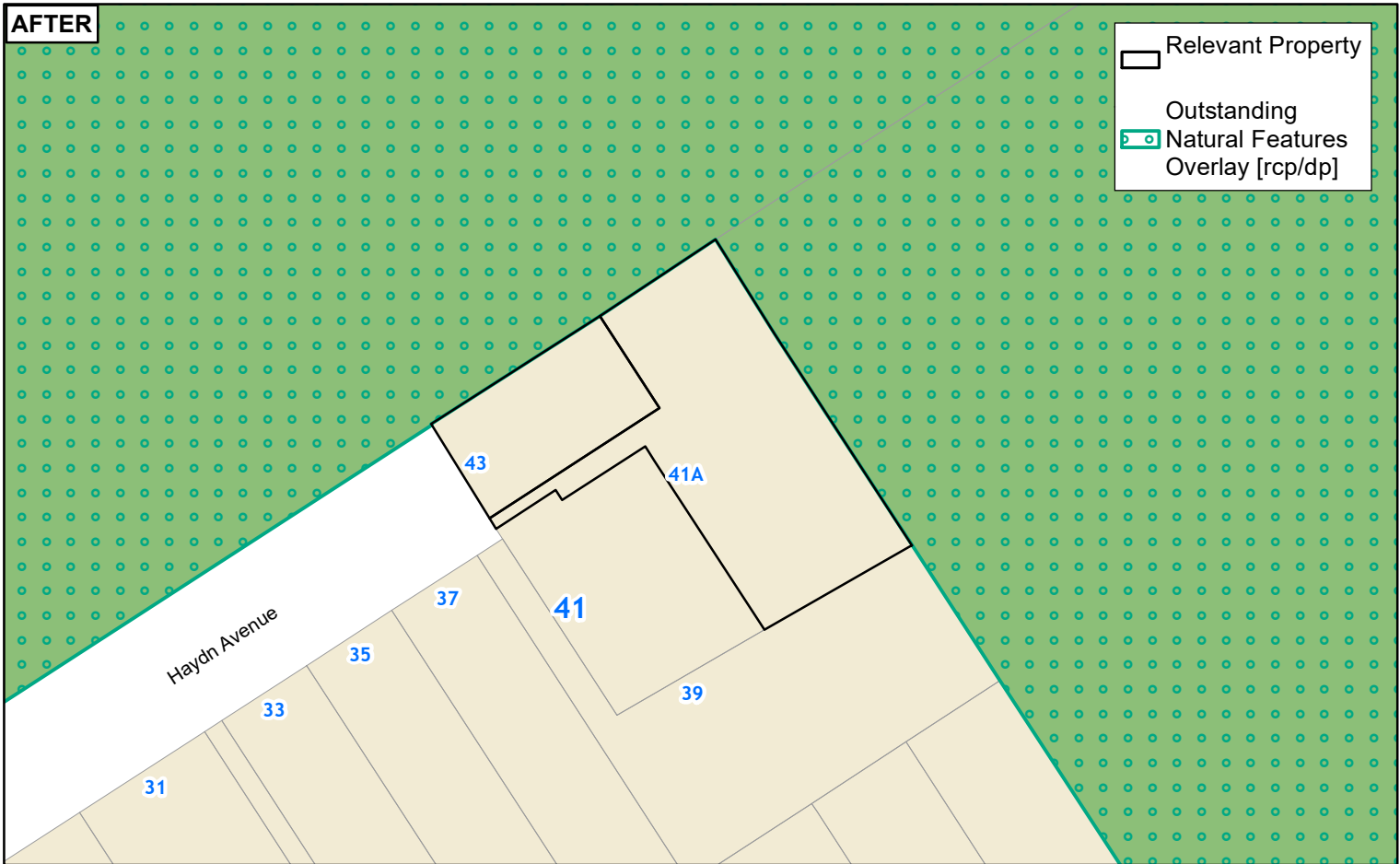
Plans and Places

BEFORE



AFTER

 Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



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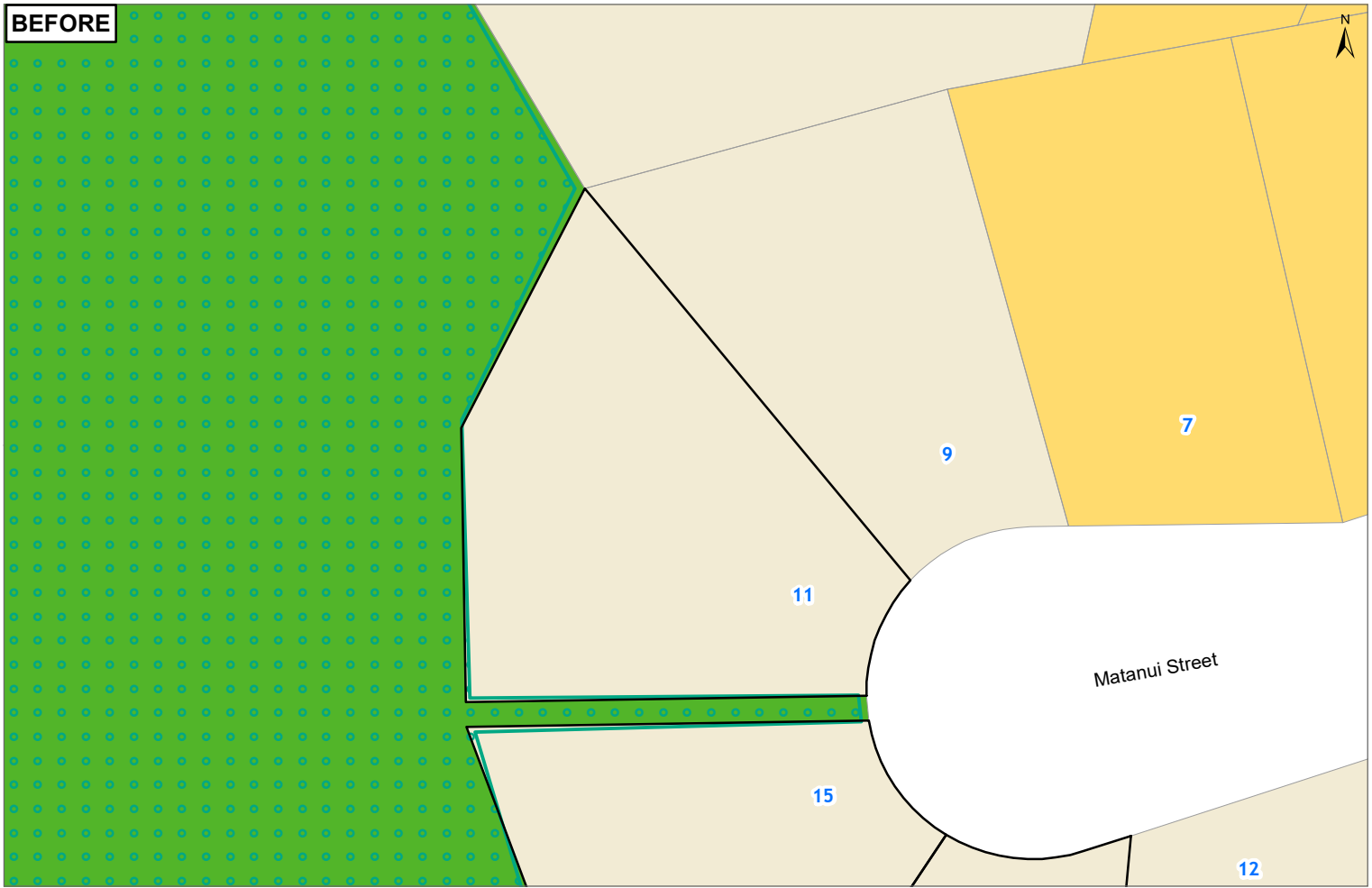
Clause 20A - Outstanding Natural Features

41A HAYDN AVENUE ROYAL OAK AUCKLAND 1023

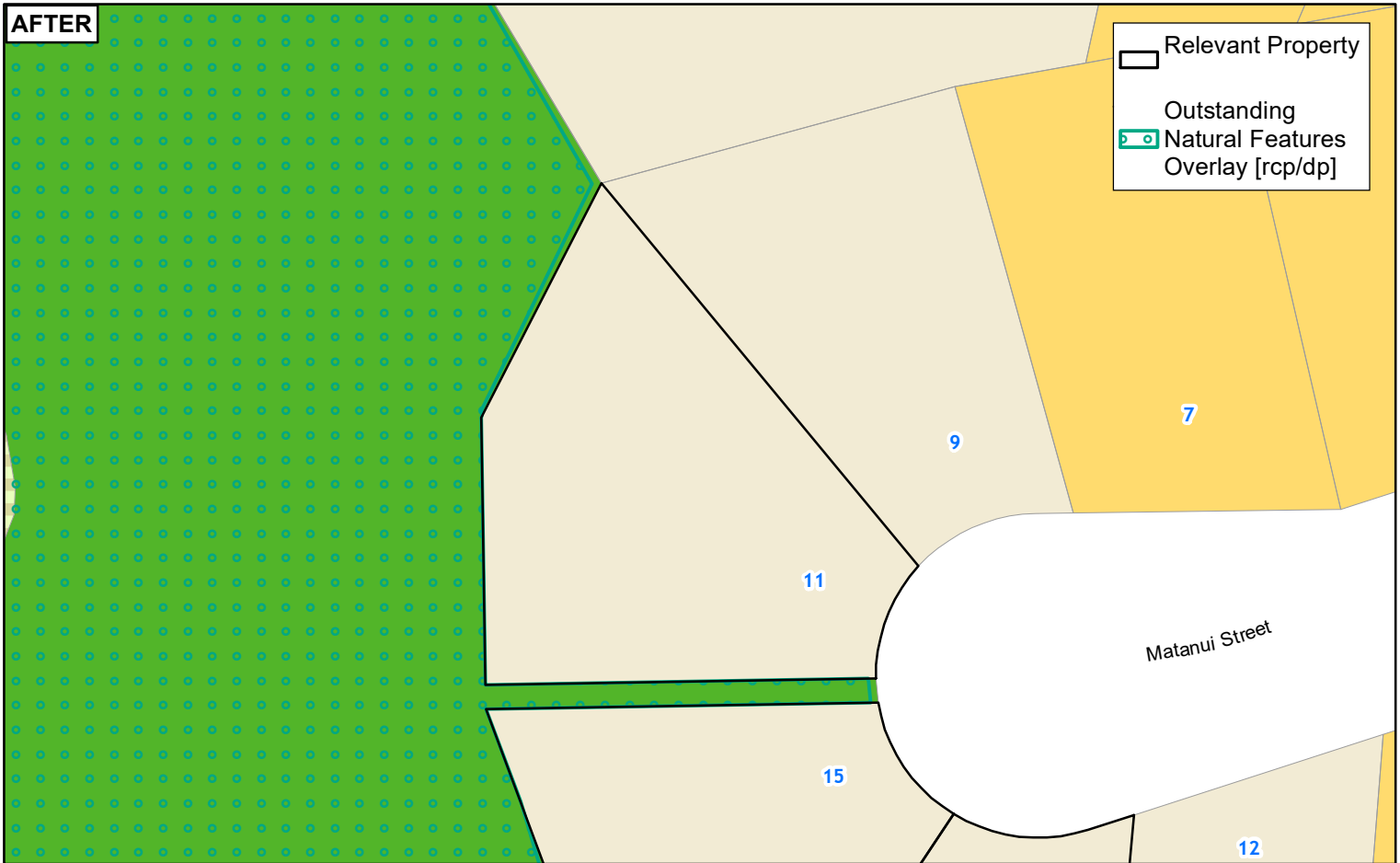


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

Clause 20A - Outstanding Natural Features 11 MATANUI STREET NORTHCOTE 0627



Plans and Places

BEFORE

49

17

24





AFTER

49

17

24

 Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



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Date: 10/08/2022

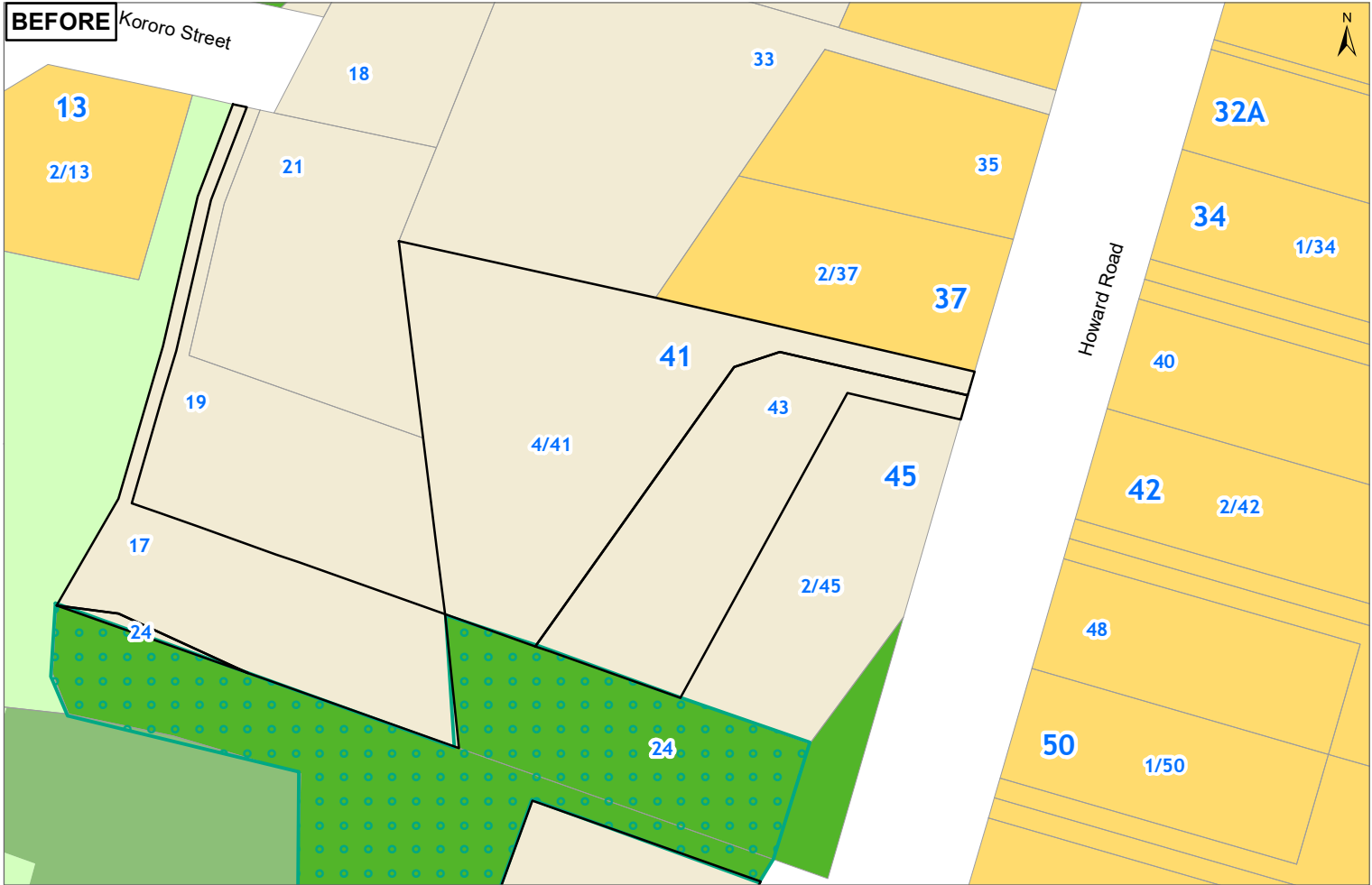
Clause 20A - Outstanding Natural Features R 24 TARAHANGA STREET NORTHCOTE 0627



Plans and Places

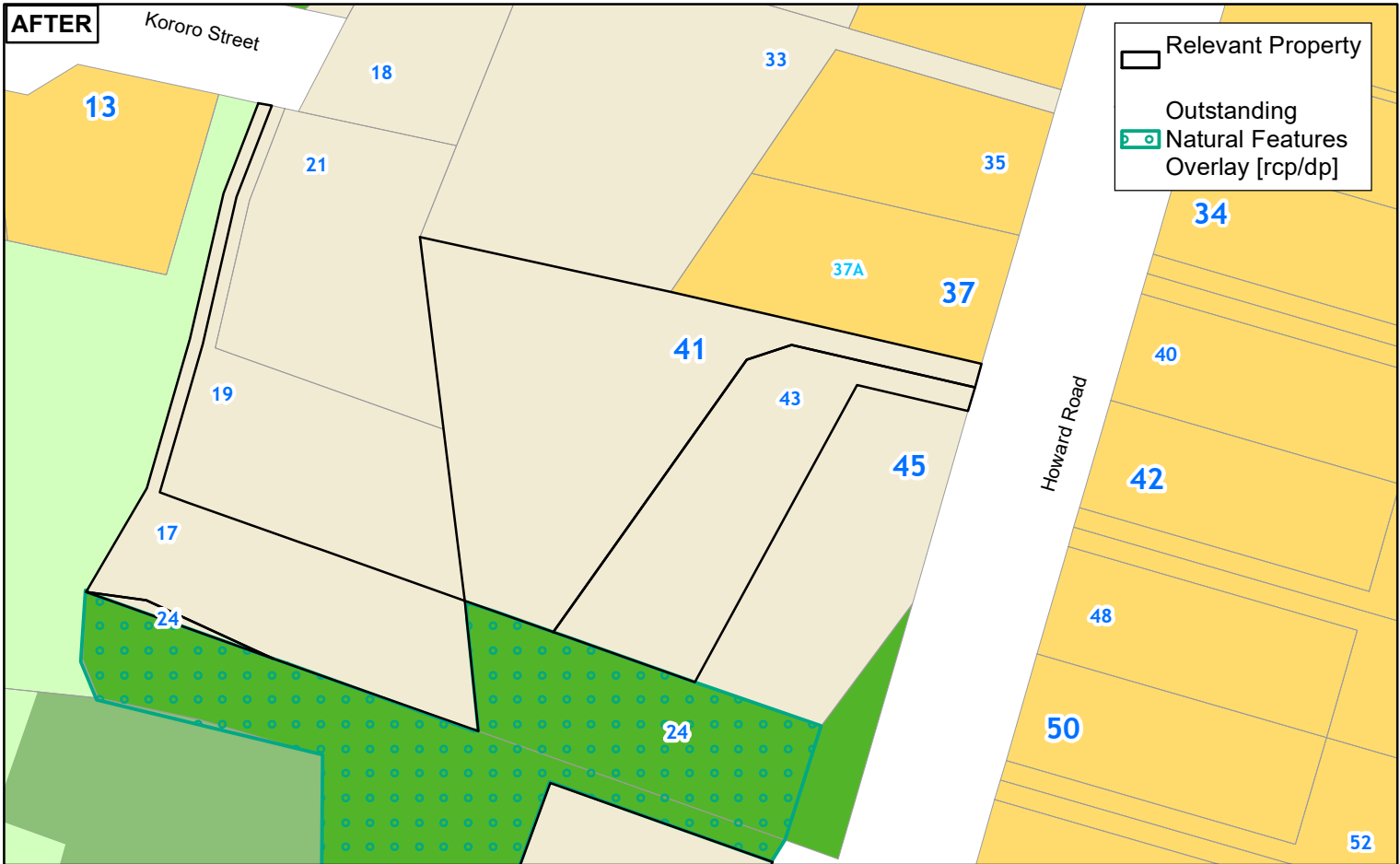
BEFORE

Kororo Street



AFTER

Kororo Street



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Date: 10/08/2022

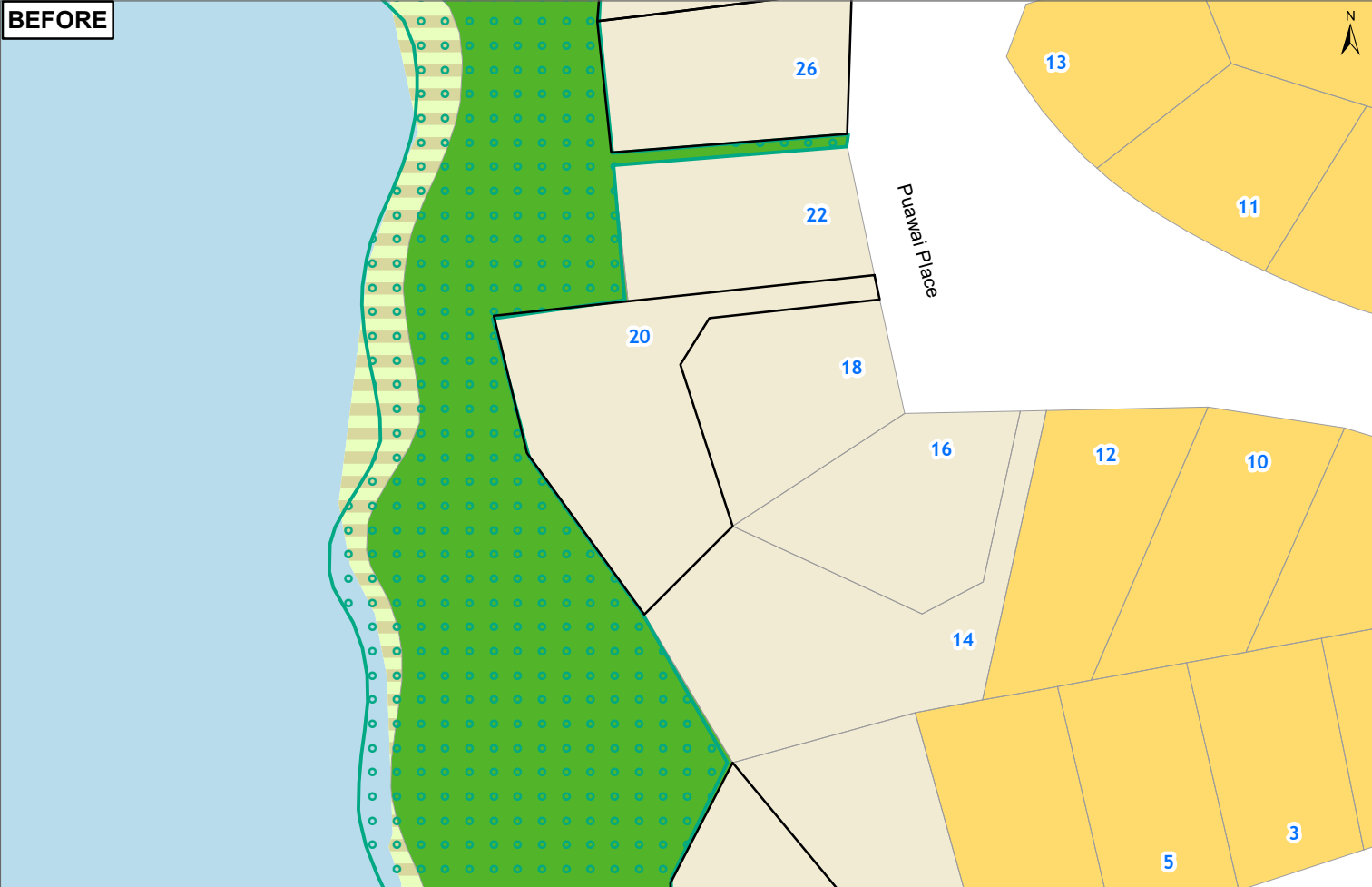
Clause 20A - Outstanding Natural Features

41 HOWARD ROAD NORTHCOTE 0627

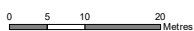
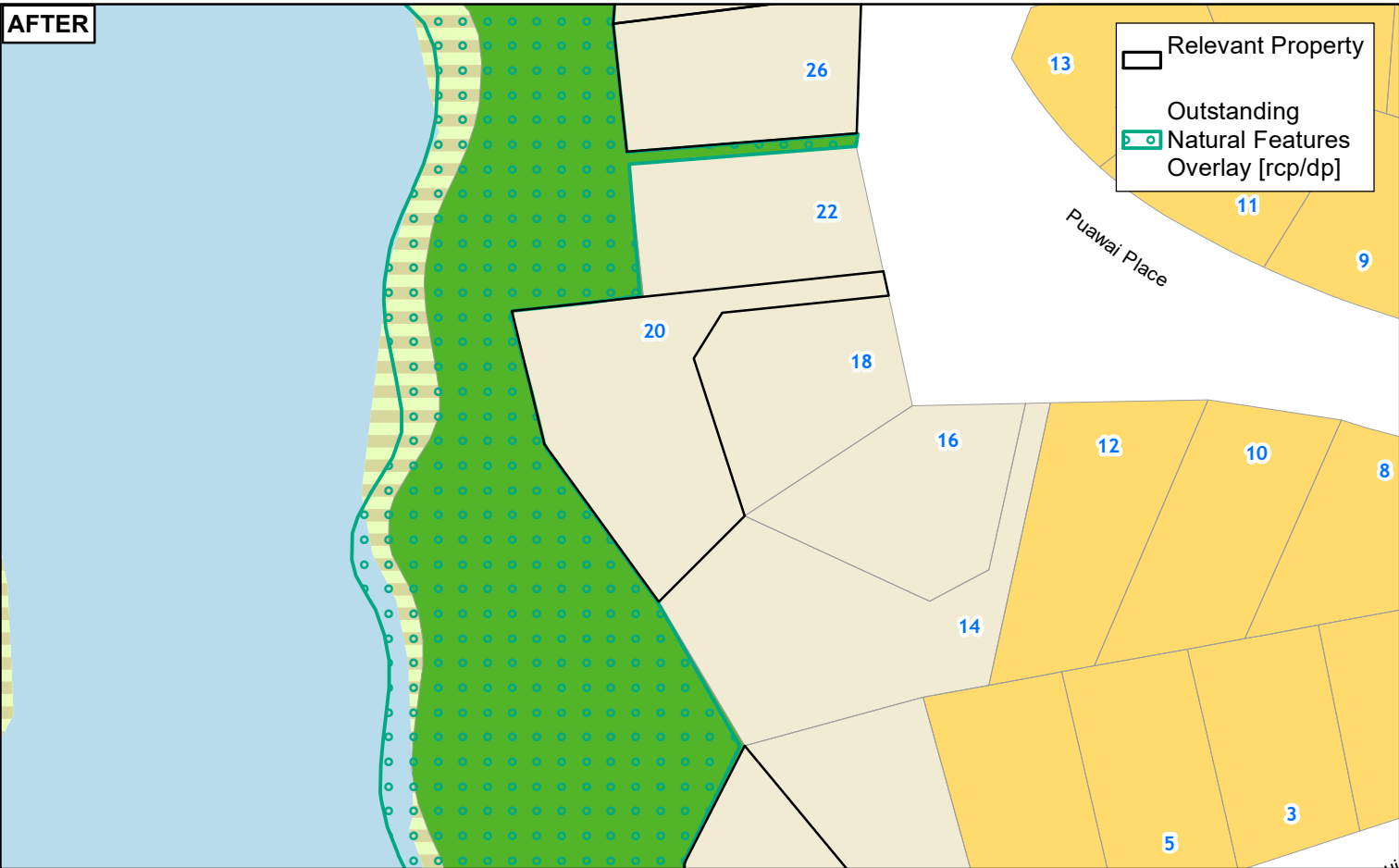


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

Clause 20A - Outstanding Natural Features

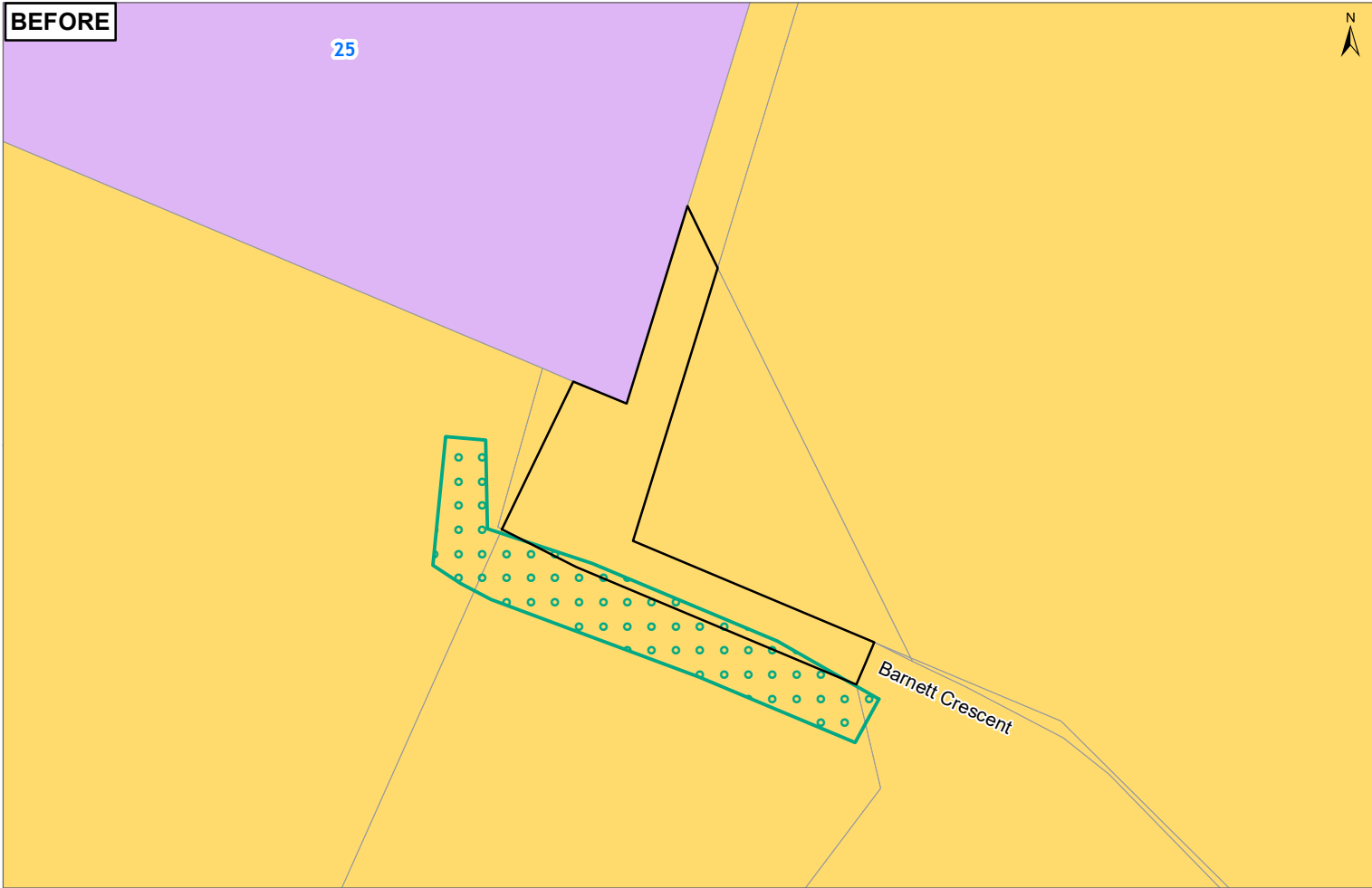
20 PUAWAI PLACE NORTHCOTE 0627



Plans and Places



BEFORE

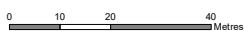
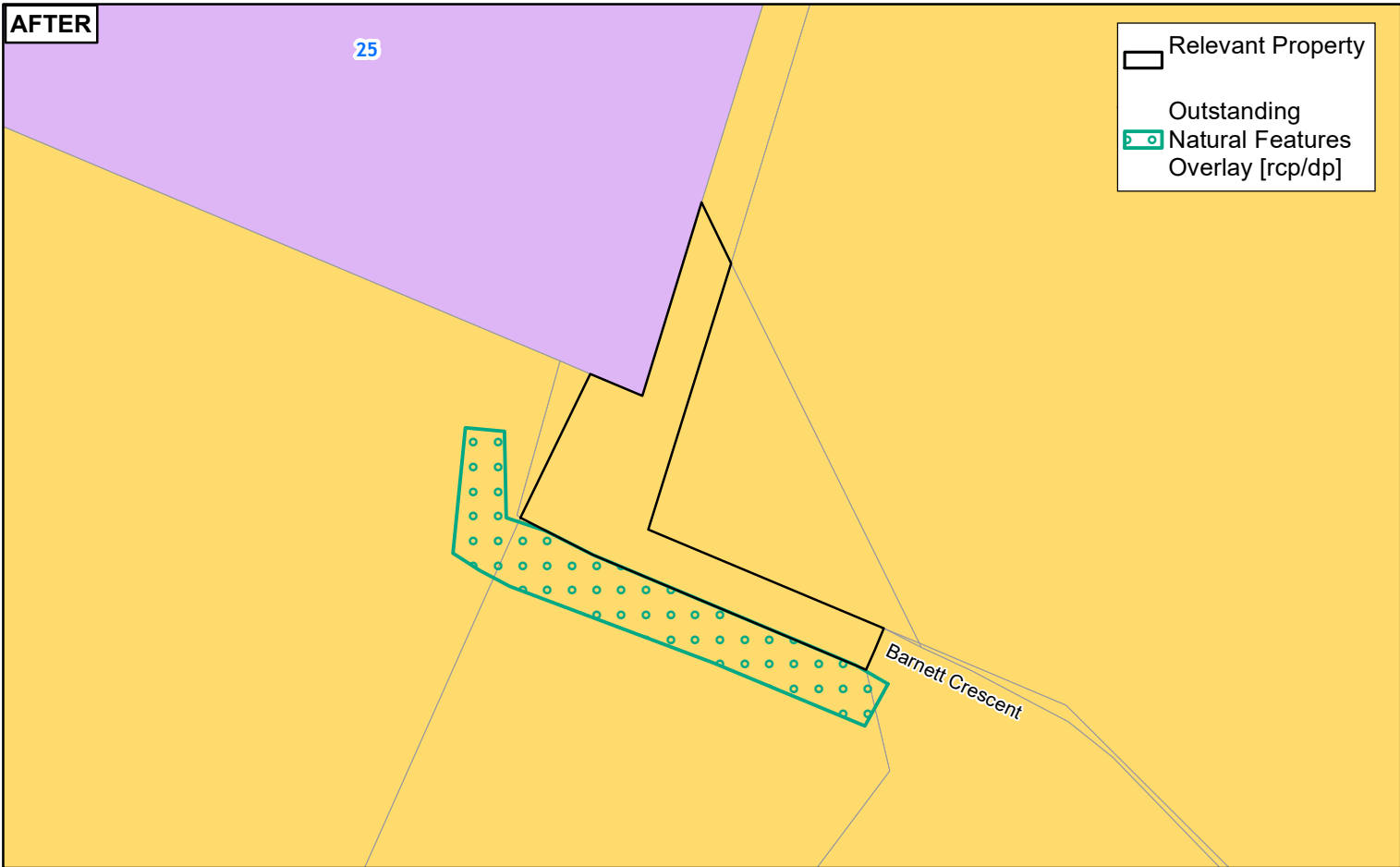
25



AFTER

25

 Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



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Date: 10/08/2022

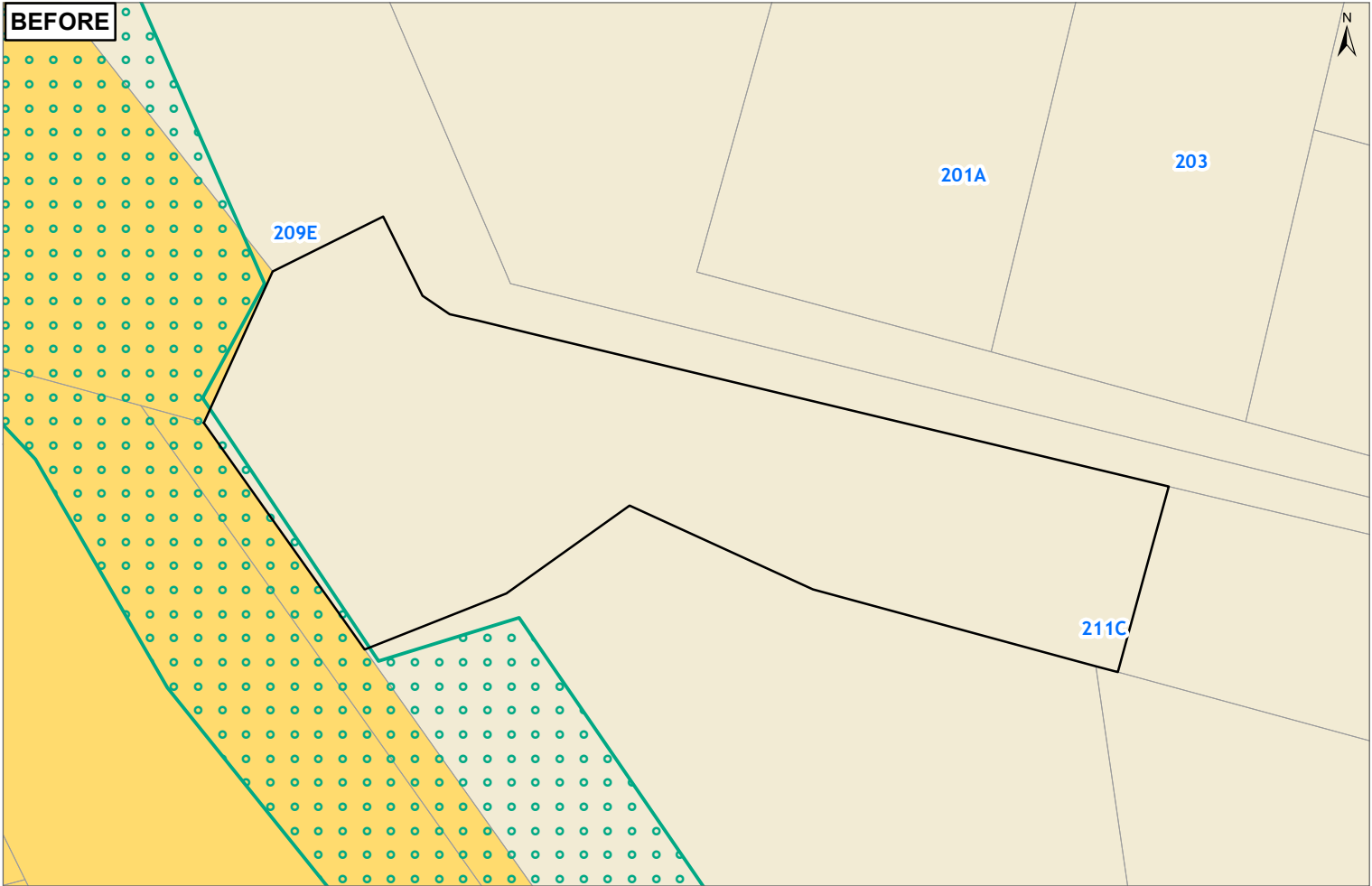
Clause 20A - Outstanding Natural Features

Rates 55-85 Mountain Road Epsom Auckland 1023

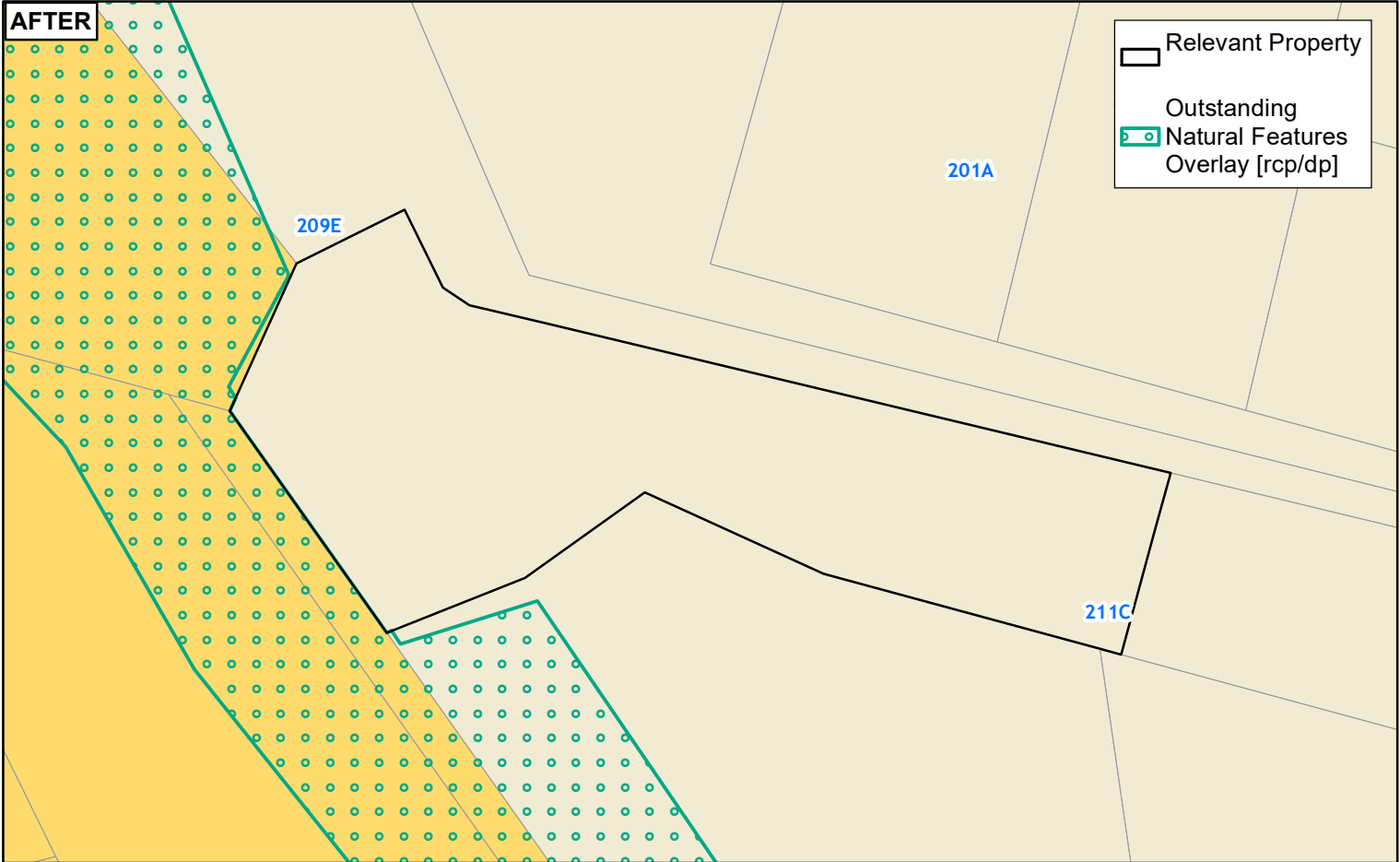


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

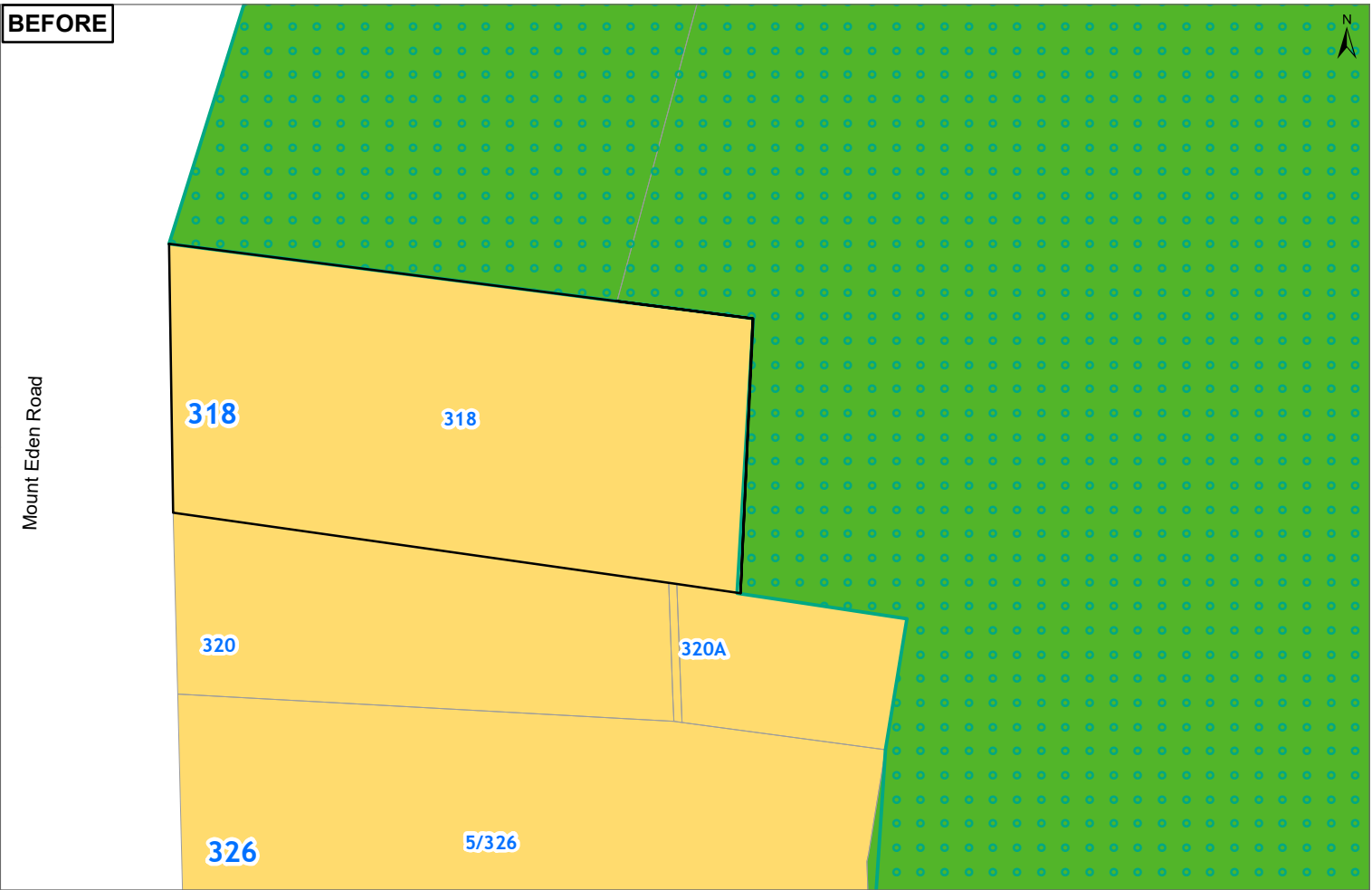
Clause 20A - Outstanding Natural Features

211C ST ANDREWS ROAD ROYAL OAK AUCKLAND 1023

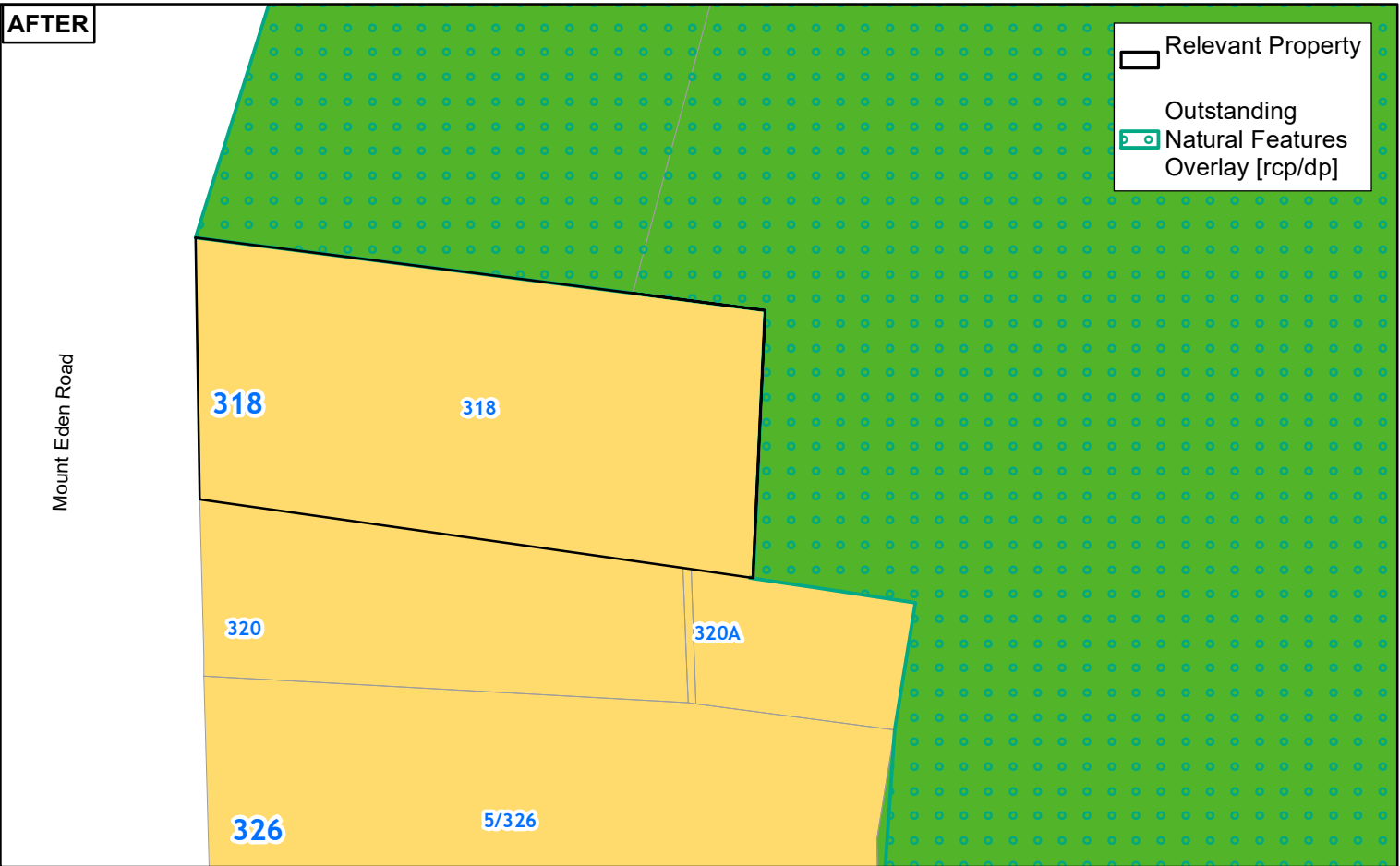


Plans and Places

BEFORE



AFTER



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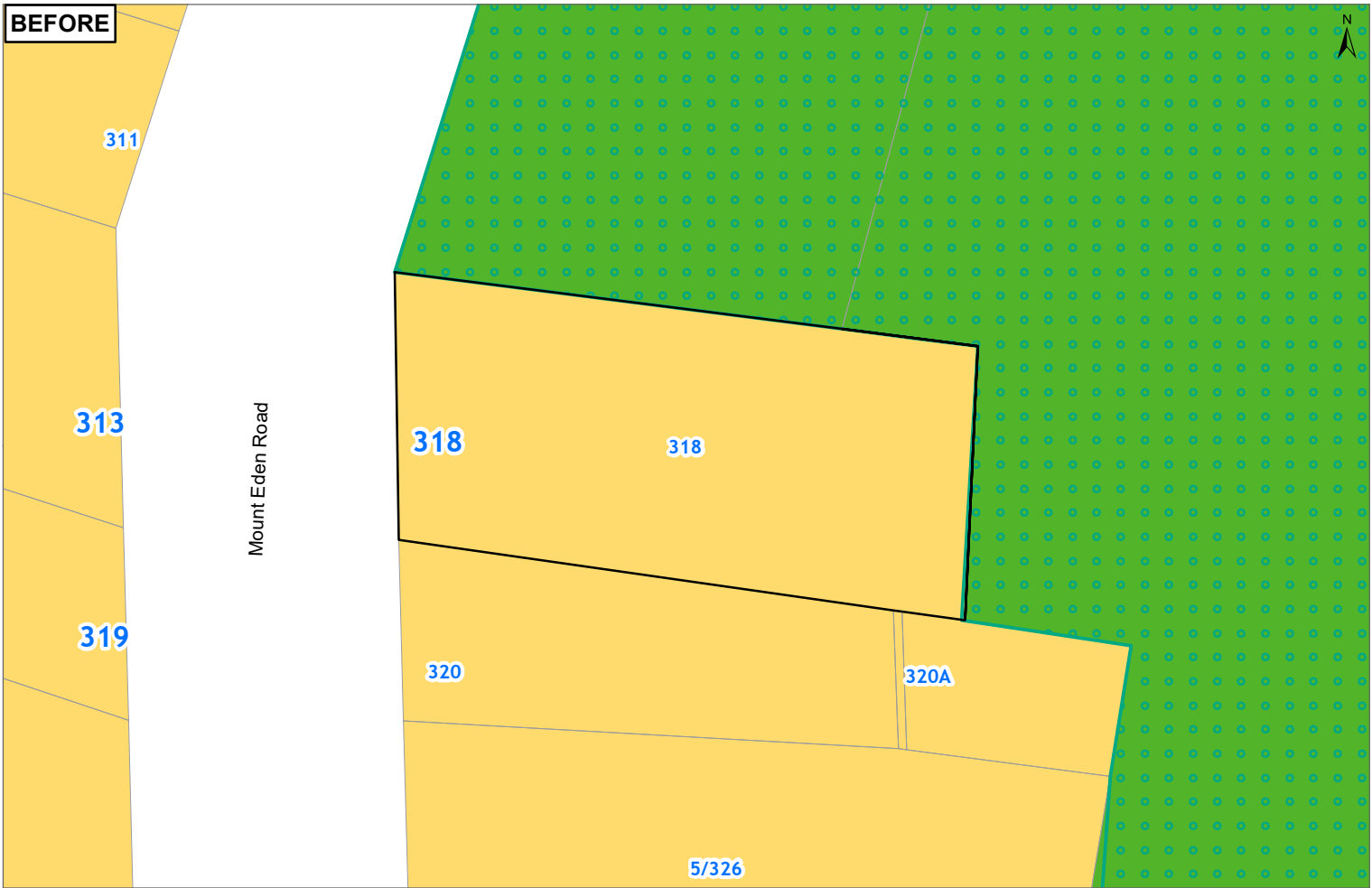
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
318 MOUNT EDEN ROAD MOUNT EDEN AUCKLAND 1022

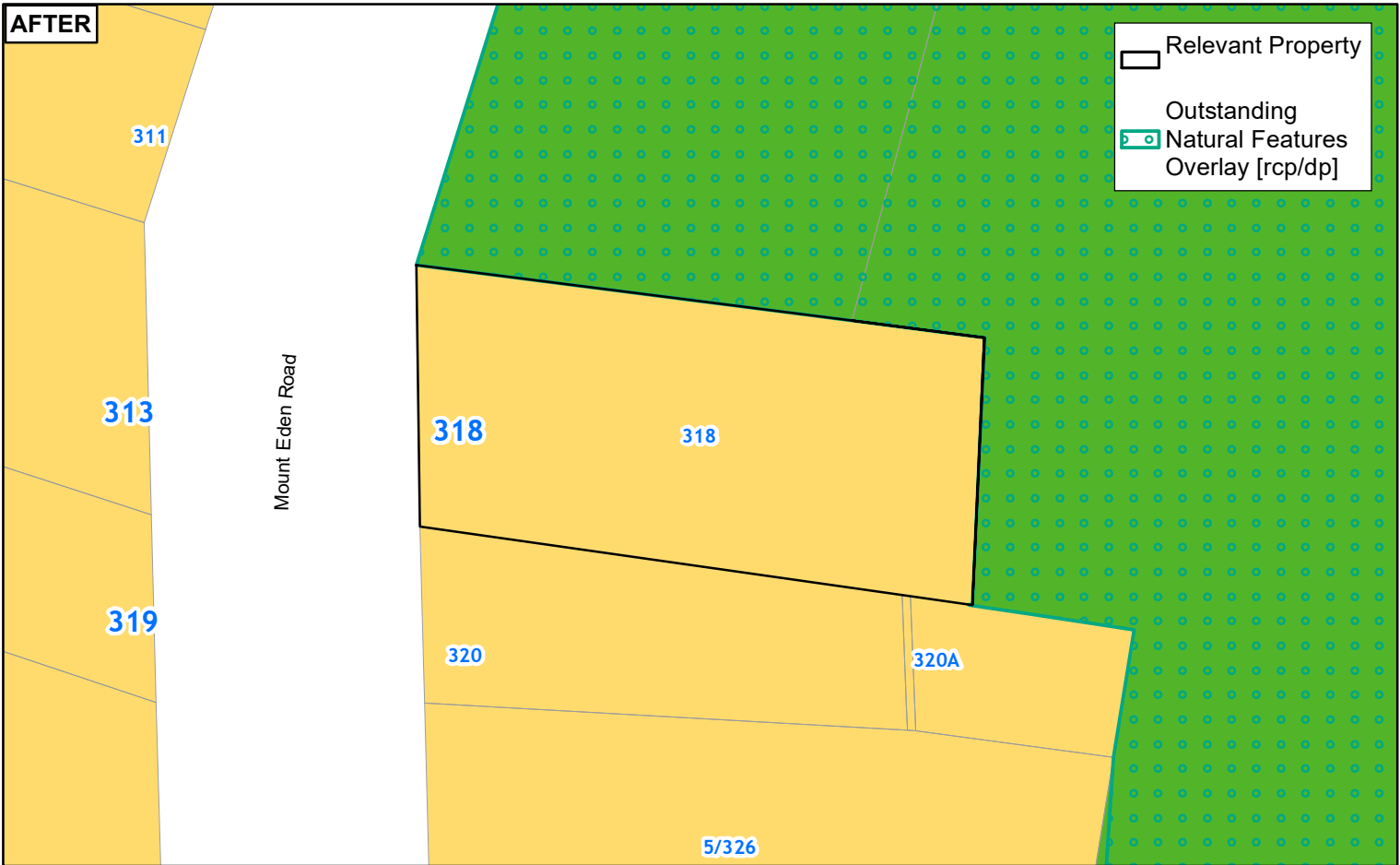


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

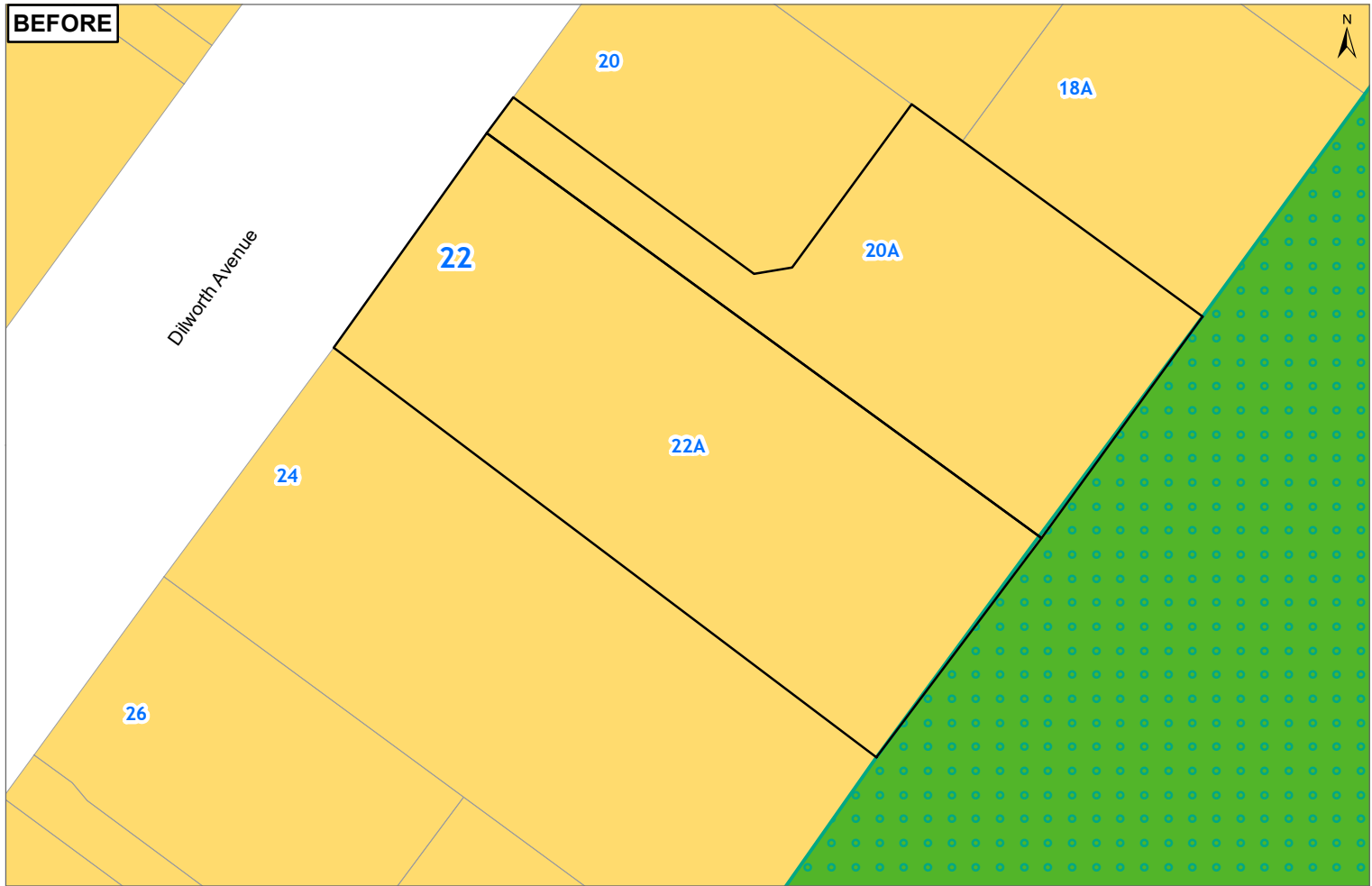
Clause 20A - Outstanding Natural Features

318 MOUNT EDEN ROAD MOUNT EDEN AUCKLAND 1022

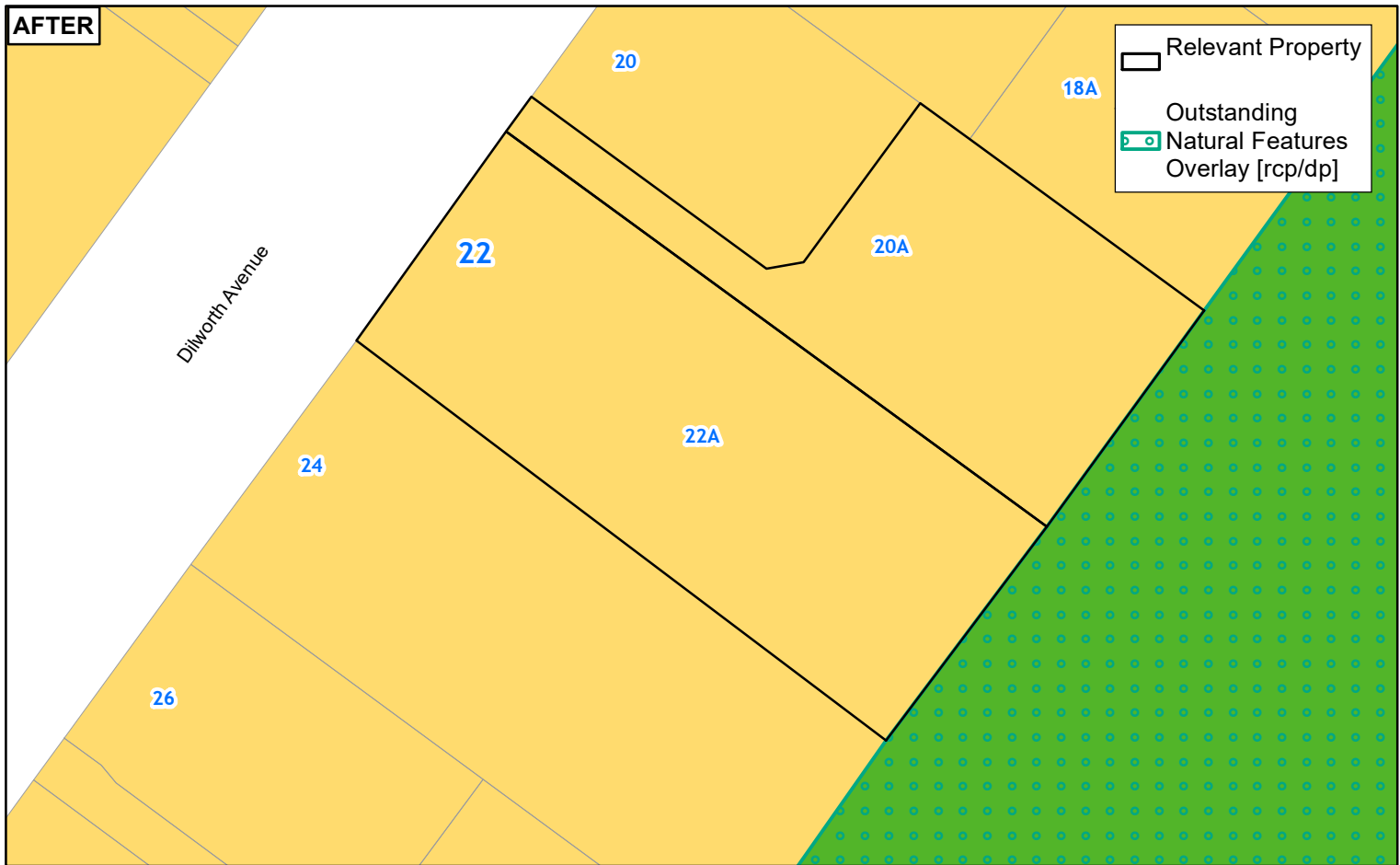


Plans and Places

BEFORE



AFTER



Clause 20A - Outstanding Natural Features

22 DILWORTH AVENUE REMUERA AUCKLAND 1050

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Date: 10/08/2022

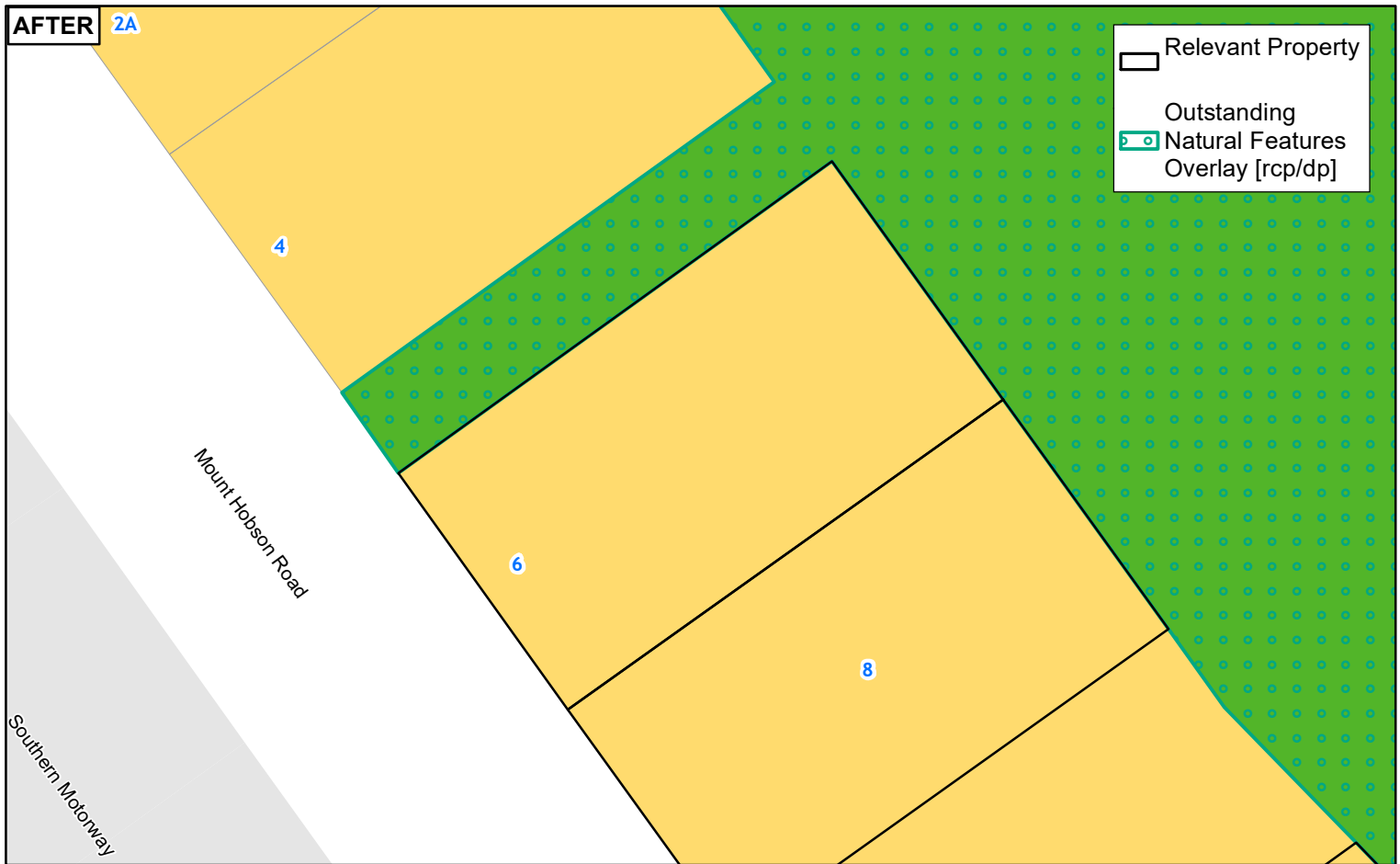


Plans and Places

BEFORE



AFTER 2A



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Date: 10/08/2022

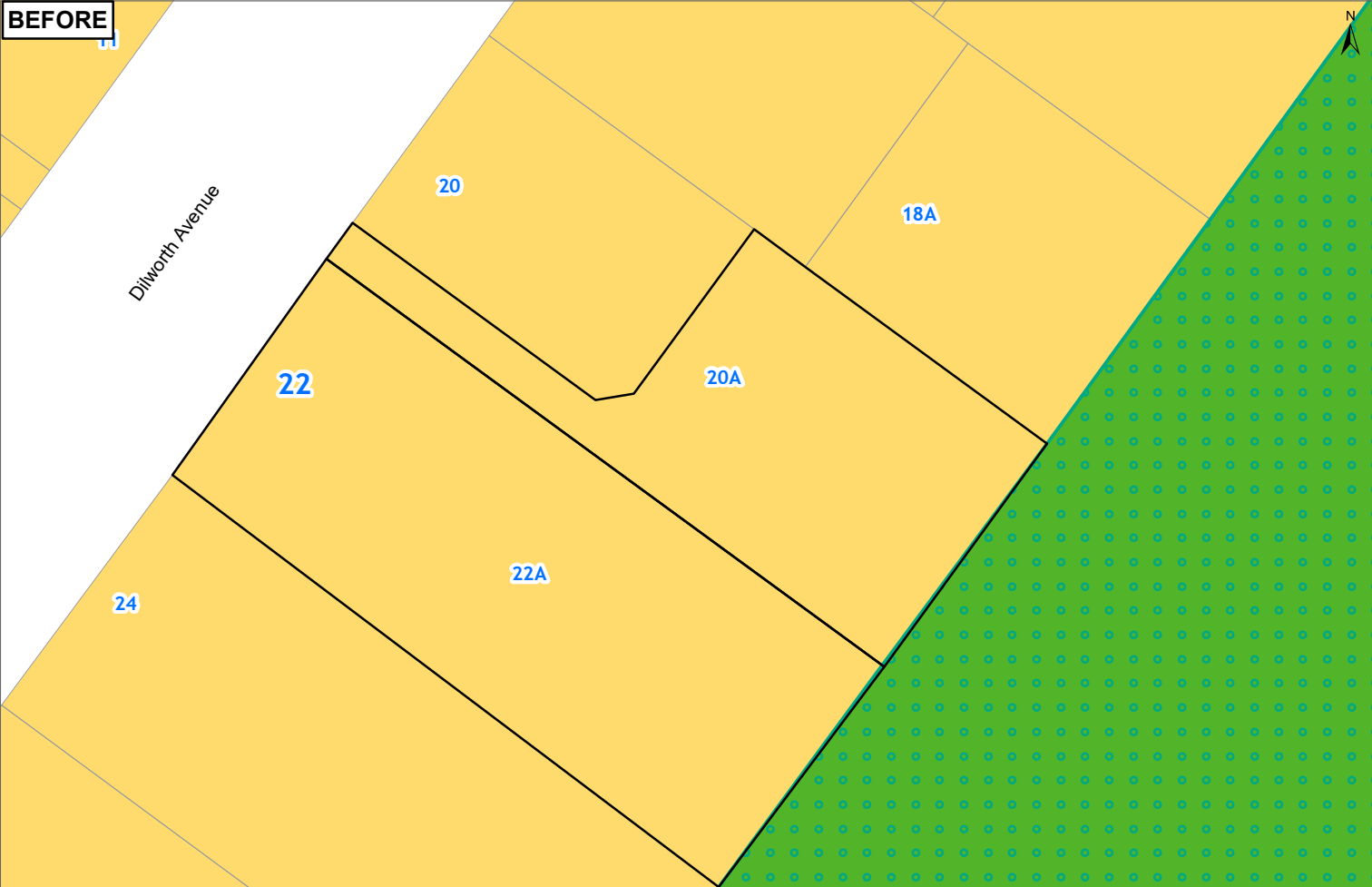
Clause 20A - Outstanding Natural Features

6 MOUNT HOBSON ROAD REMUERA AUCKLAND 1050

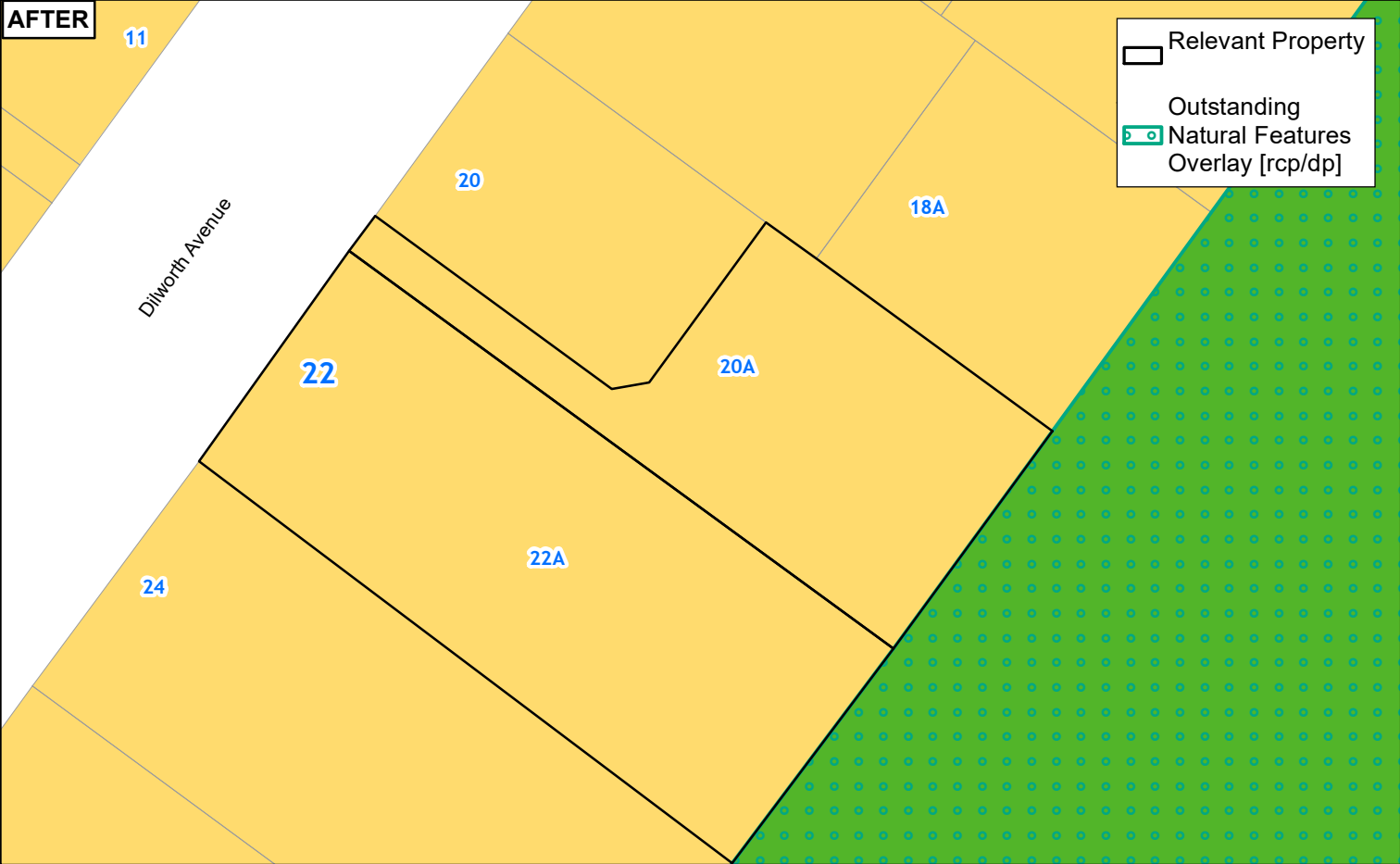


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

Clause 20A - Outstanding Natural Features
20A DILWORTH AVENUE REMUERA AUCKLAND 1050

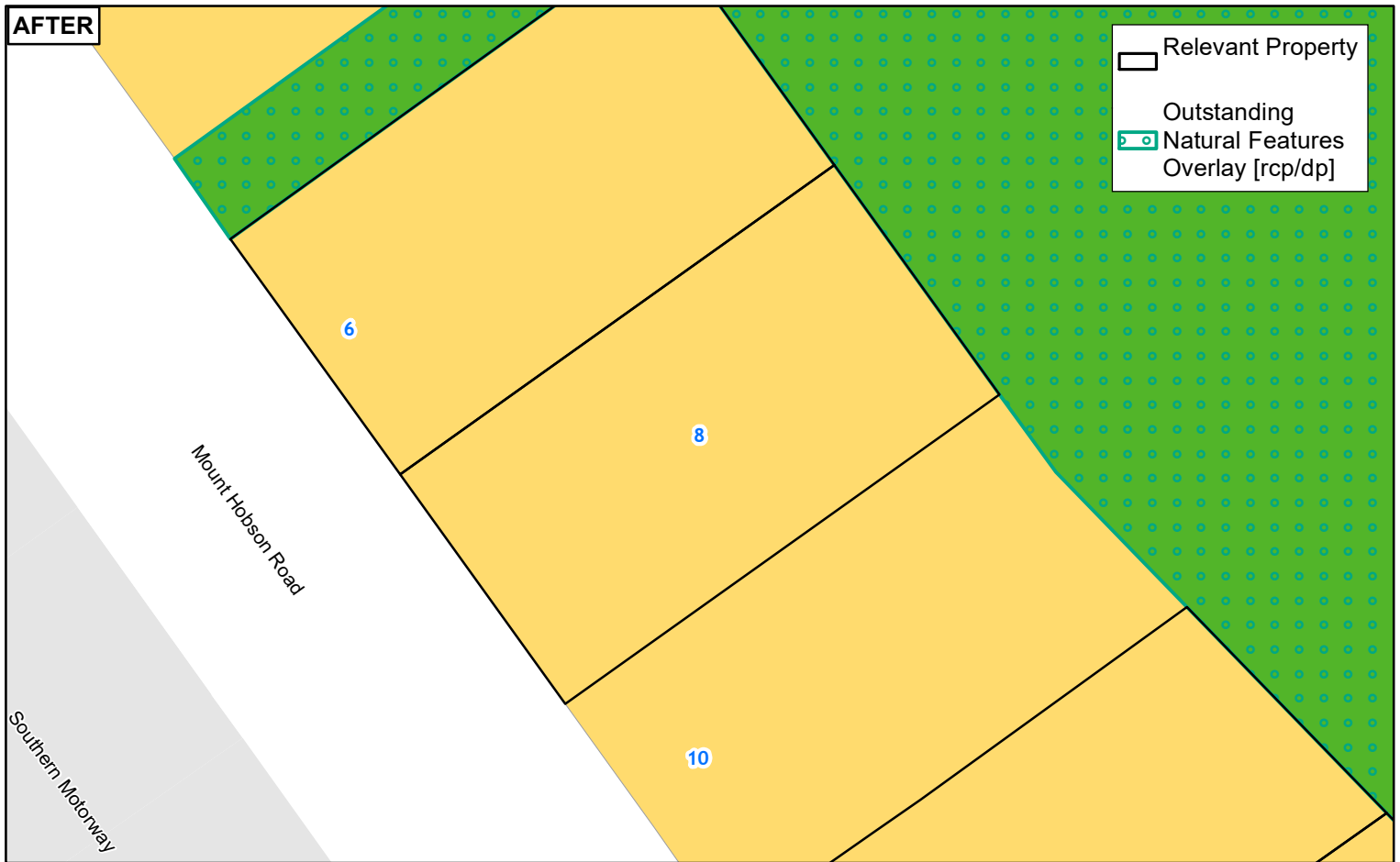


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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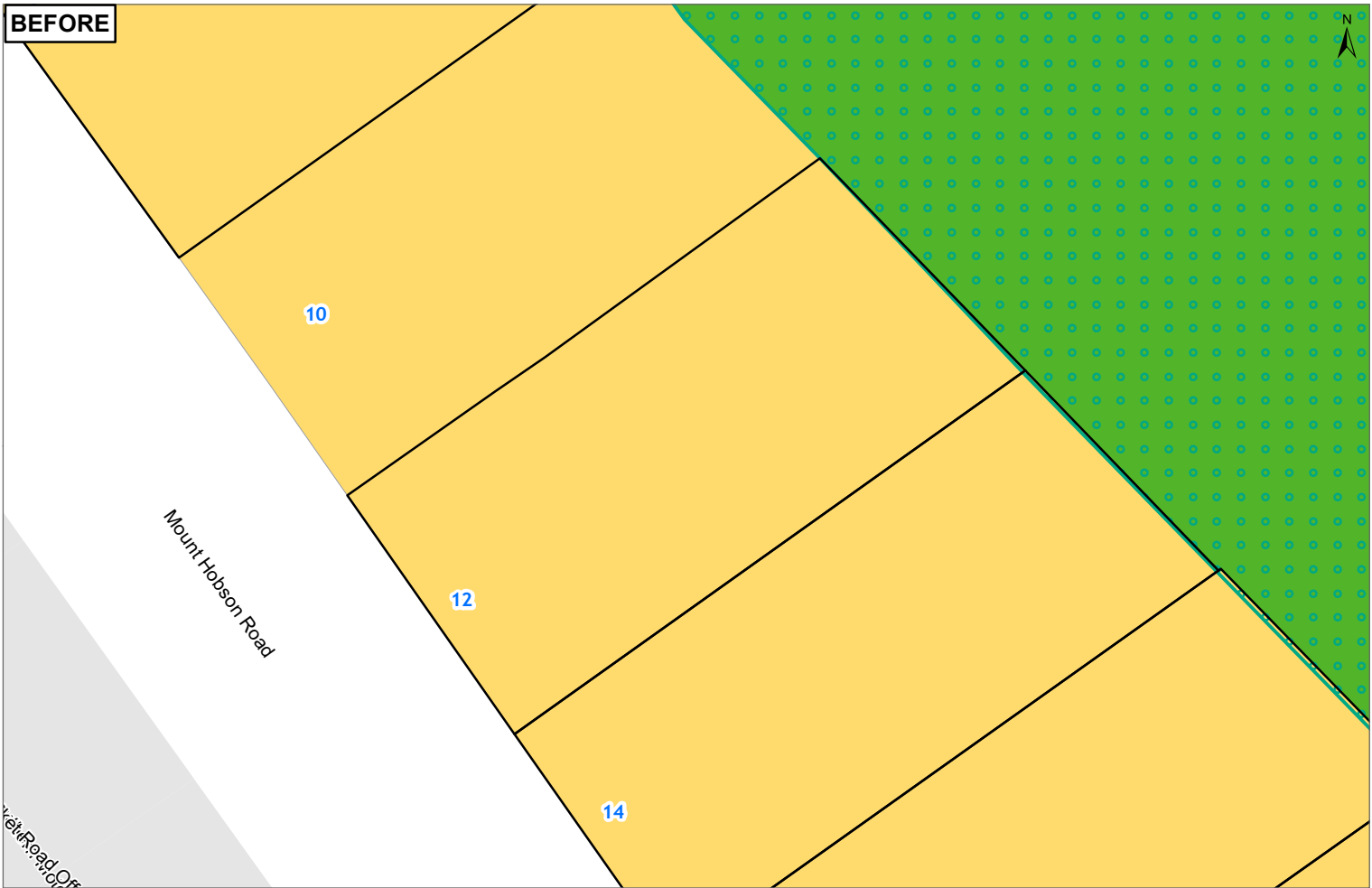
Date: 10/08/2022

Clause 20A - Outstanding Natural Features 8 MOUNT HOBSON ROAD REMUERA 1050

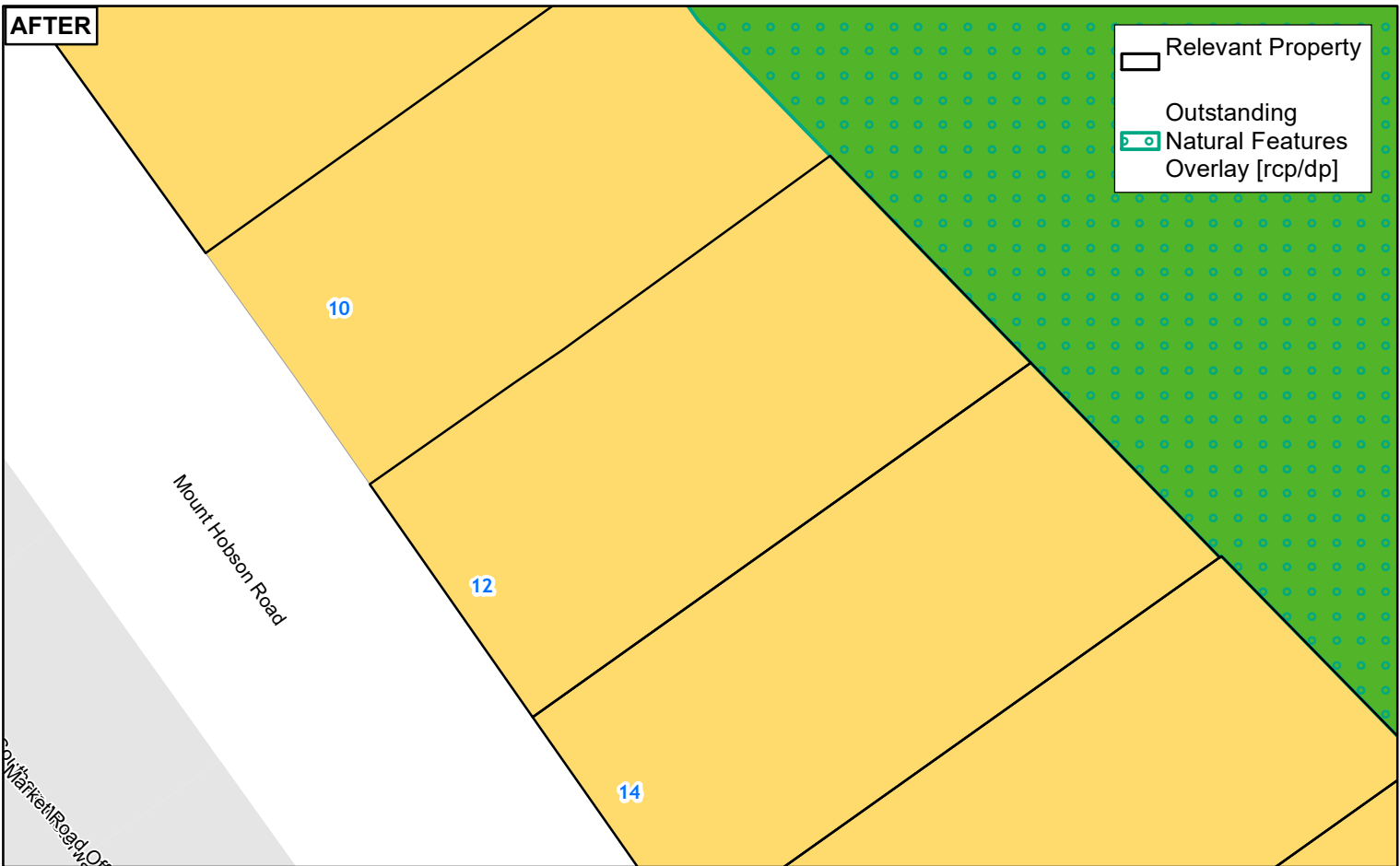


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

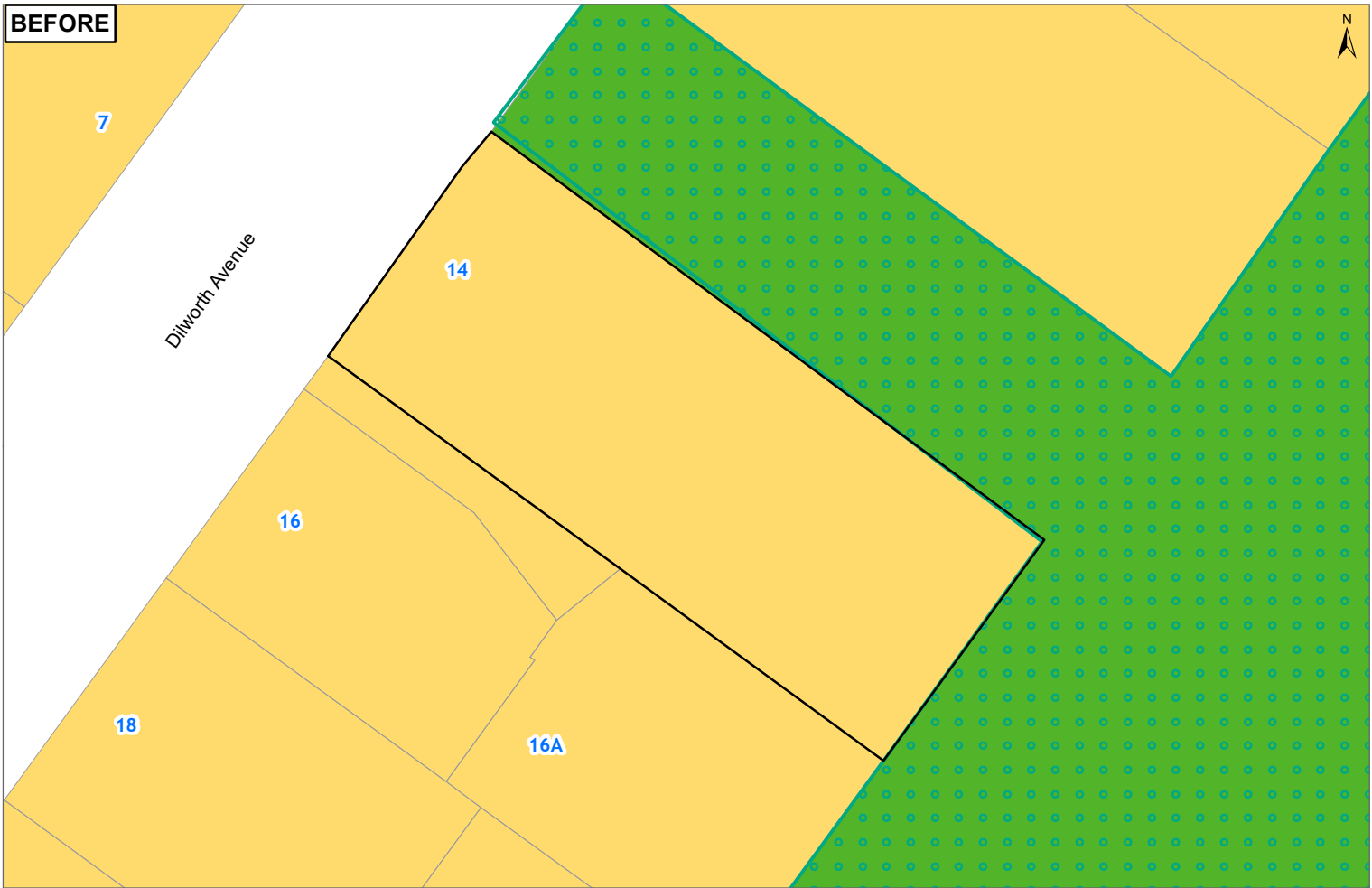
Clause 20A - Outstanding Natural Features

12 MOUNT HOBSON ROAD REMUERA AUCKLAND 1050

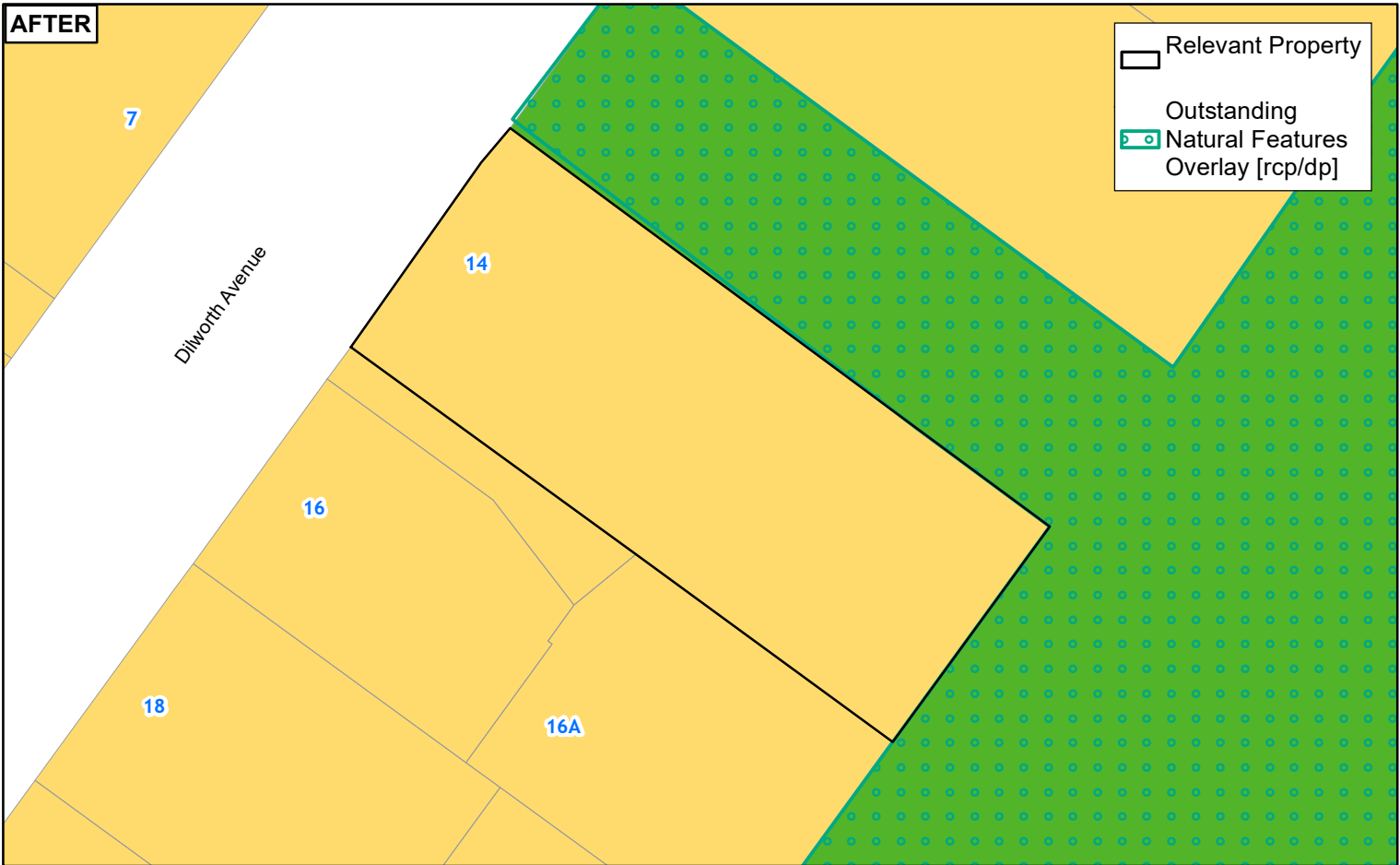


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

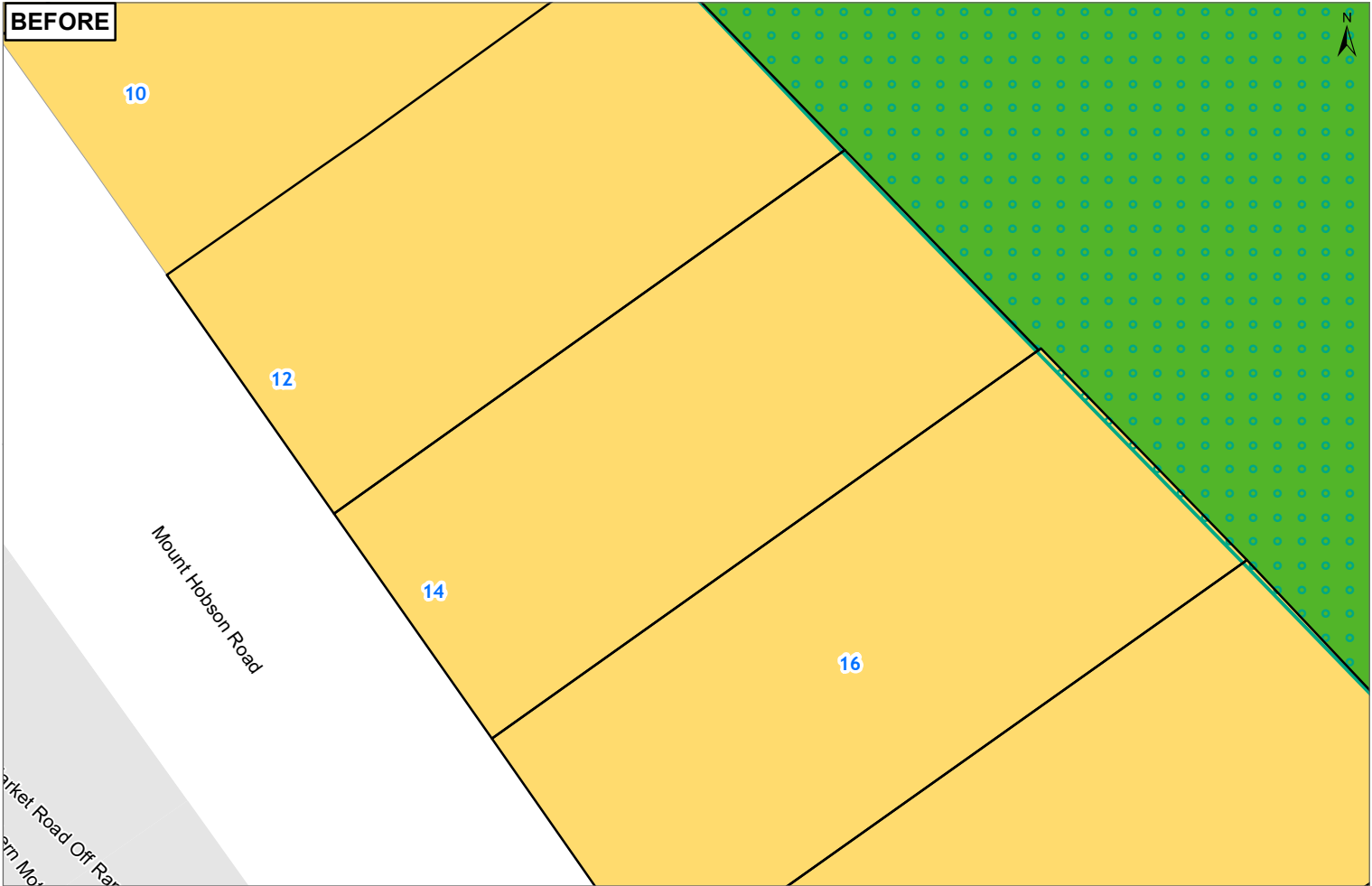
Clause 20A - Outstanding Natural Features

14 DILWORTH AVENUE REMUERA AUCKLAND 1050

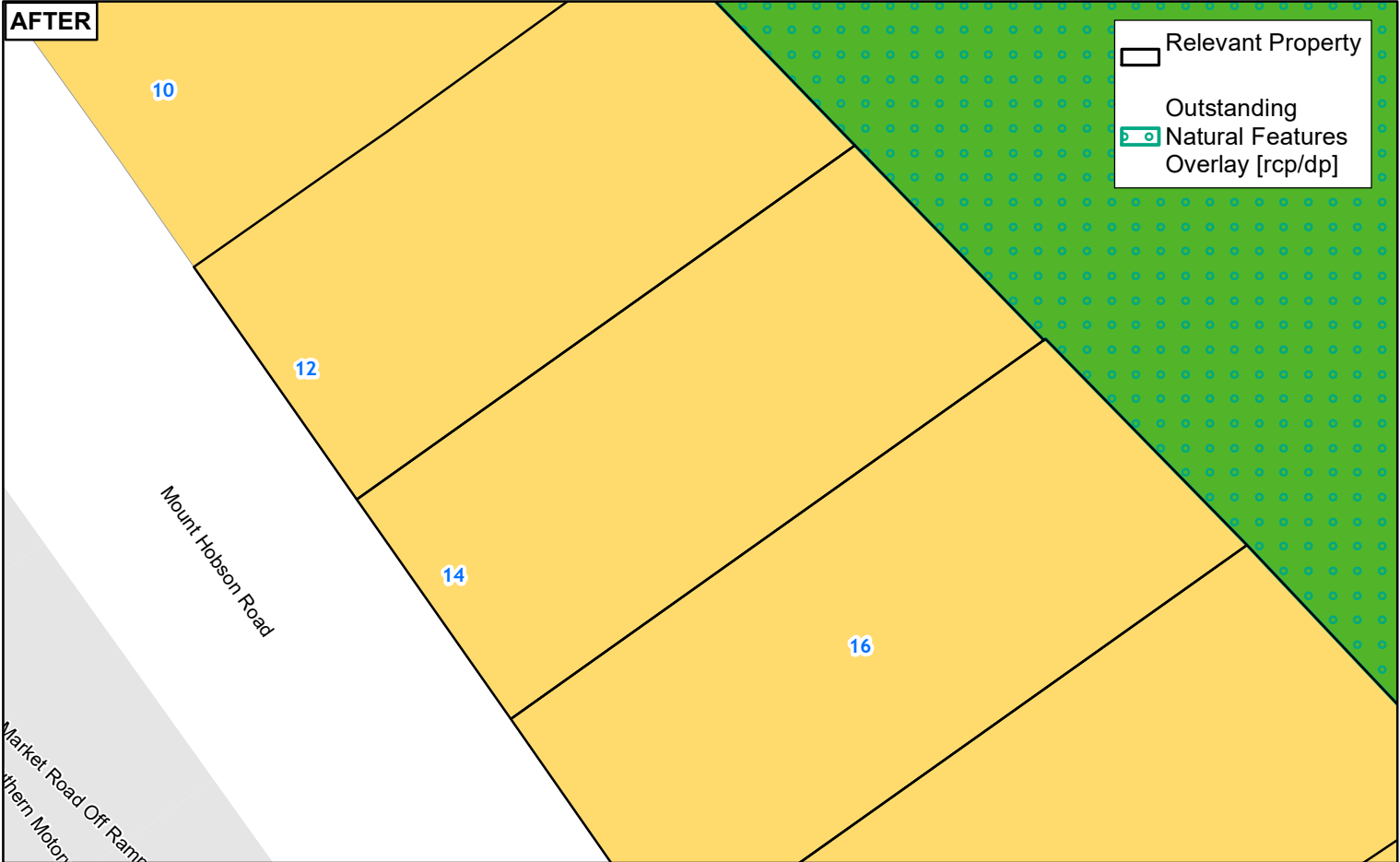




Plans and Places

BEFORE



AFTER



 Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



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Date: 10/08/2022

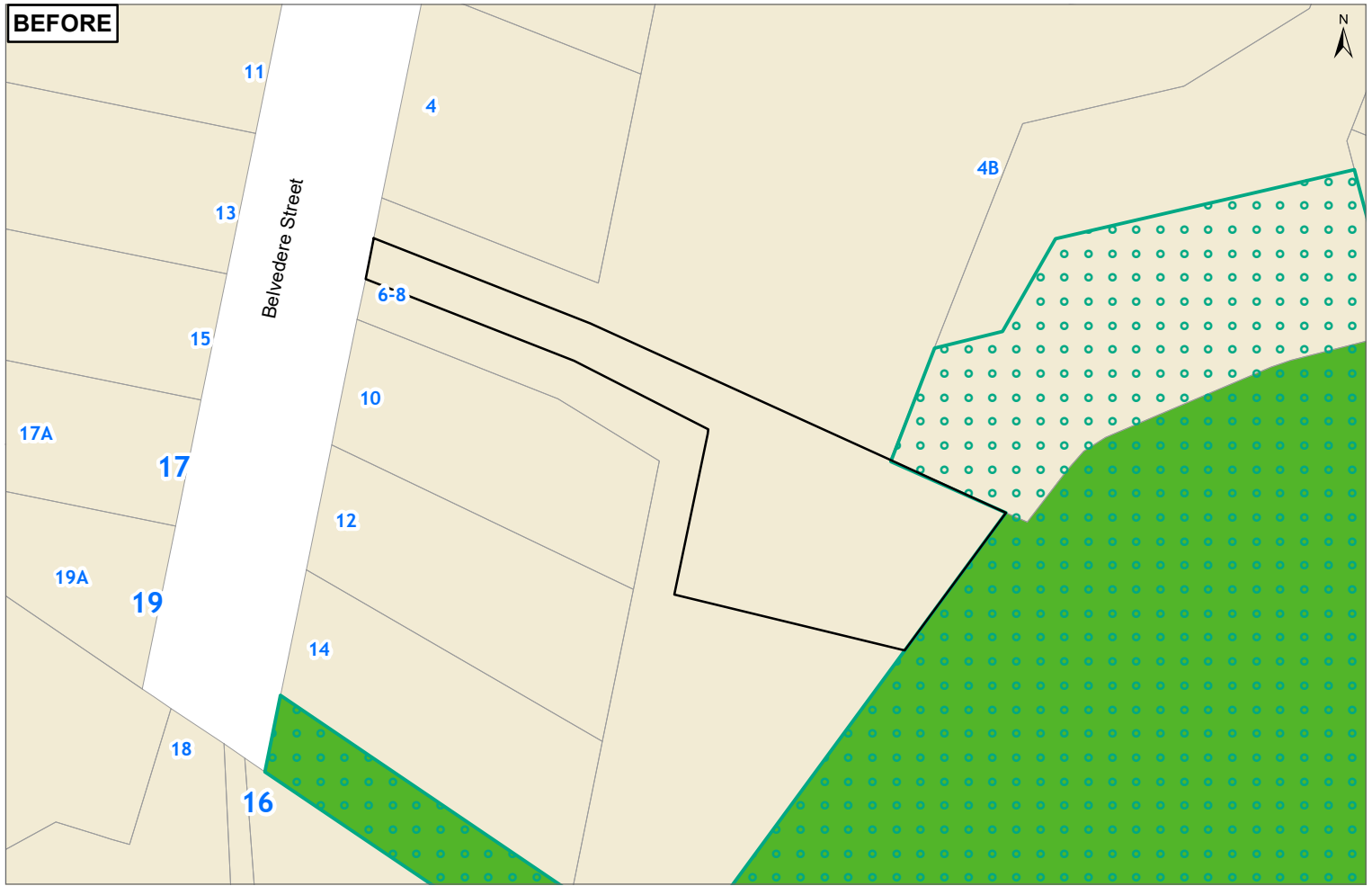
Clause 20A - Outstanding Natural Features

14 MOUNT HOBSON ROAD REMUERA AUCKLAND 1050

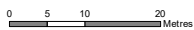
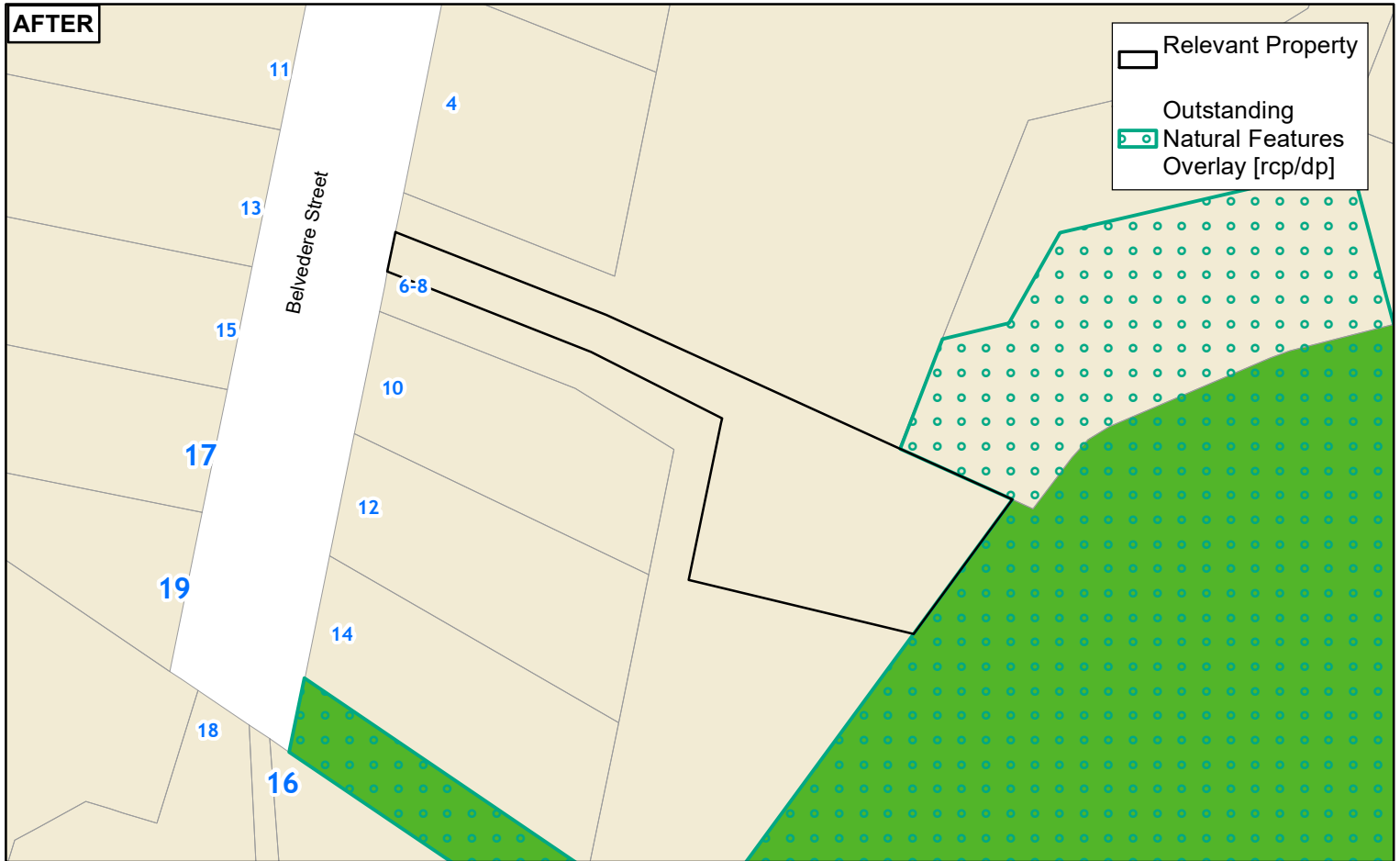


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

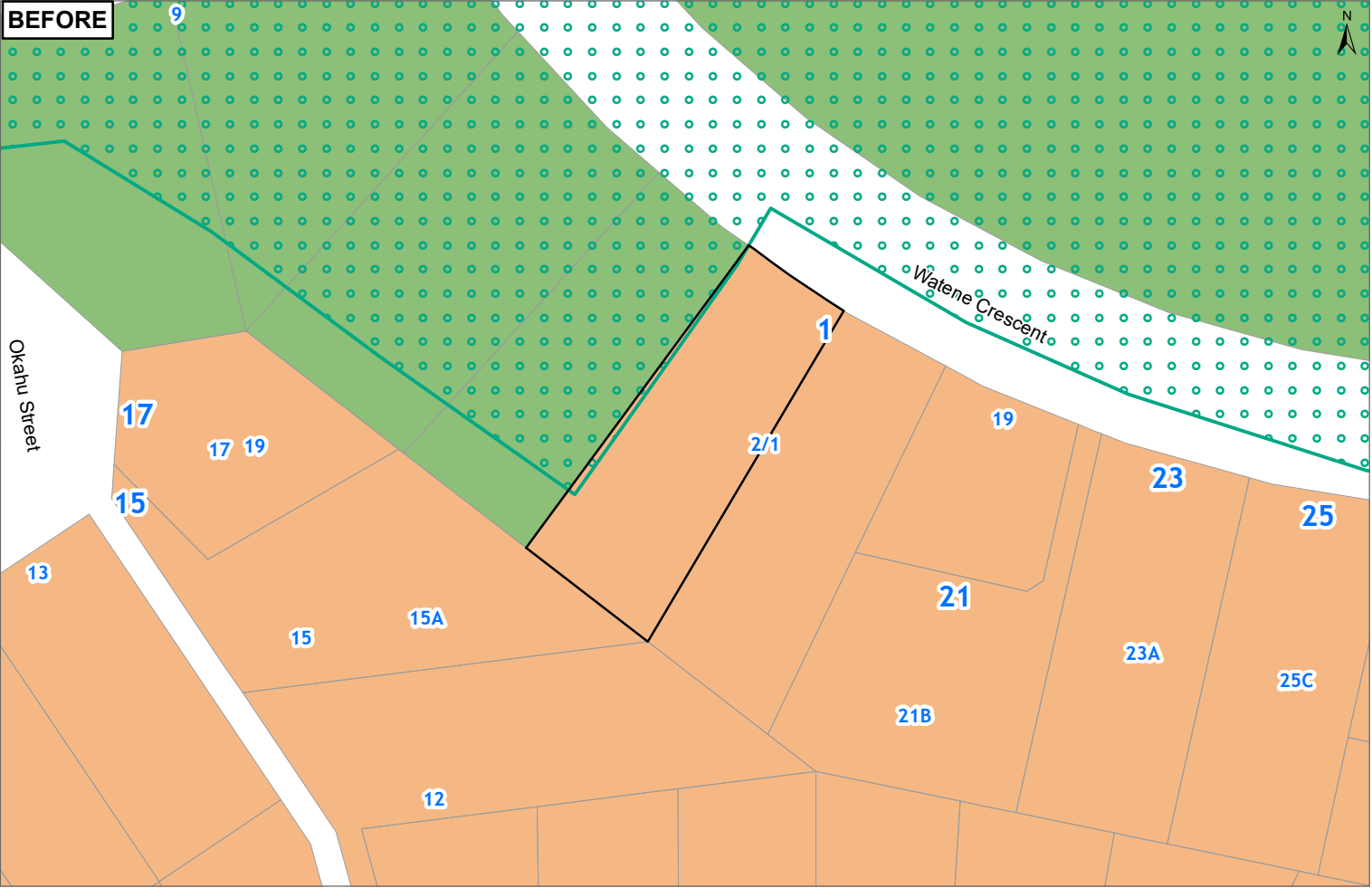
Clause 20A - Outstanding Natural Features

6-8 Belvedere Street Epsom Auckland 1051

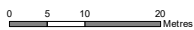
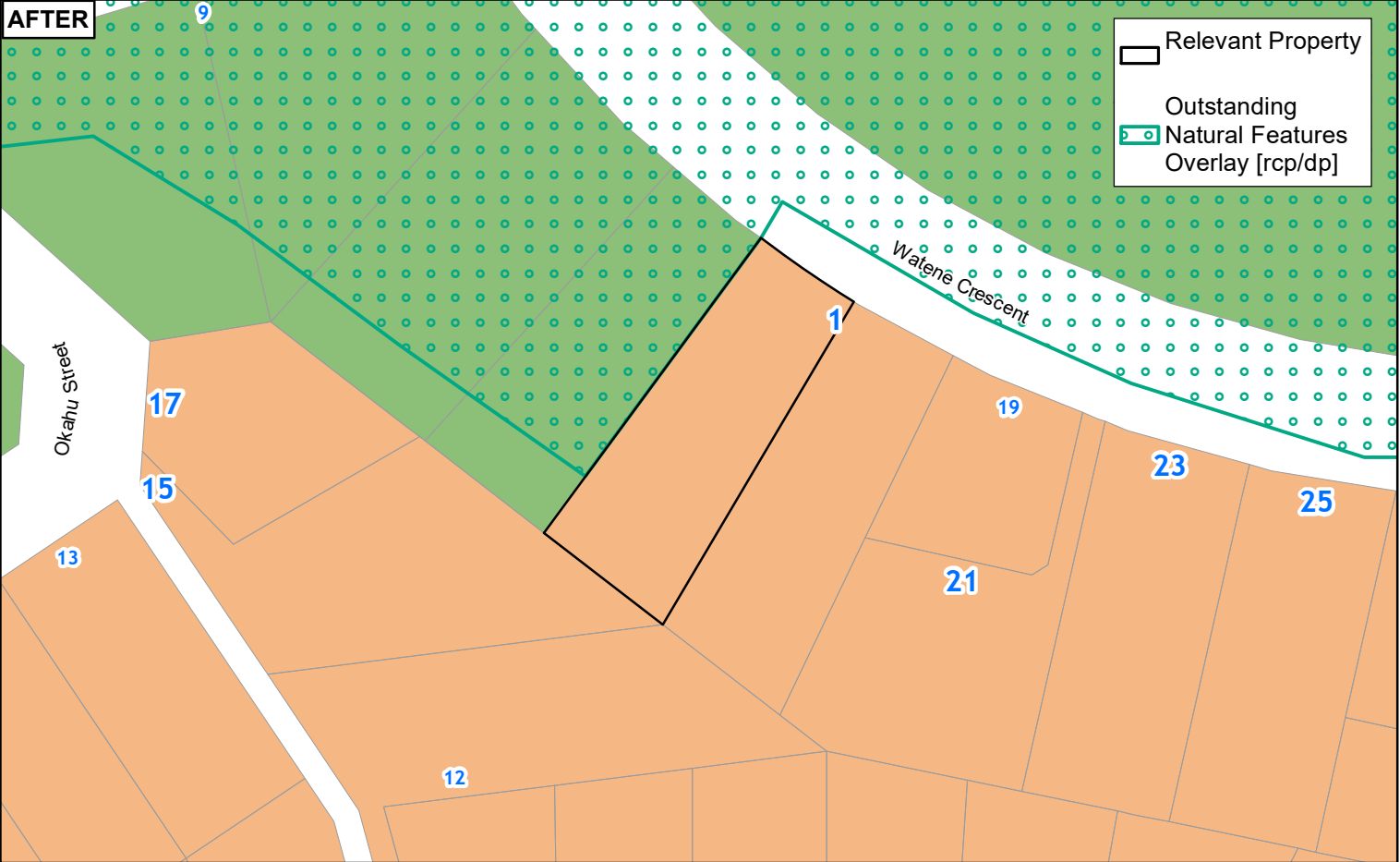


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

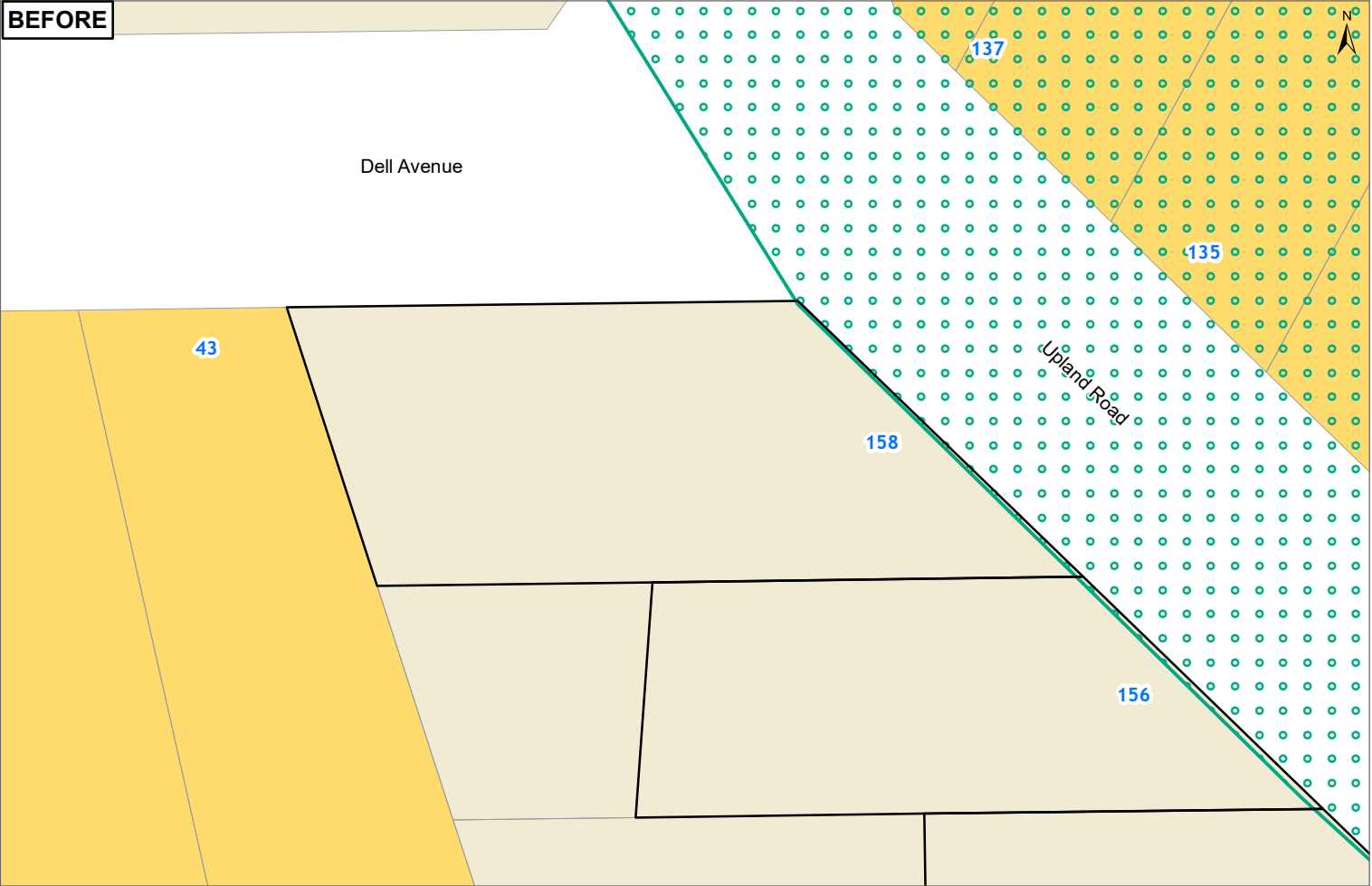
Clause 20A - Outstanding Natural Features

6/1 WATENE CRESCENT ORAKEI AUCKLAND 1071

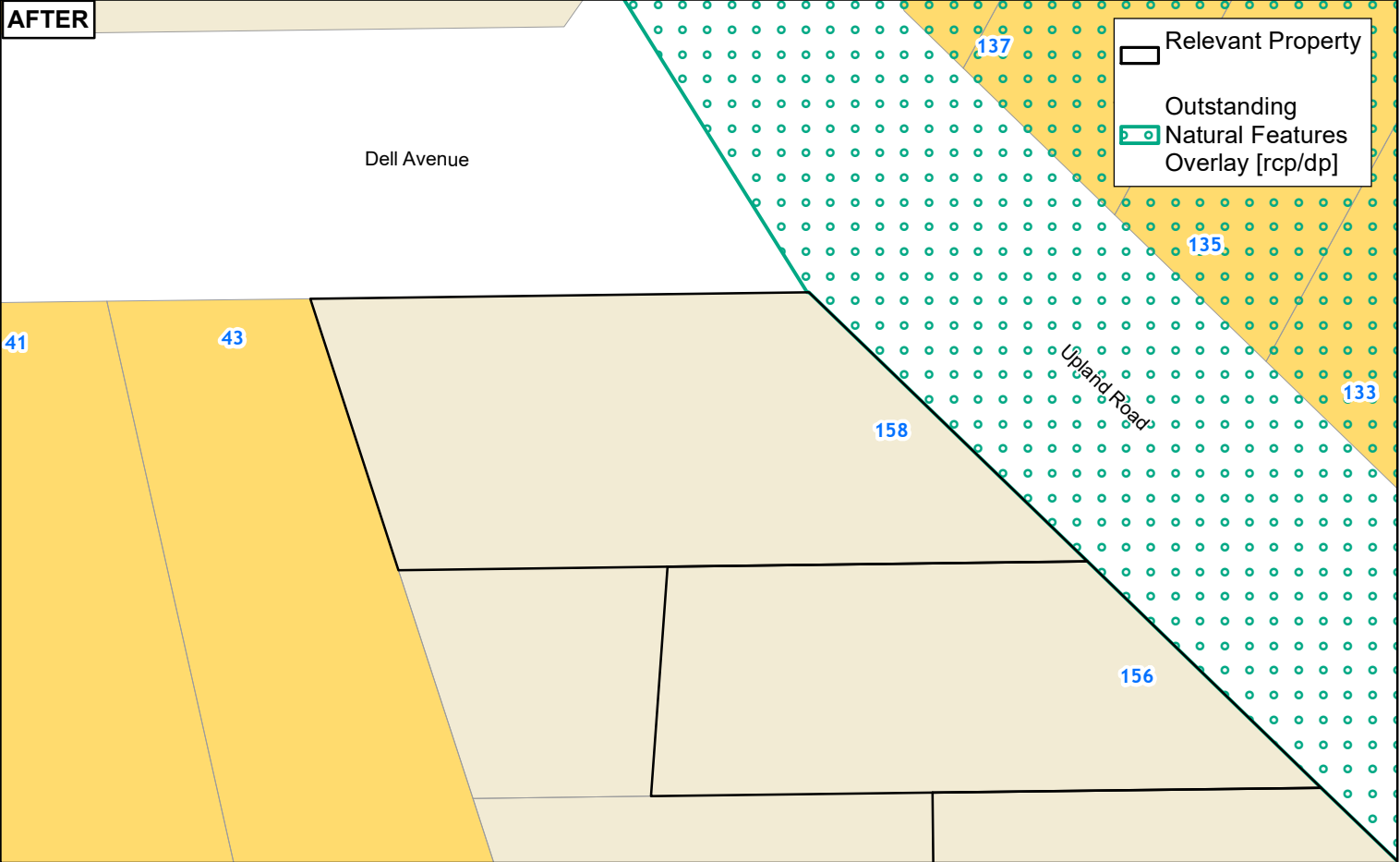


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

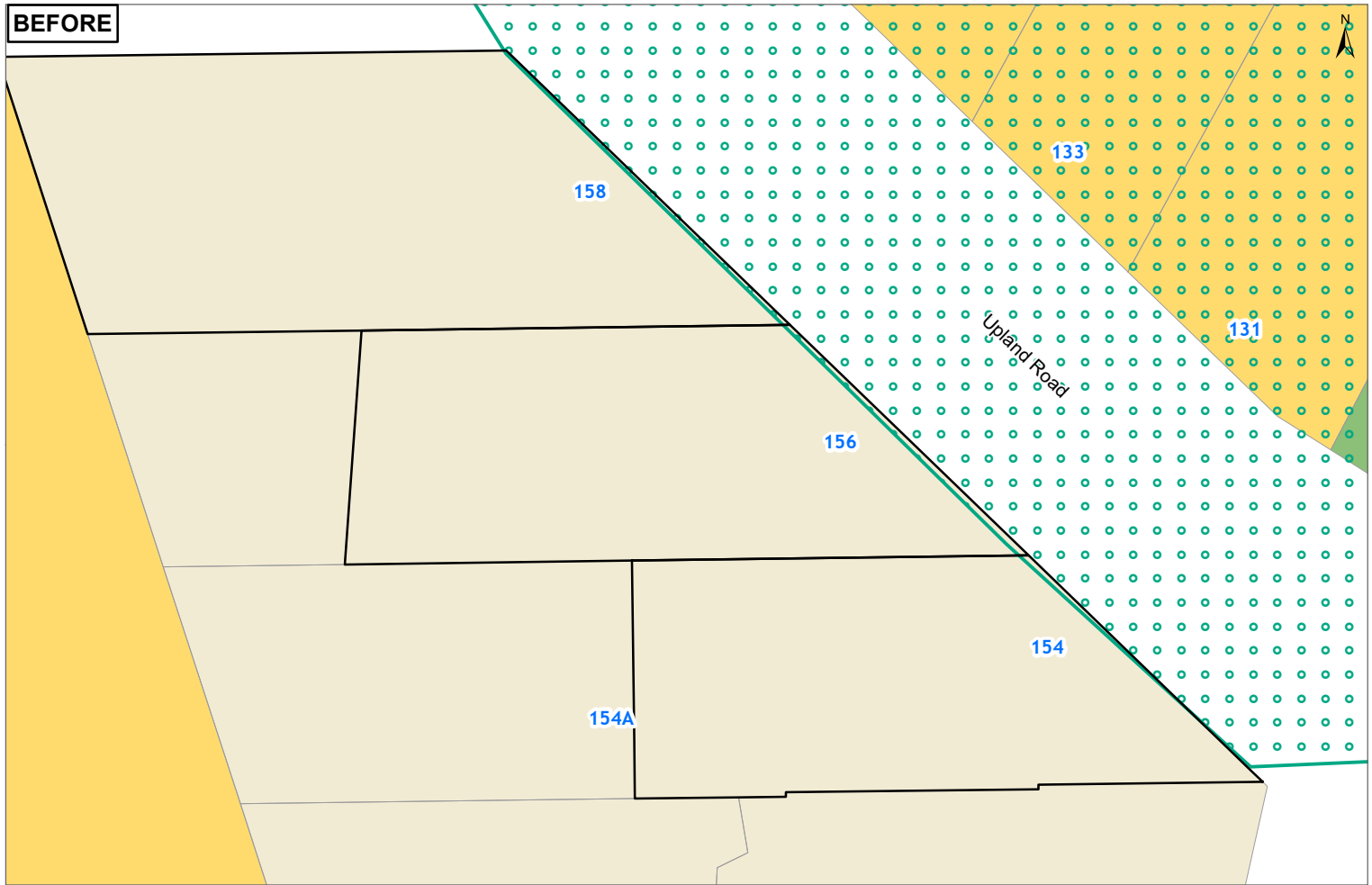
Clause 20A - Outstanding Natural Features

158 UPLAND ROAD REMUERA AUCKLAND 1050

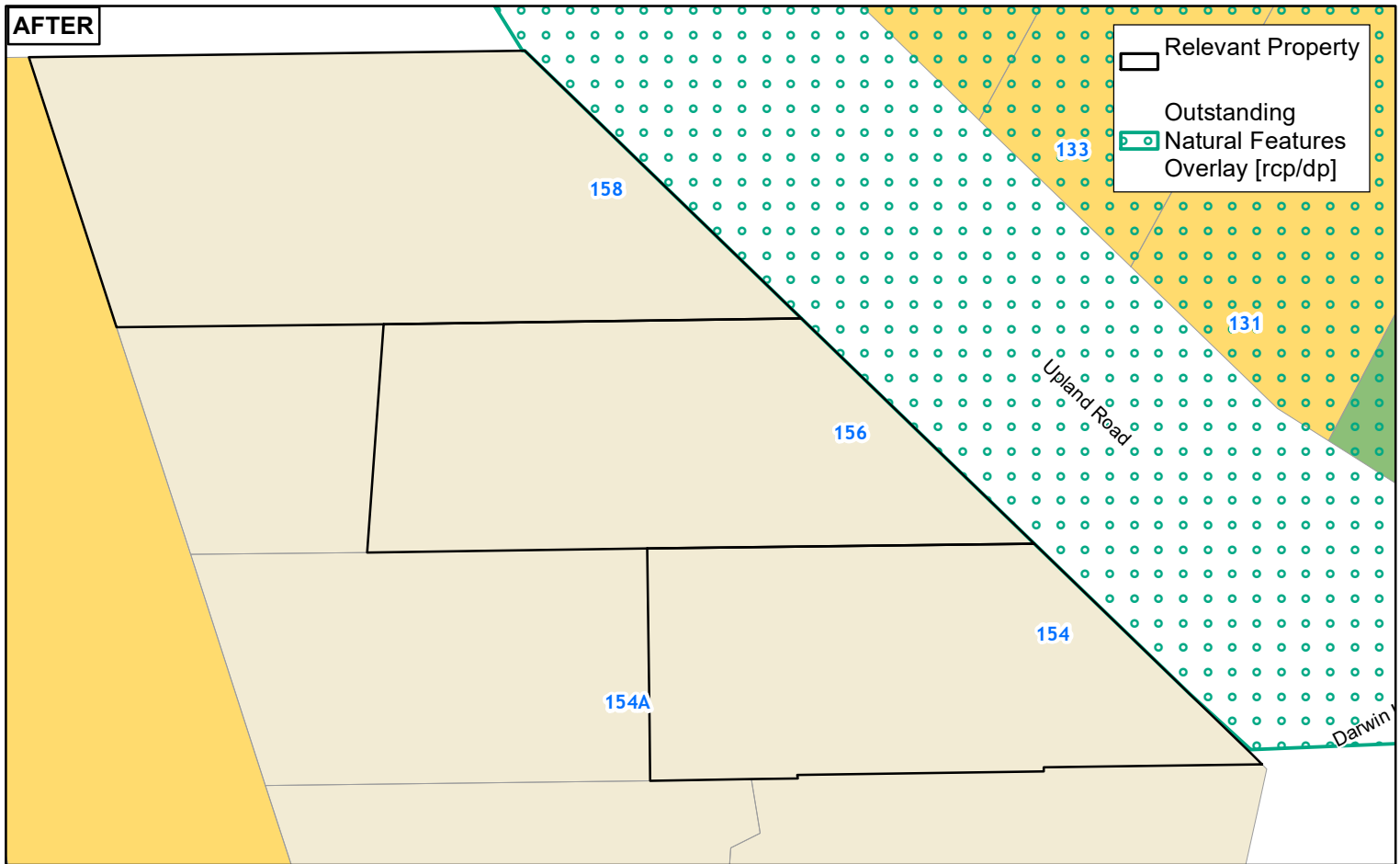


Plans and Places

BEFORE



AFTER



Clause 20A - Outstanding Natural Features

156 UPLAND ROAD REMUERA AUCKLAND 1050

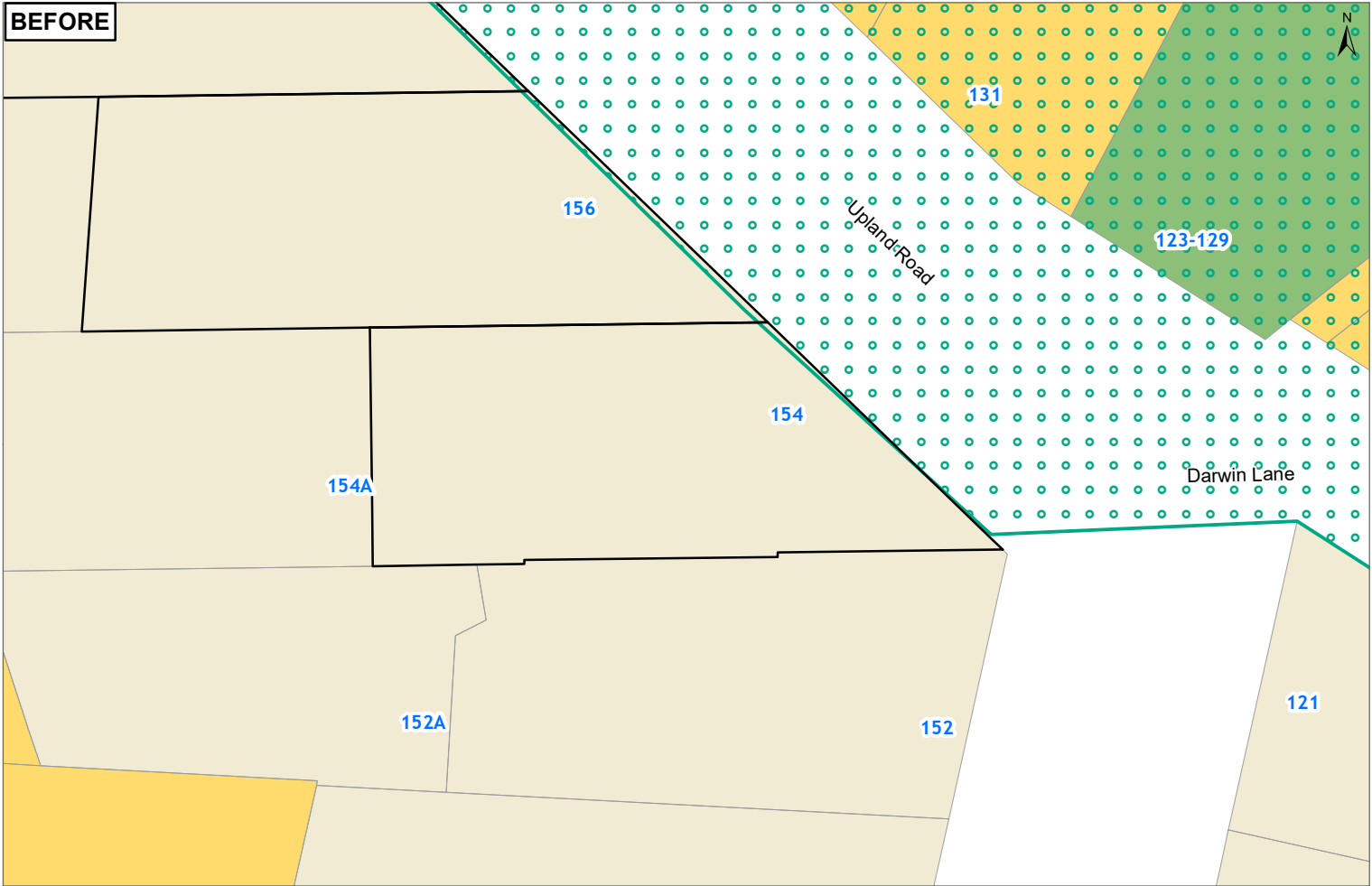
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Date: 10/08/2022

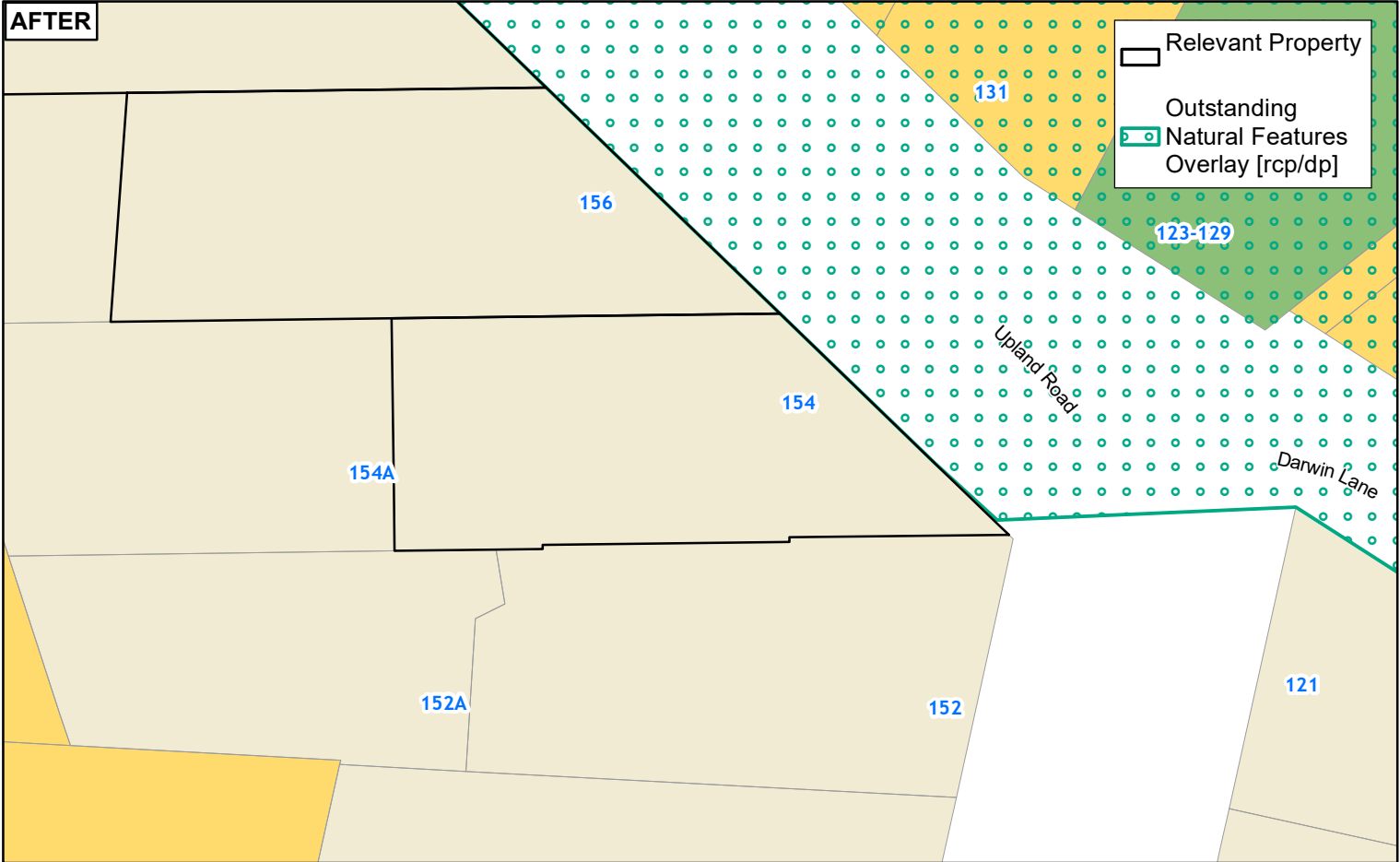


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

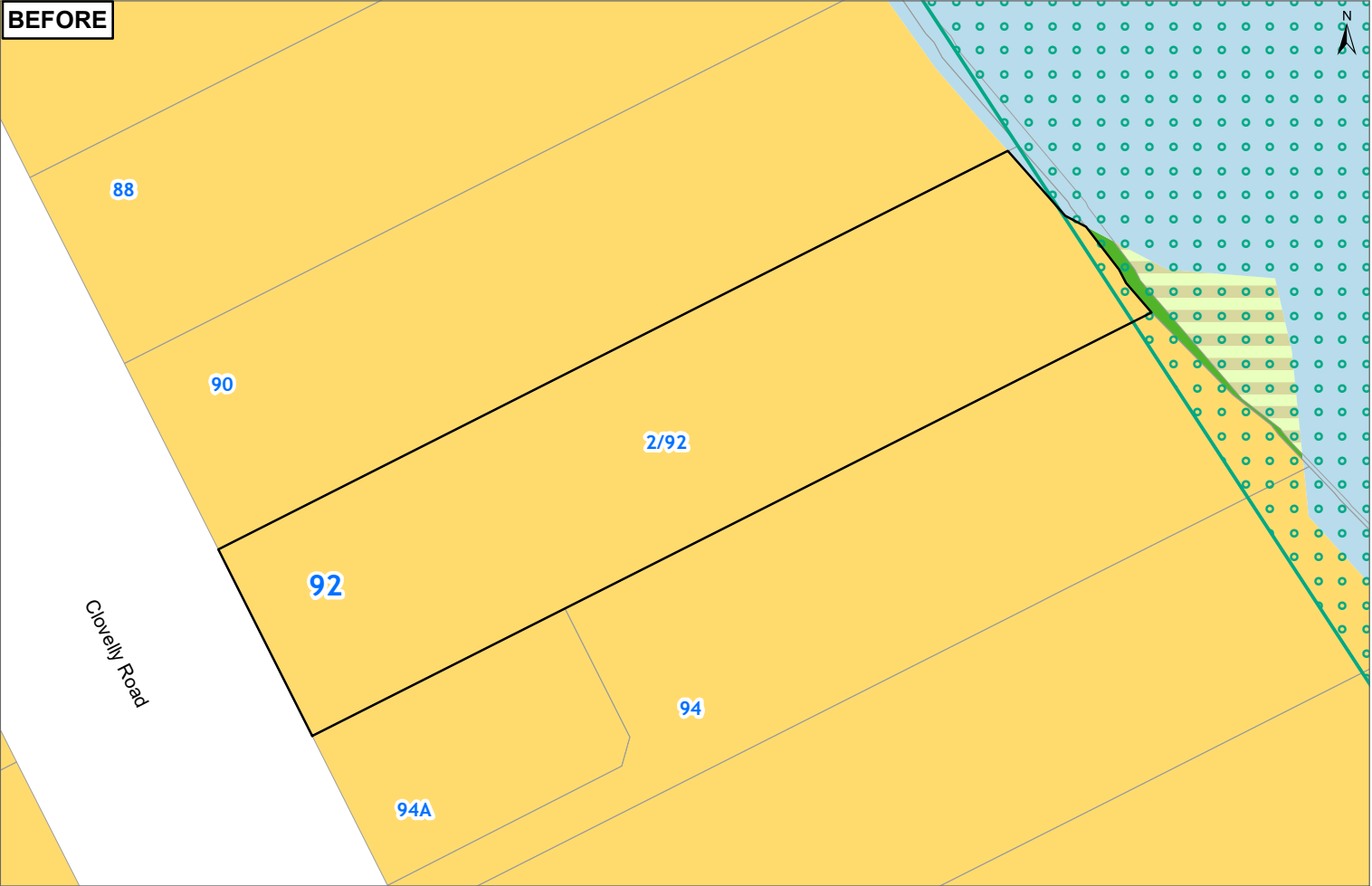
Clause 20A - Outstanding Natural Features

154 UPLAND ROAD REMUERA AUCKLAND 1050

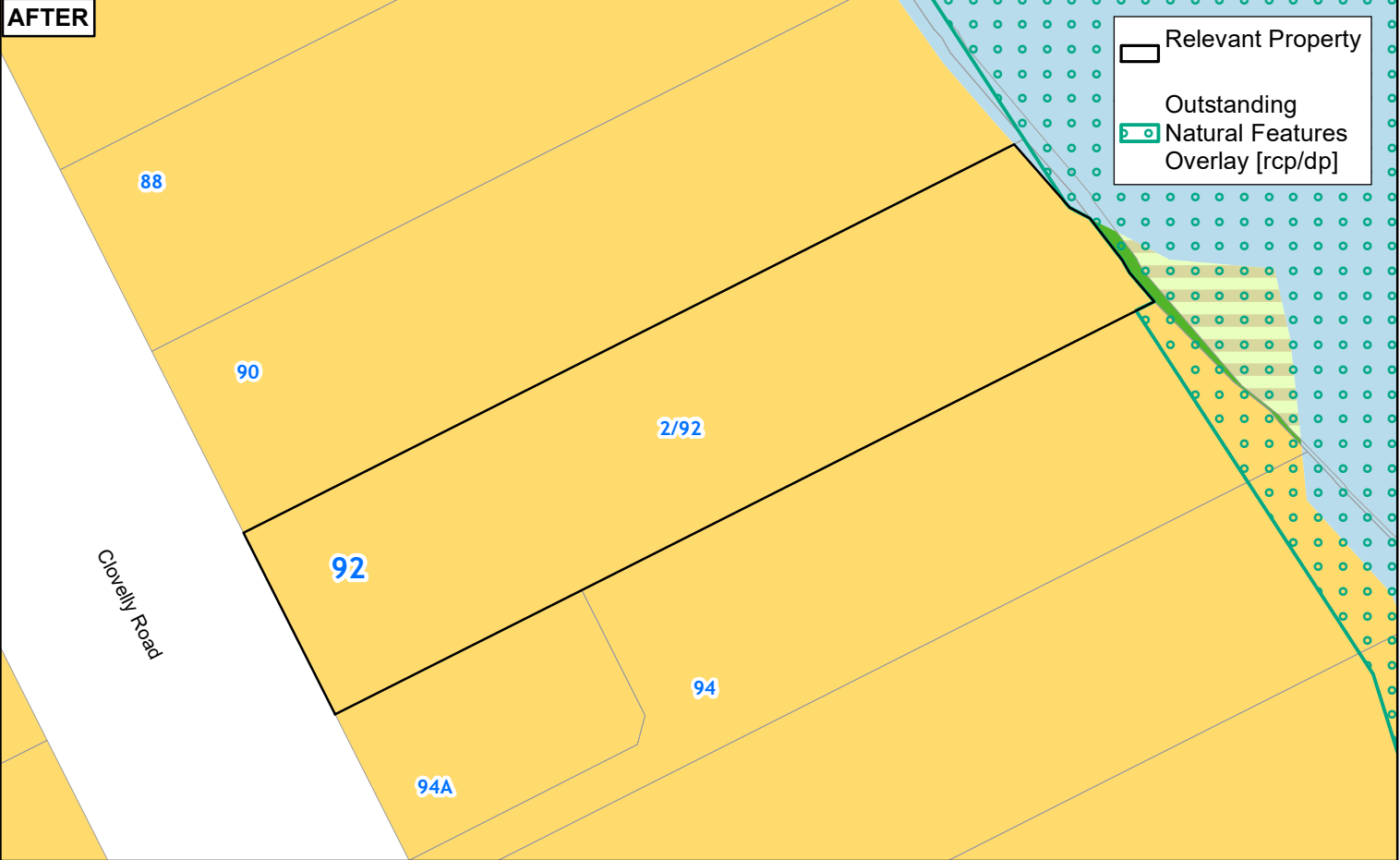


Plans and Places

BEFORE



AFTER



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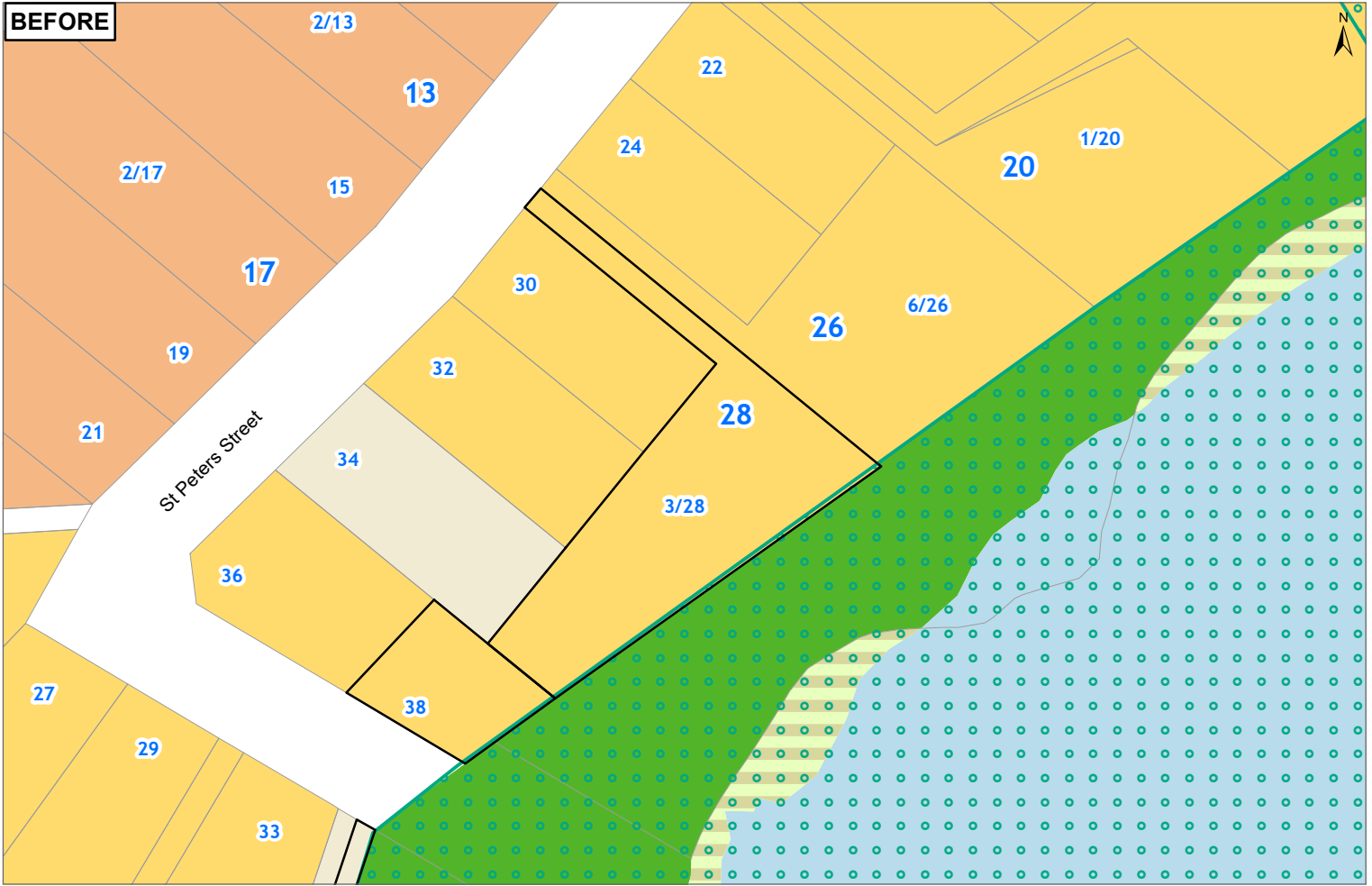
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
1/92 CLOVELLY ROAD BUCKLANDS BEACH AUCKLAND 2012

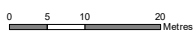
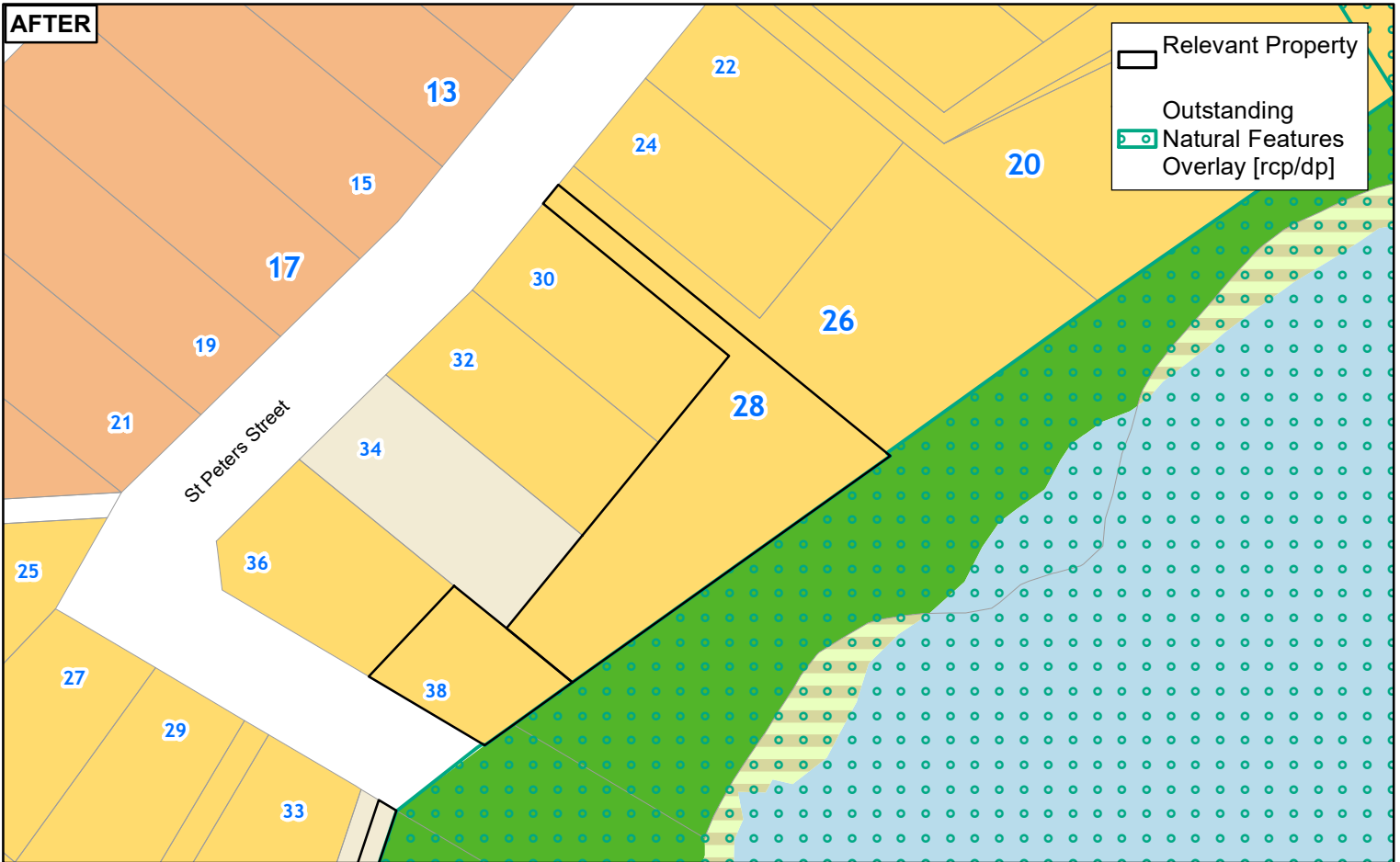


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

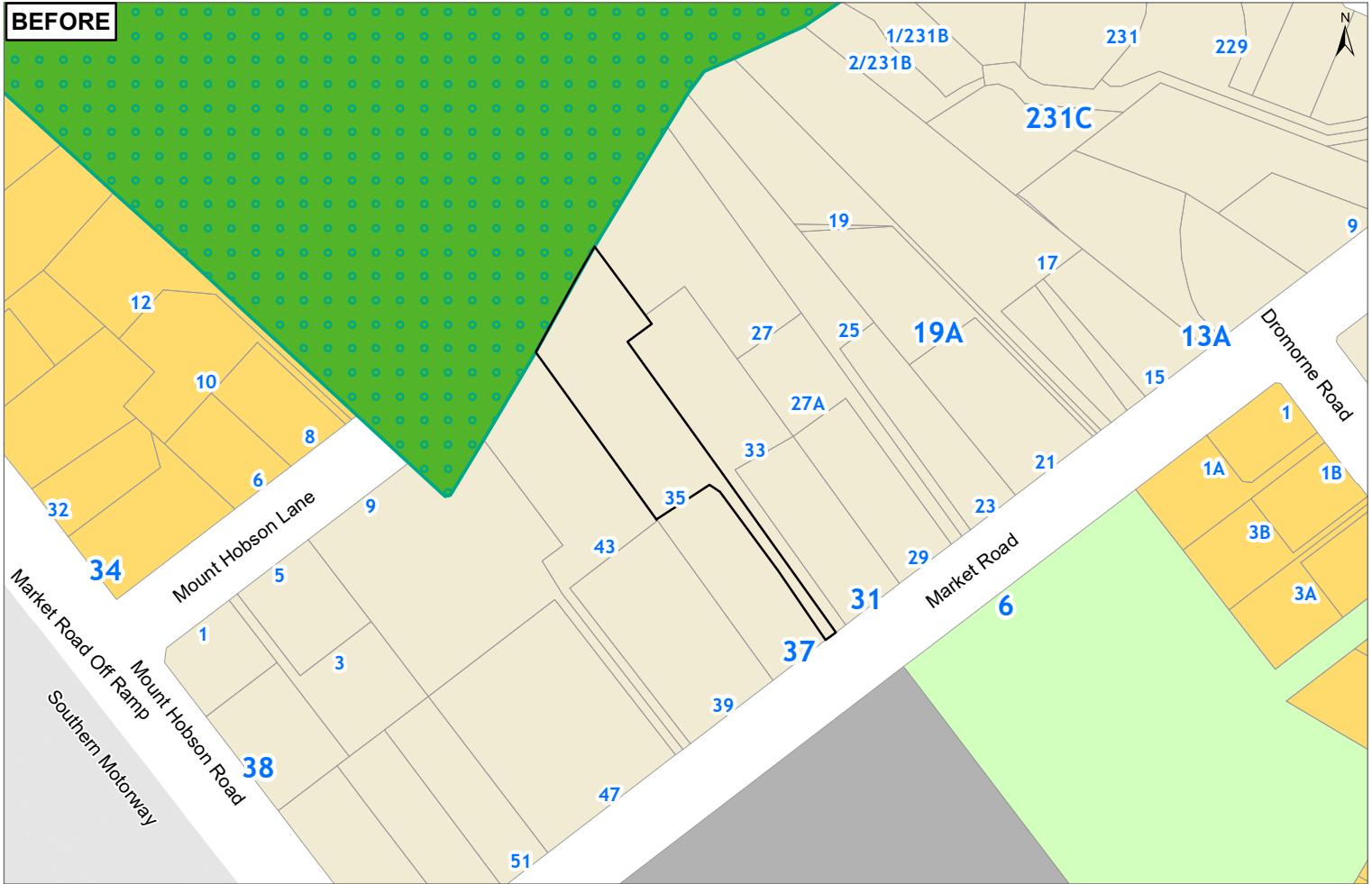
Clause 20A - Outstanding Natural Features

28 ST PETERS STREET NORTHCOTE 0627

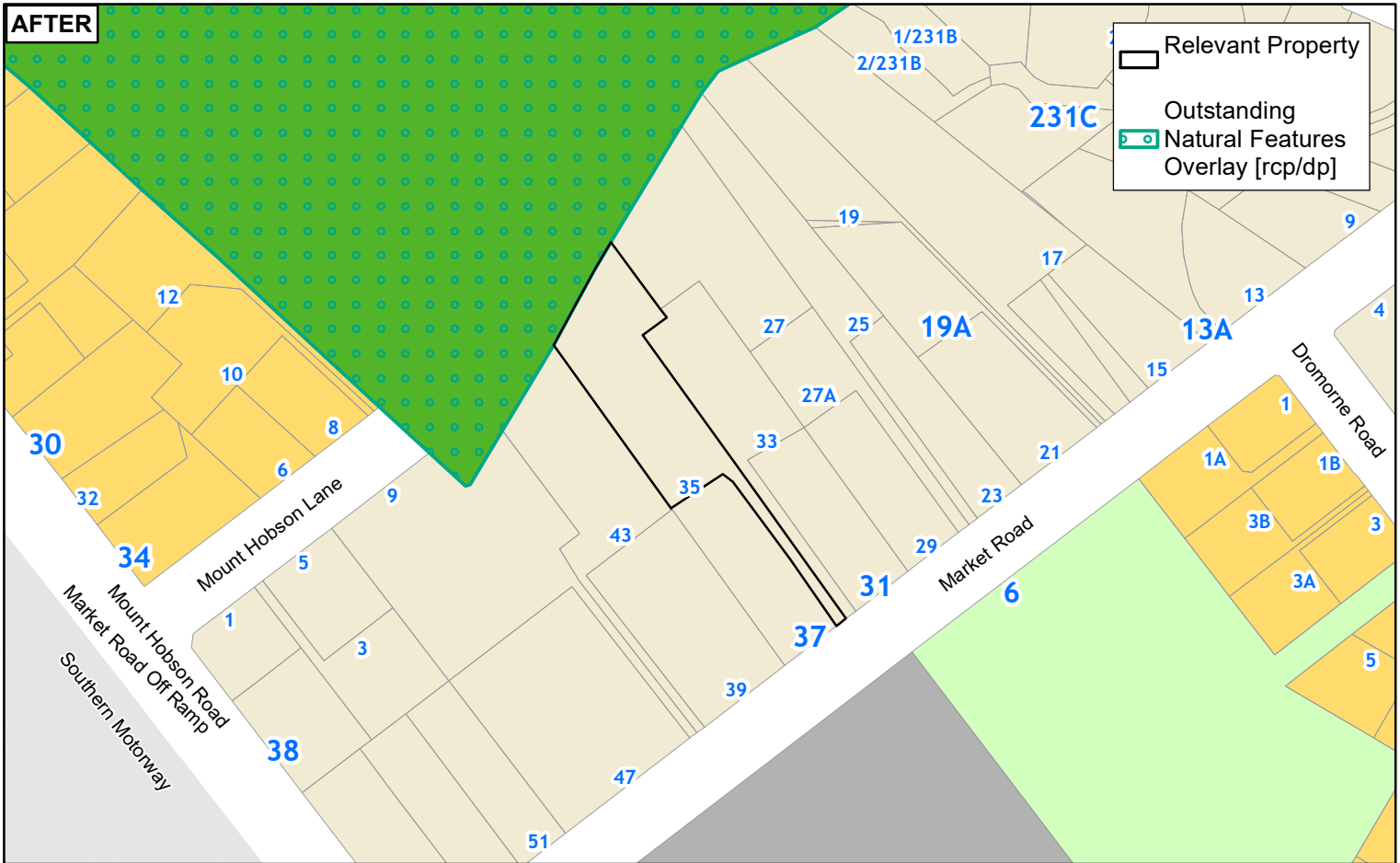


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

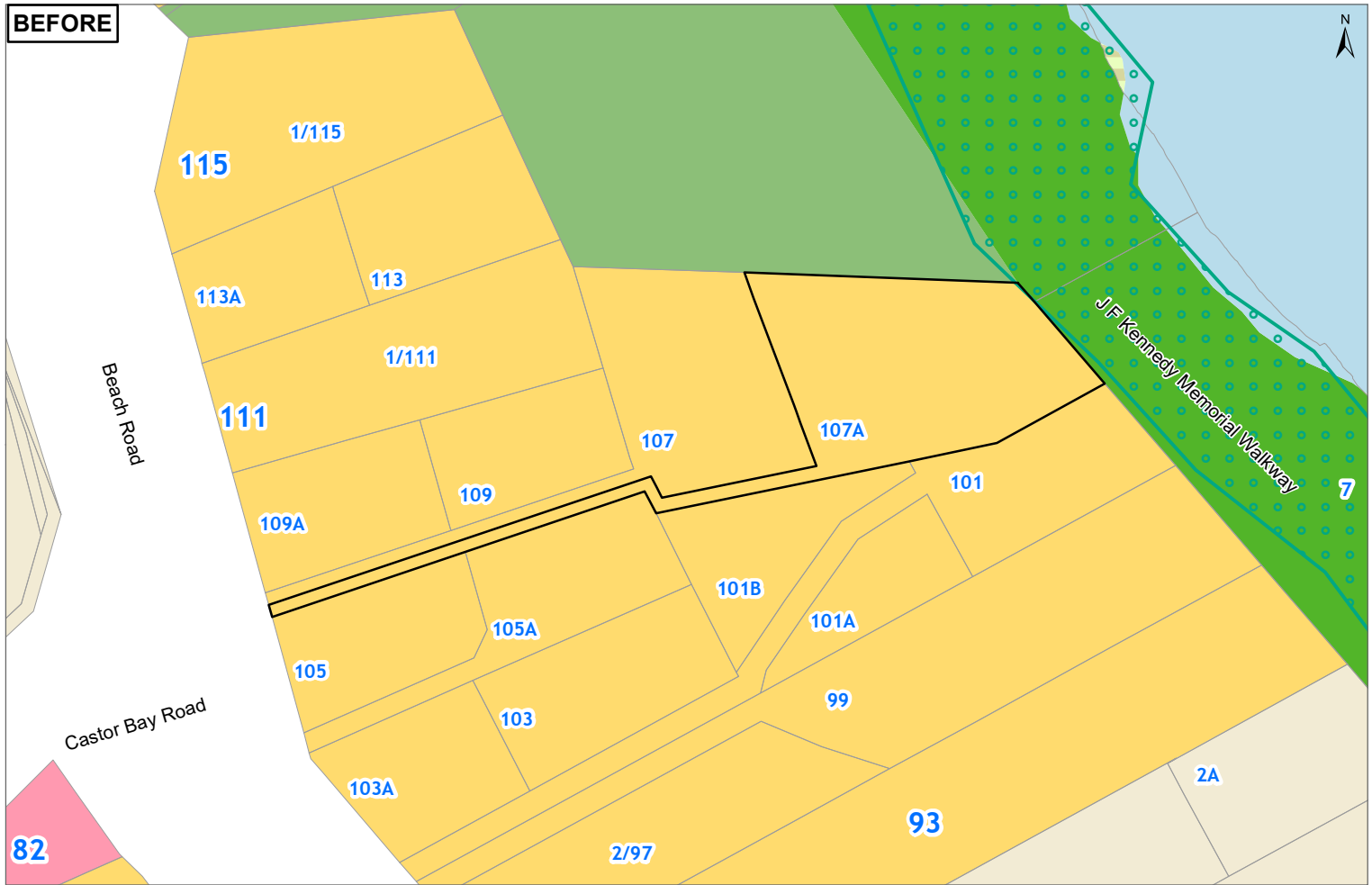
Clause 20A - Outstanding Natural Features

35 MARKET ROAD REMUERA AUCKLAND 1050

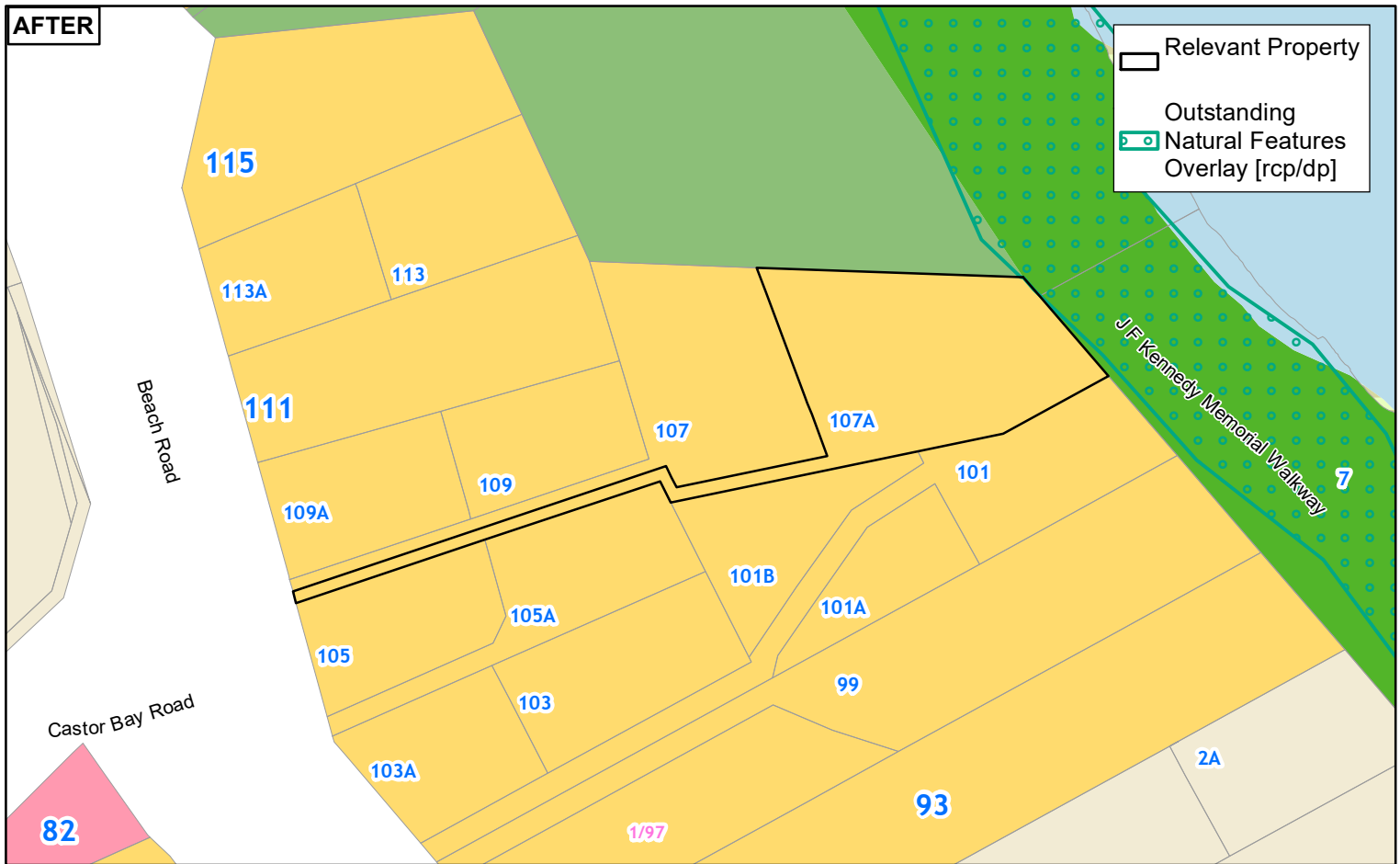


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

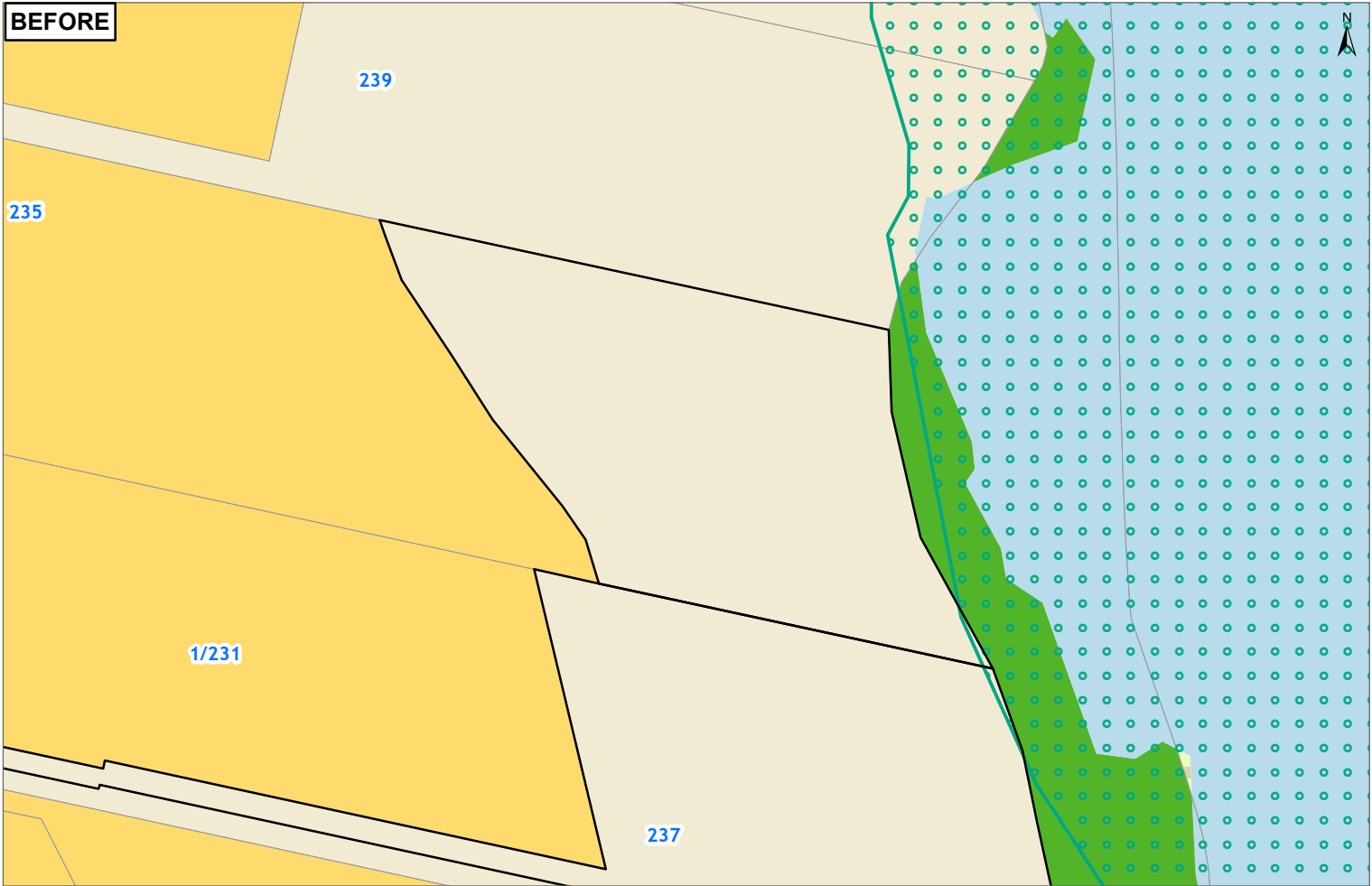
Clause 20A - Outstanding Natural Features

107A BEACH ROAD CASTOR BAY 0620

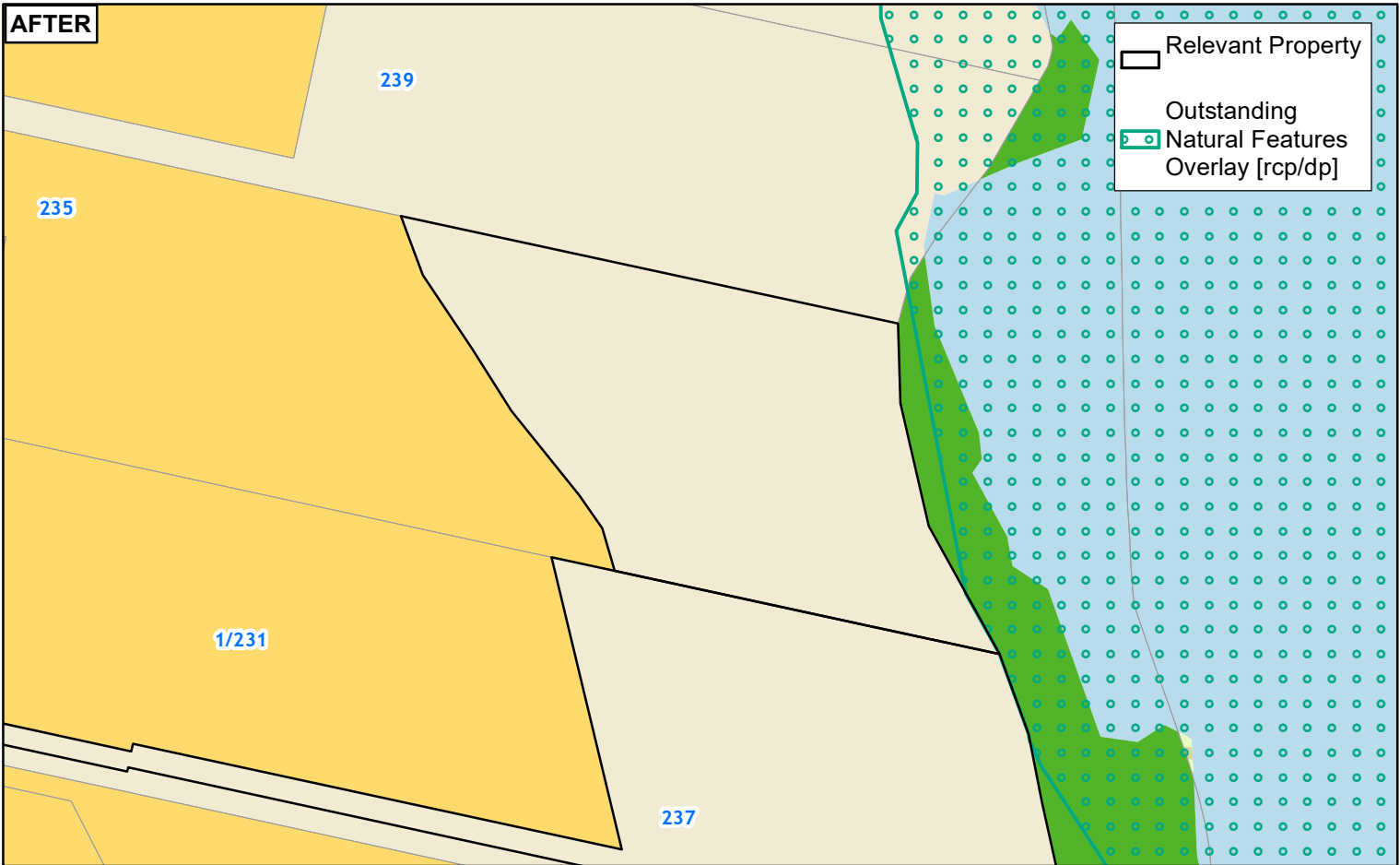


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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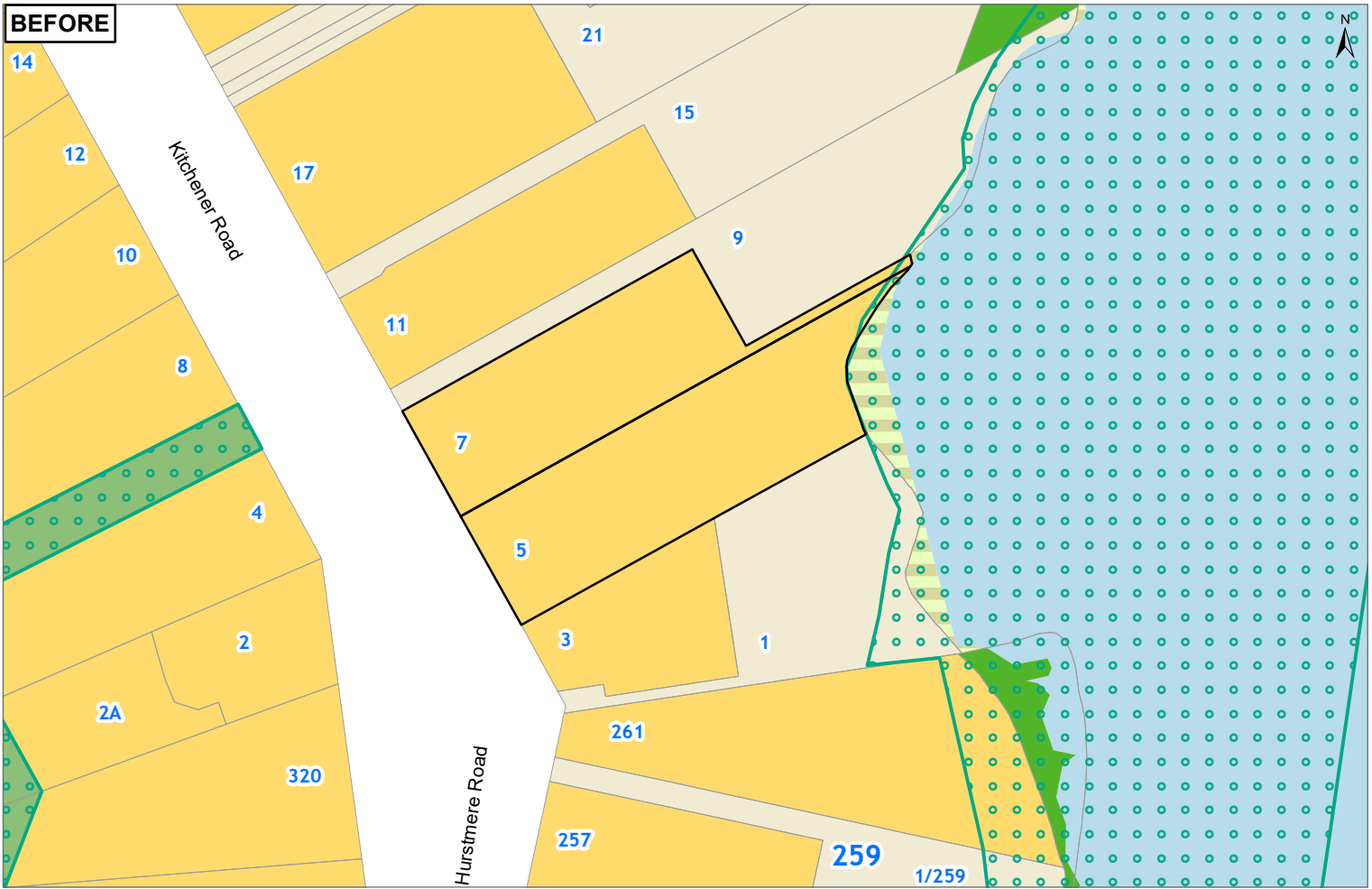
Date: 10/08/2022

Clause 20A - Outstanding Natural Features 237 Hurstmere Road Takapuna 0622

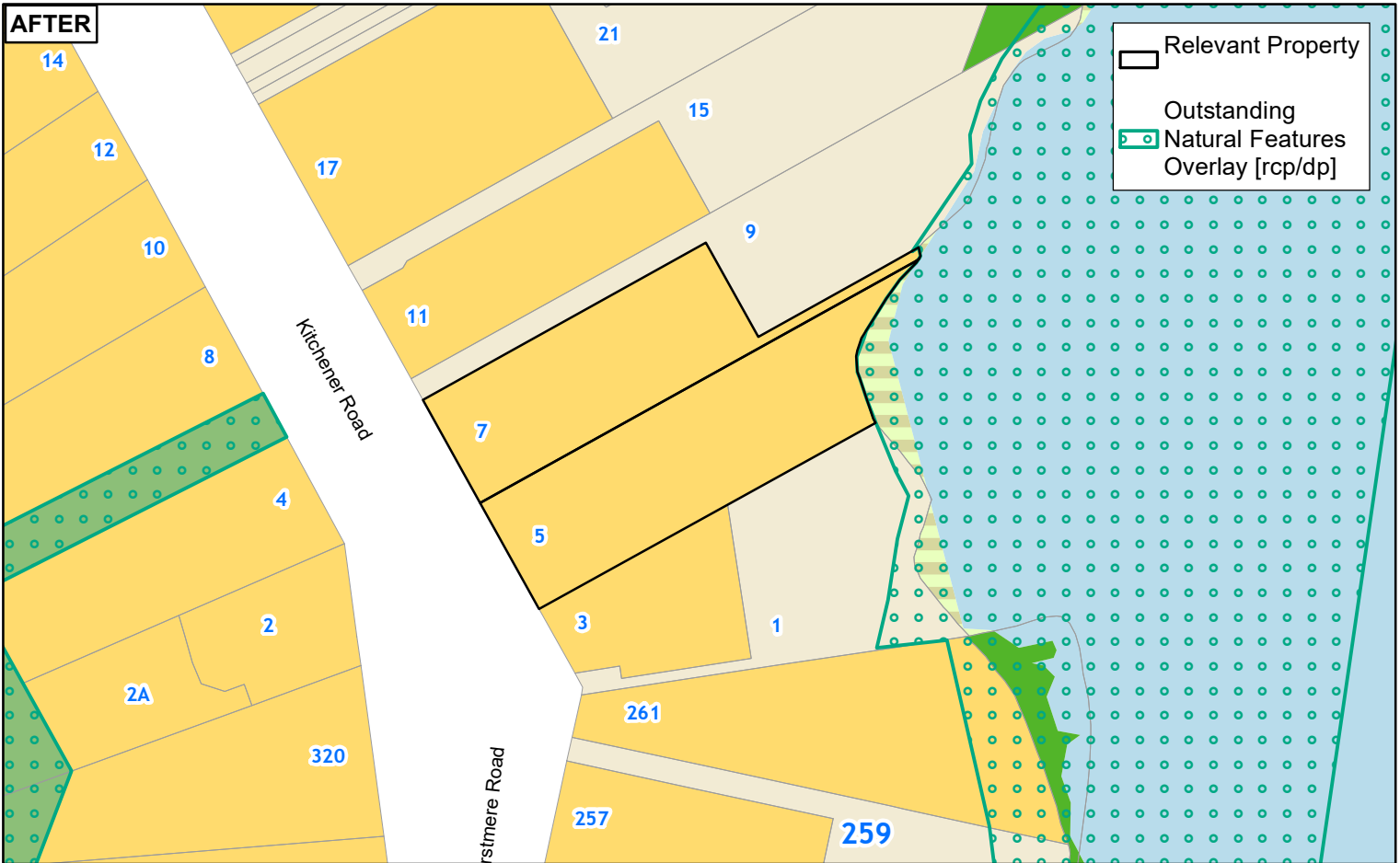


Plans and Places

BEFORE



AFTER



Clause 20A - Outstanding Natural Features

5 KITCHENER ROAD TAKAPUNA 0622

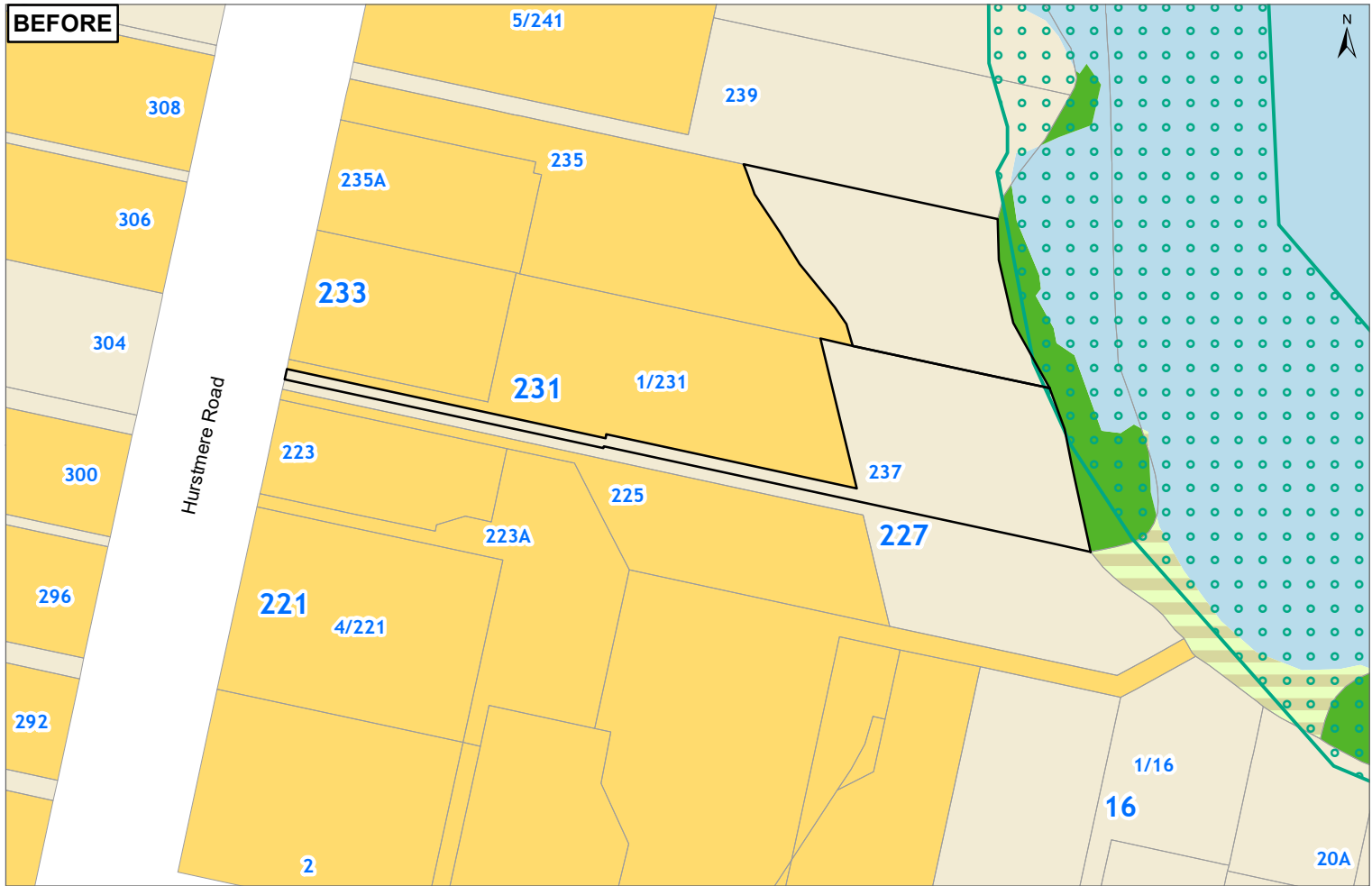
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Date: 10/08/2022

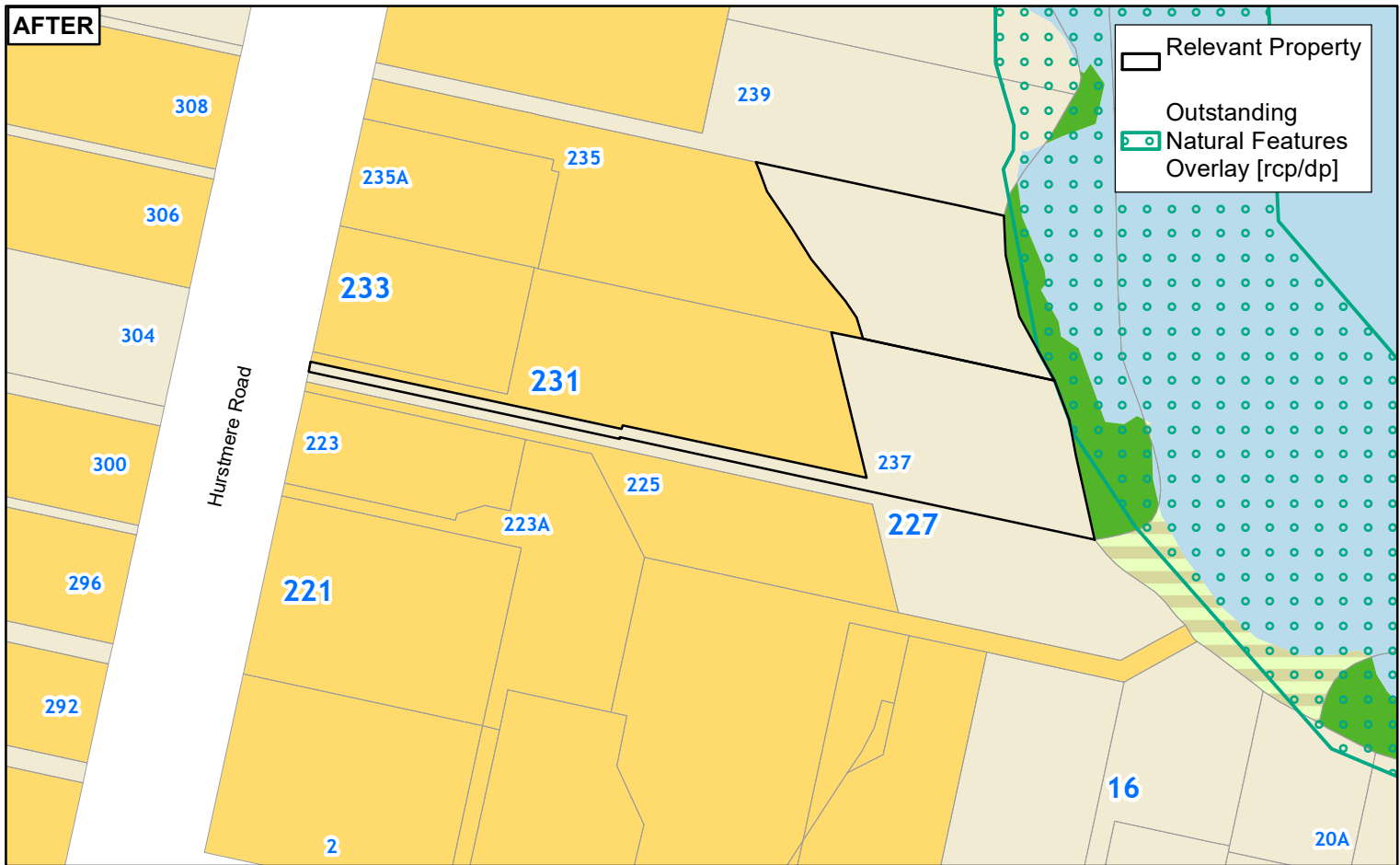


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

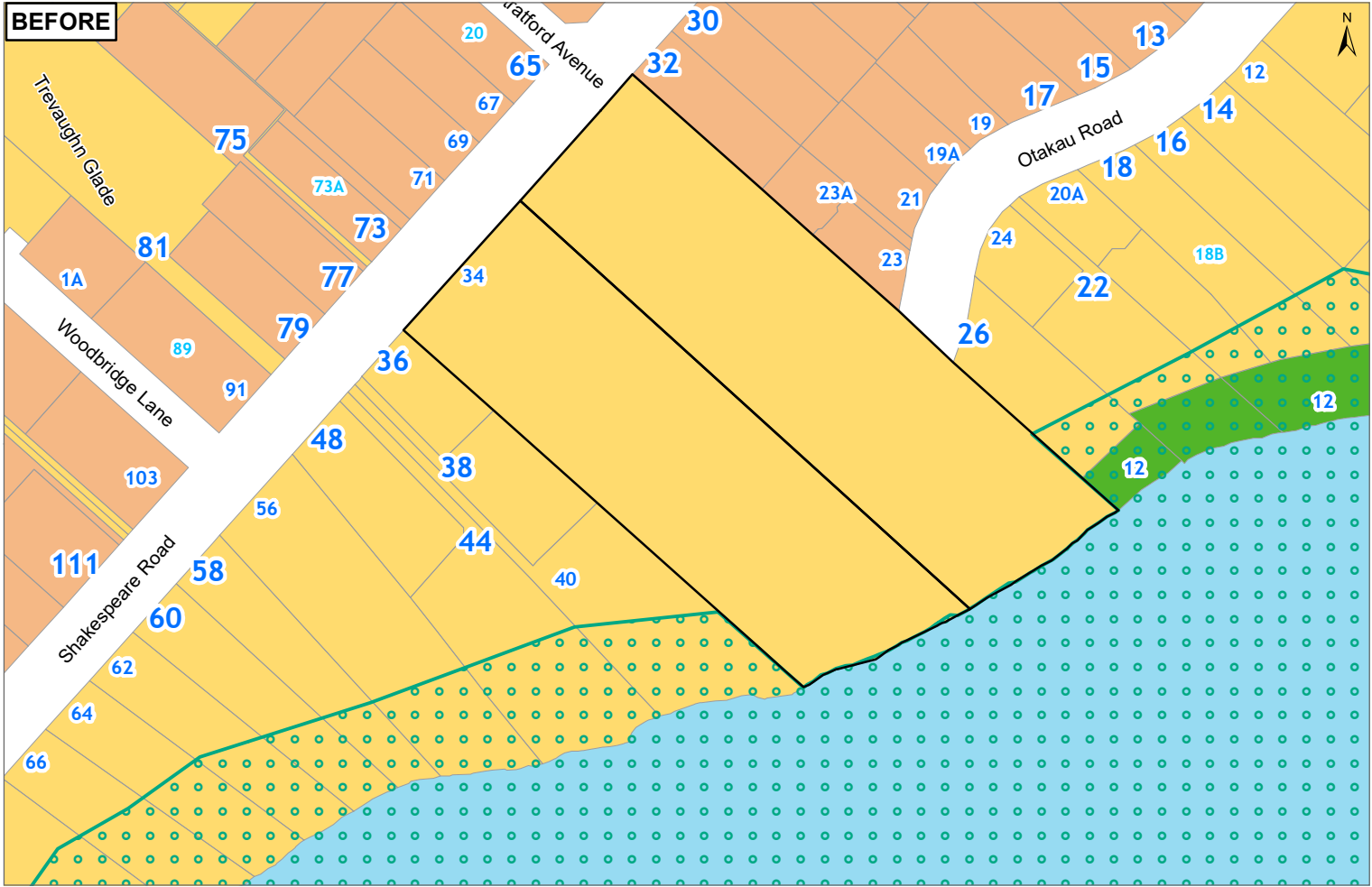
Clause 20A - Outstanding Natural Features

237 HURSTMERE ROAD TAKAPUNA 0622

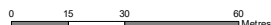
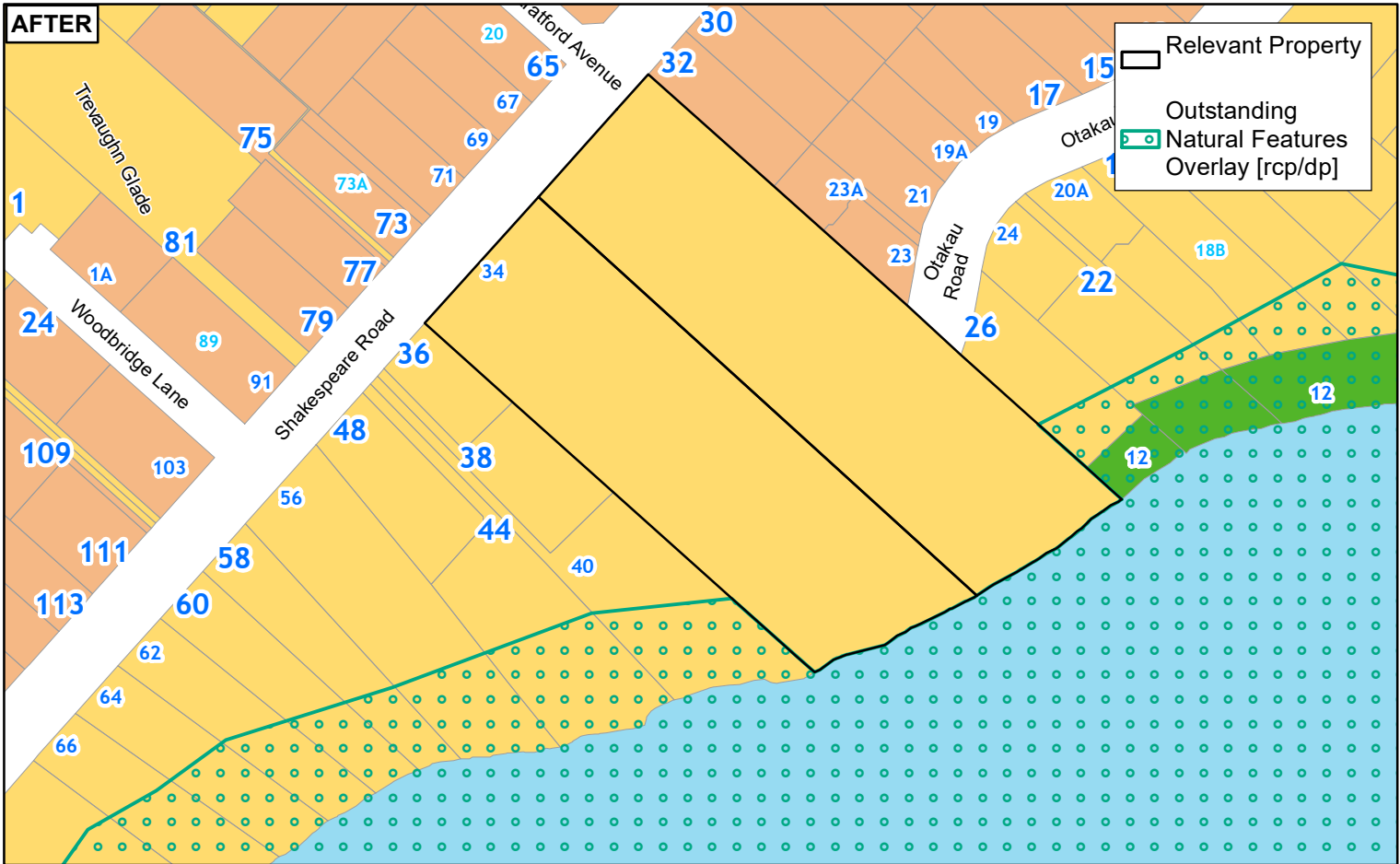


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

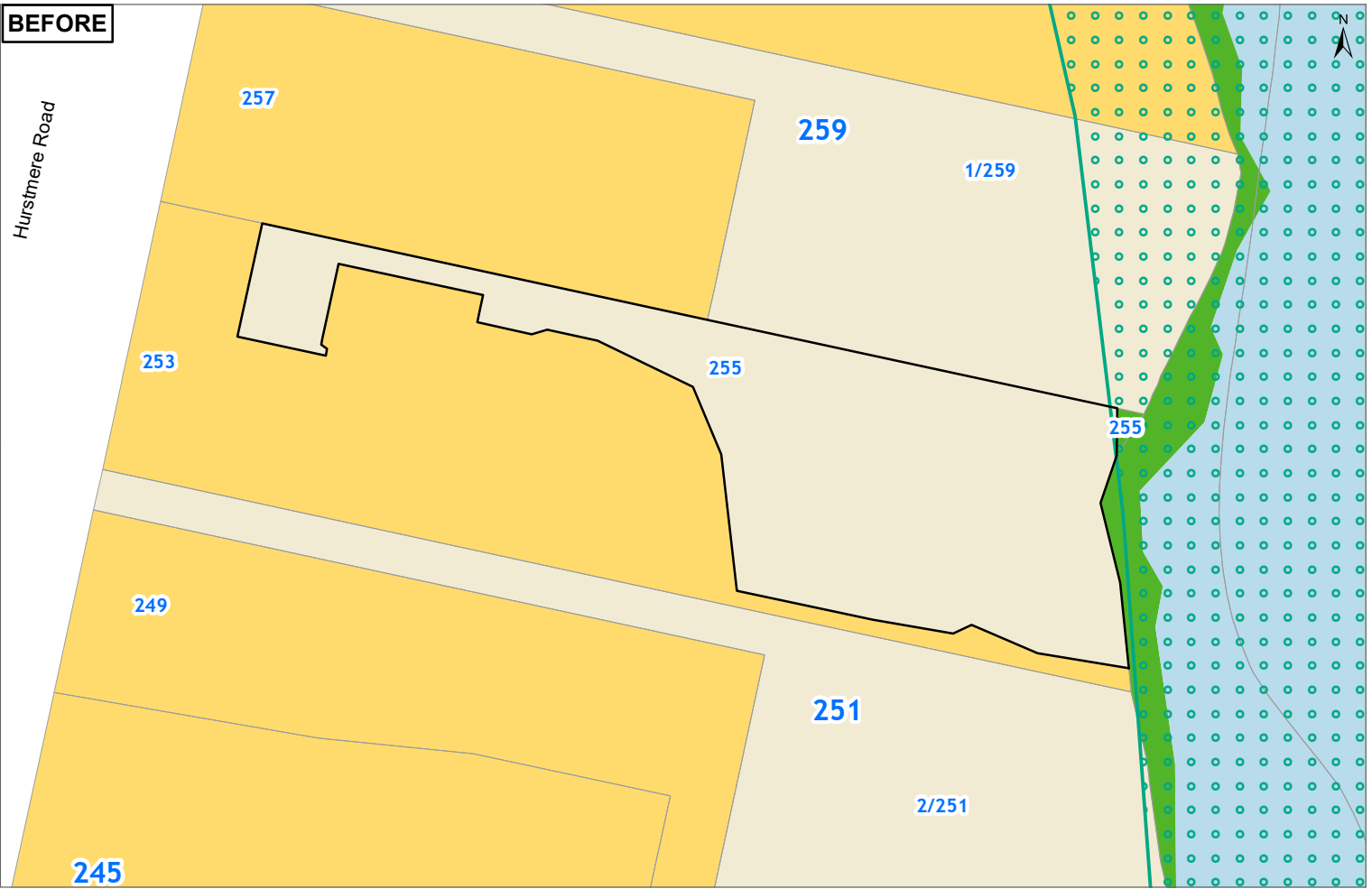
Clause 20A - Outstanding Natural Features

34 SHAKESPEARE ROAD MILFORD 0620

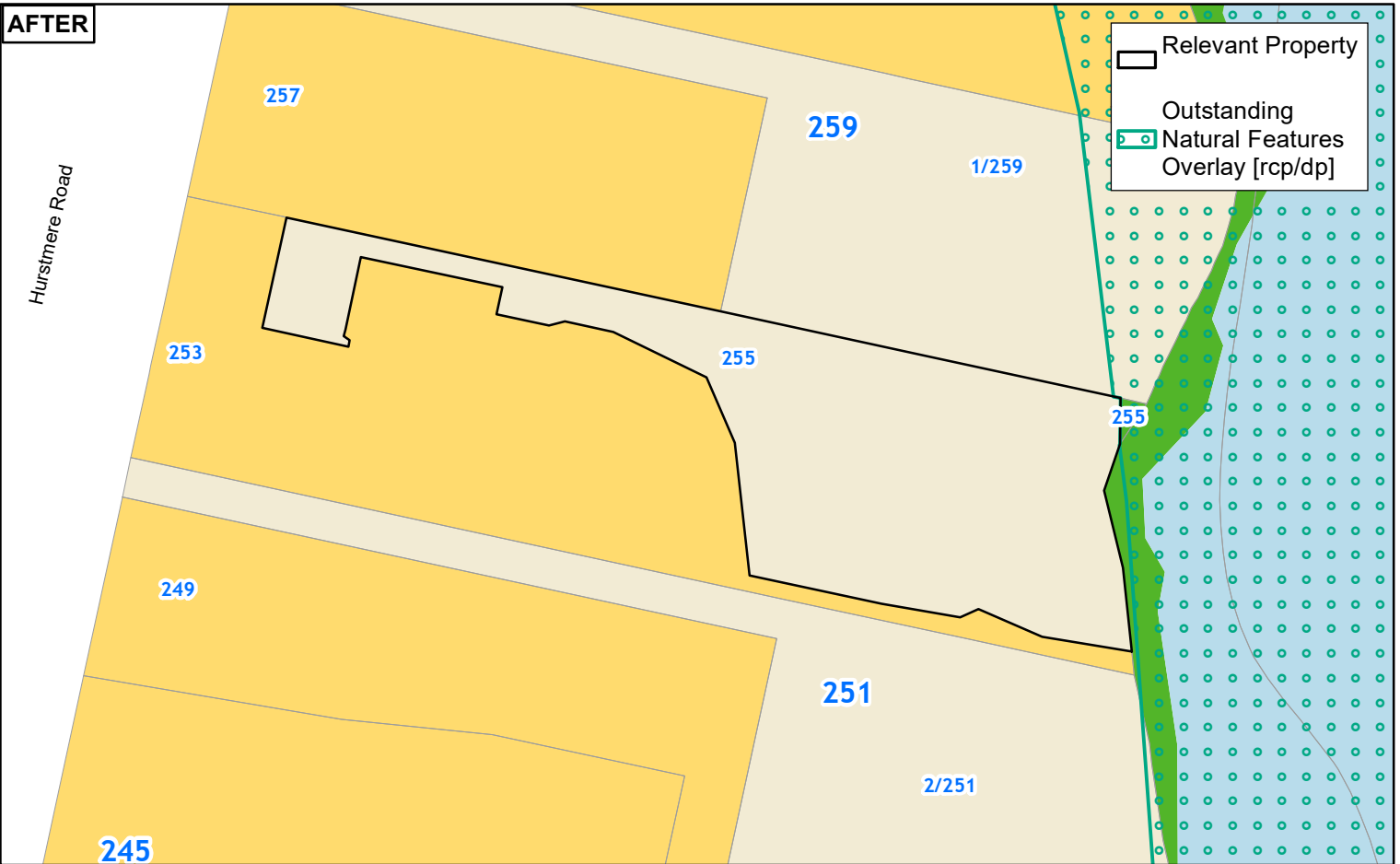


Plans and Places

BEFORE



AFTER



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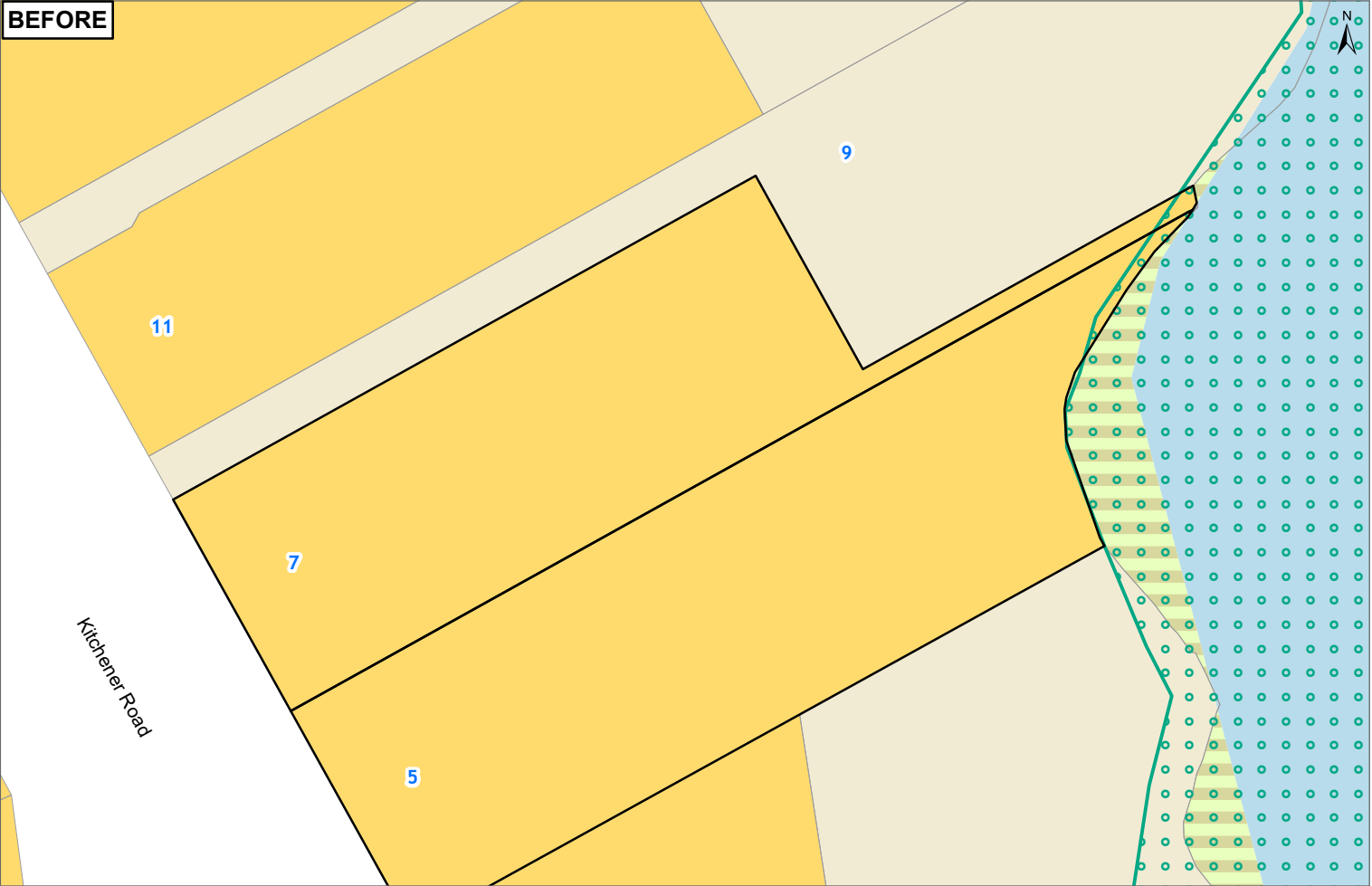
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
255 HURSTMERE ROAD TAKAPUNA 0622

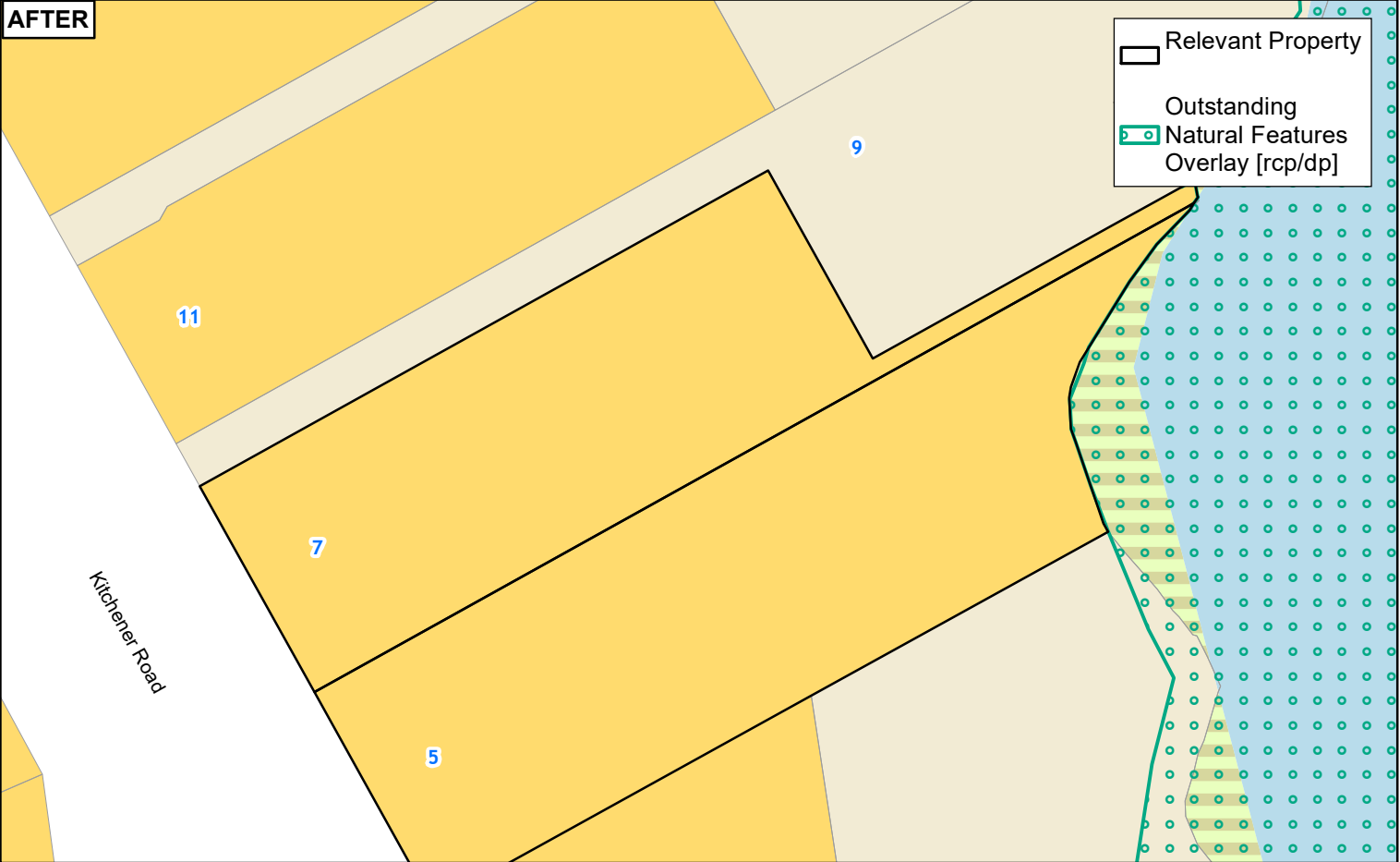


Plans and Places

BEFORE



AFTER



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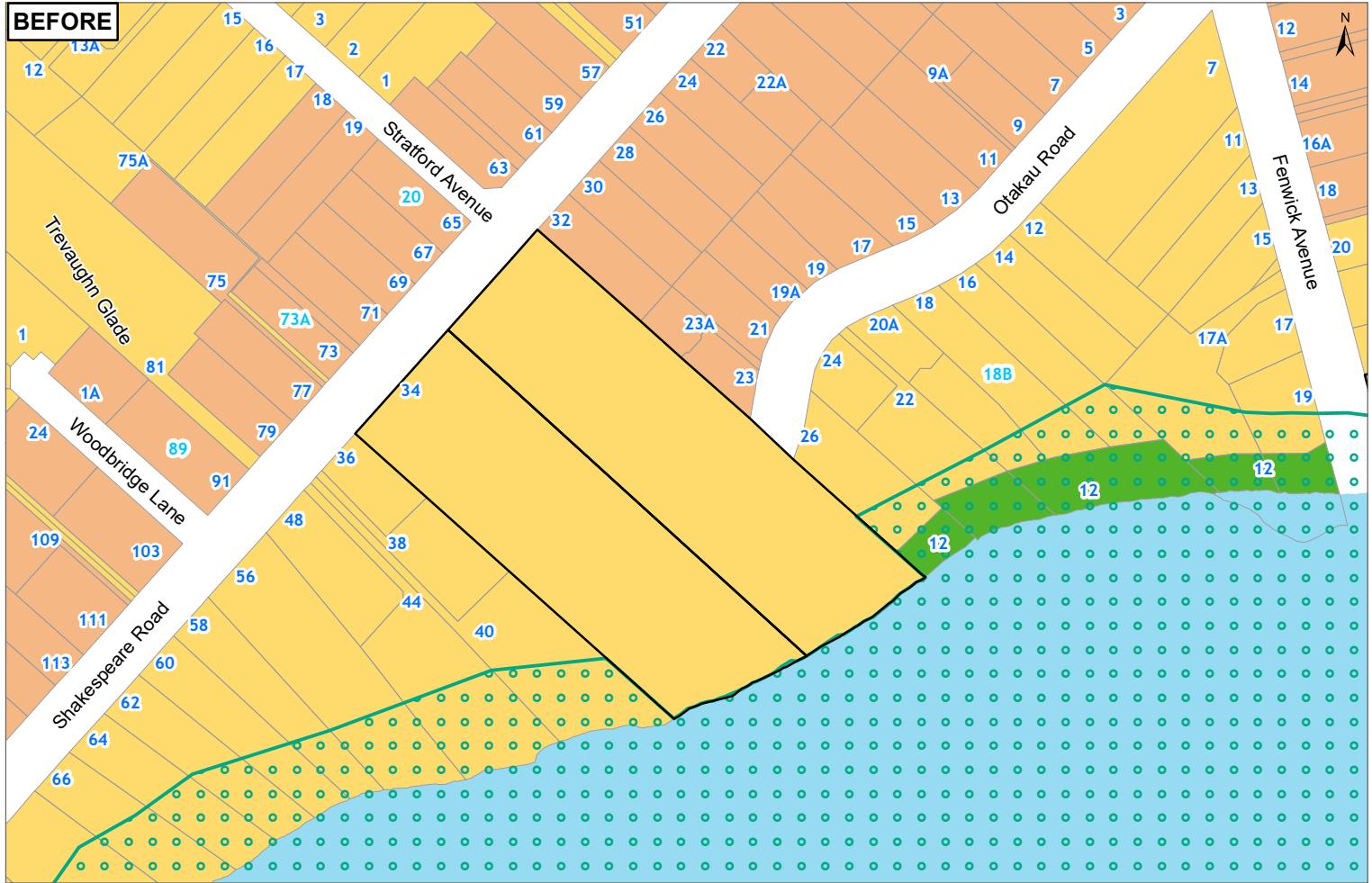
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
7 KITCHENER ROAD TAKAPUNA 0622

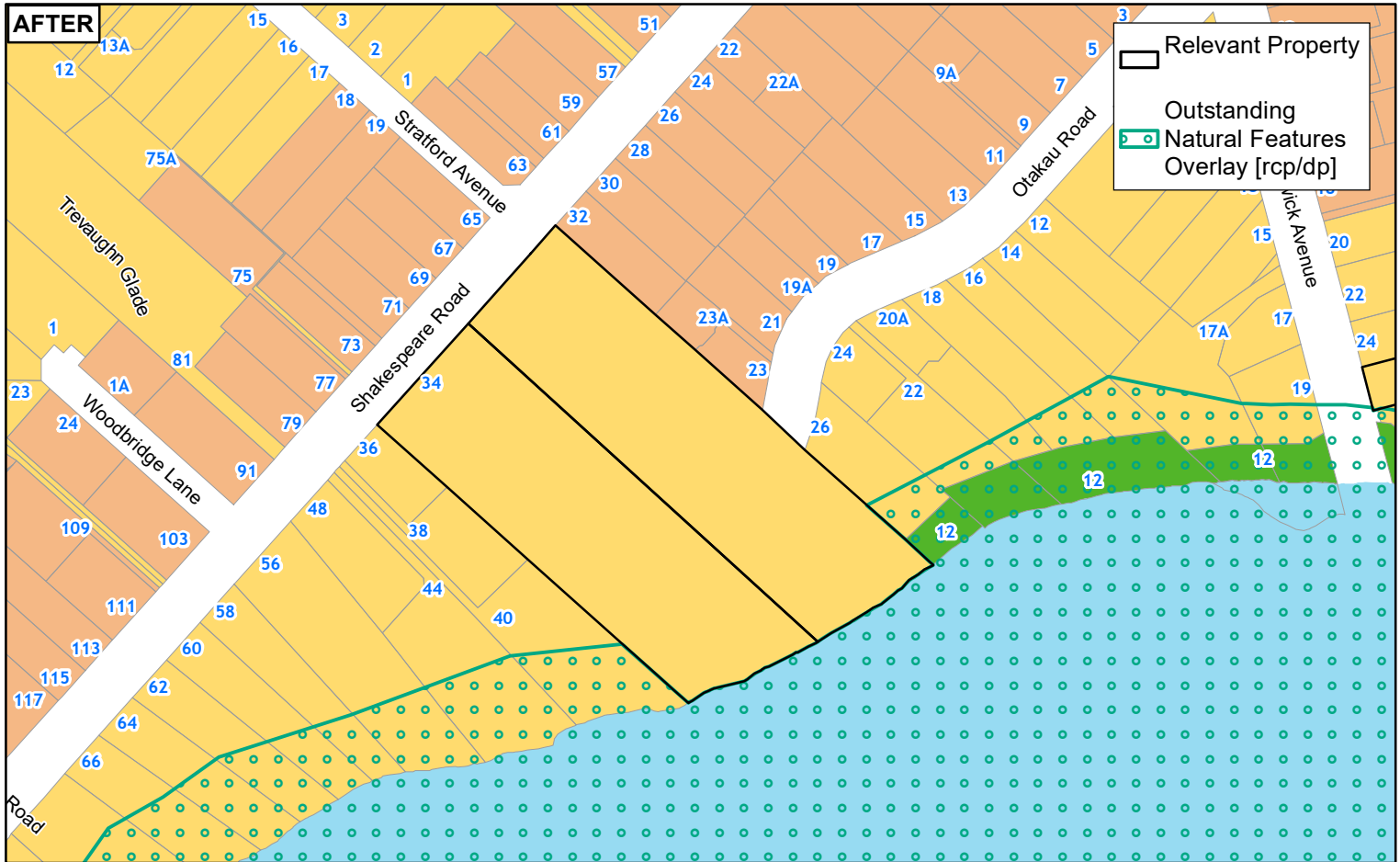


Plans and Places

BEFORE



AFTER



Clause 20A - Outstanding Natural Features
34 Shakespeare Road Milford 0620

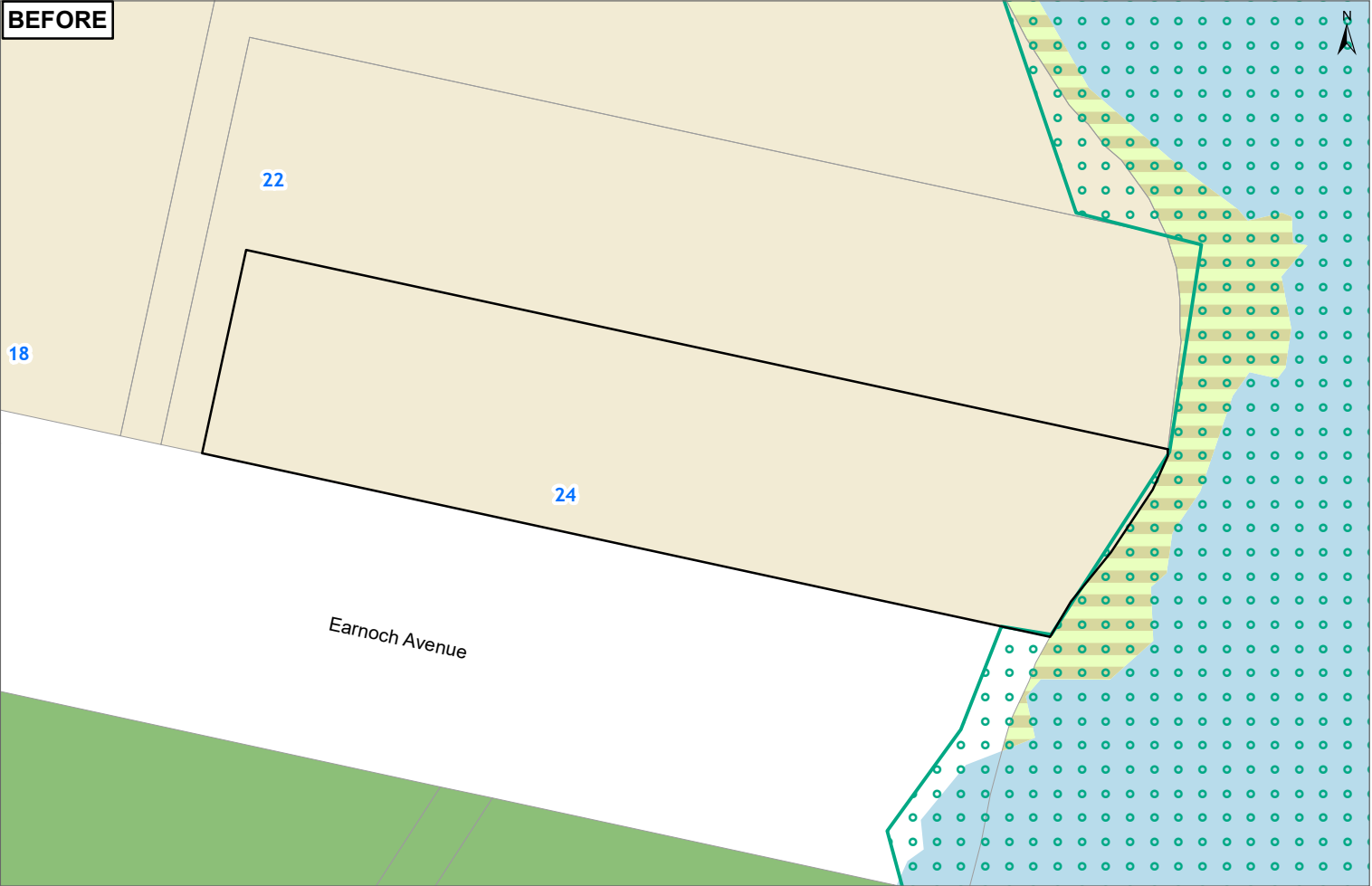
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Date: 10/08/2022

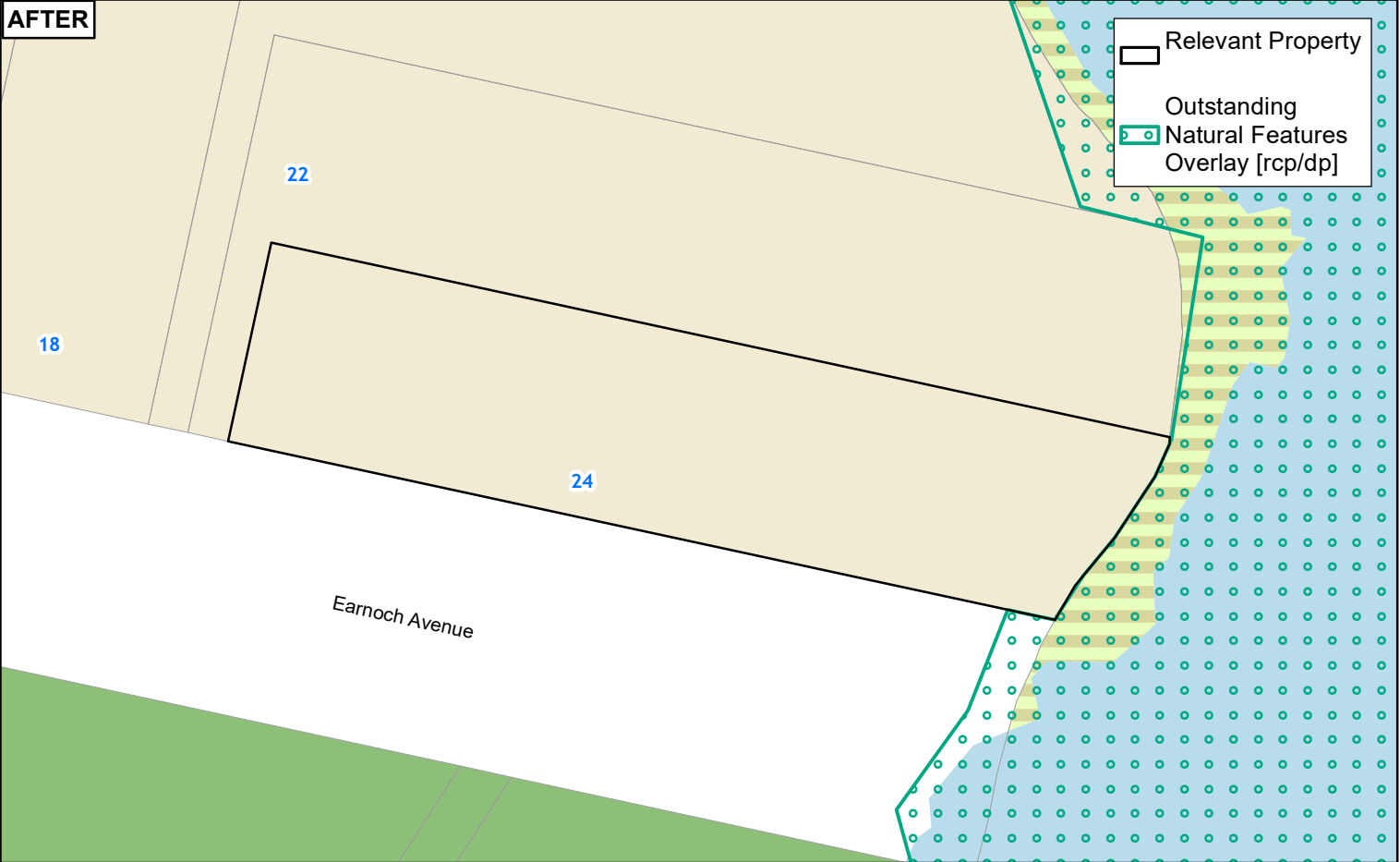


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

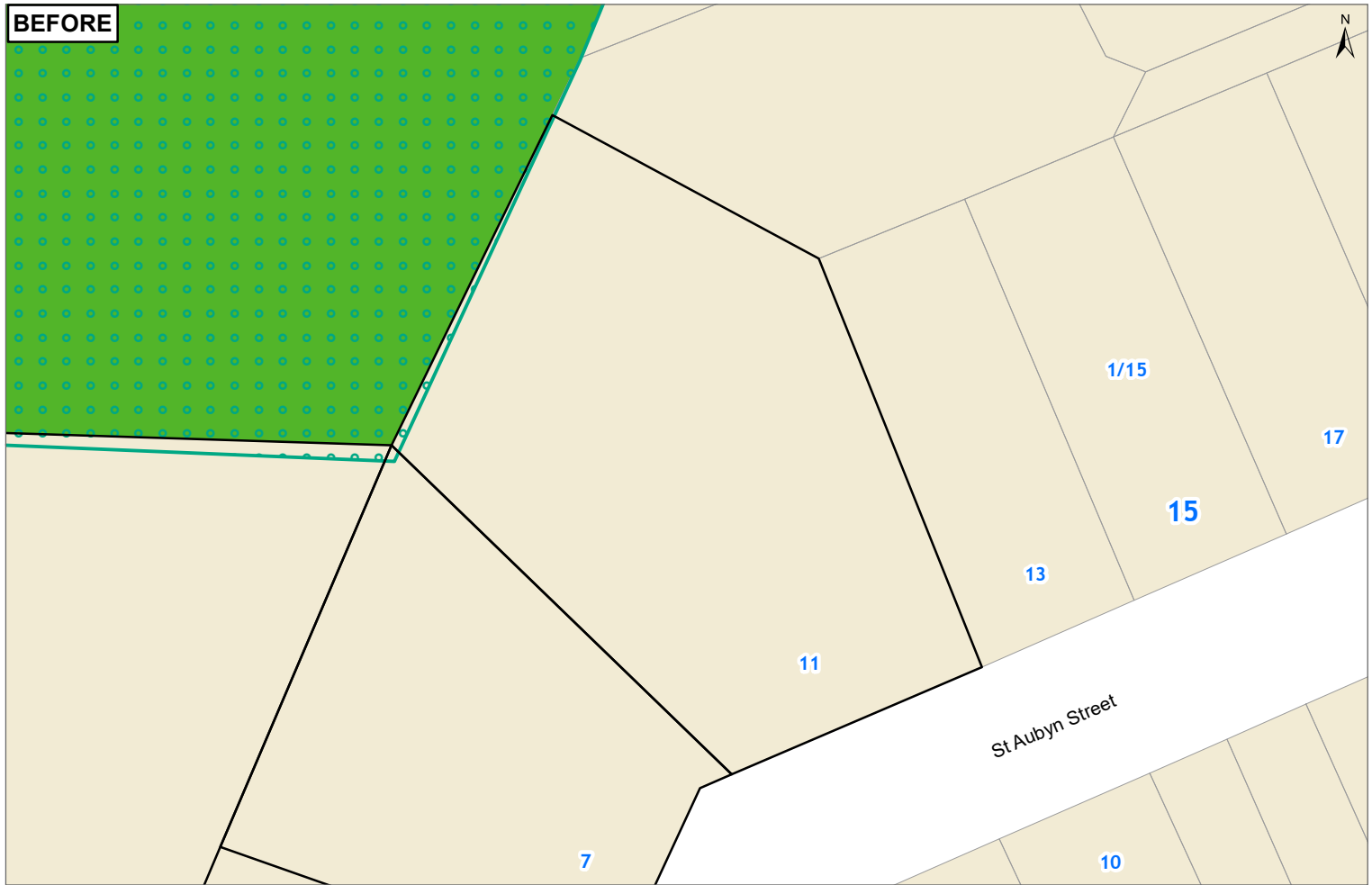
Clause 20A - Outstanding Natural Features

24 EARNOCH AVENUE TAKAPUNA 0622

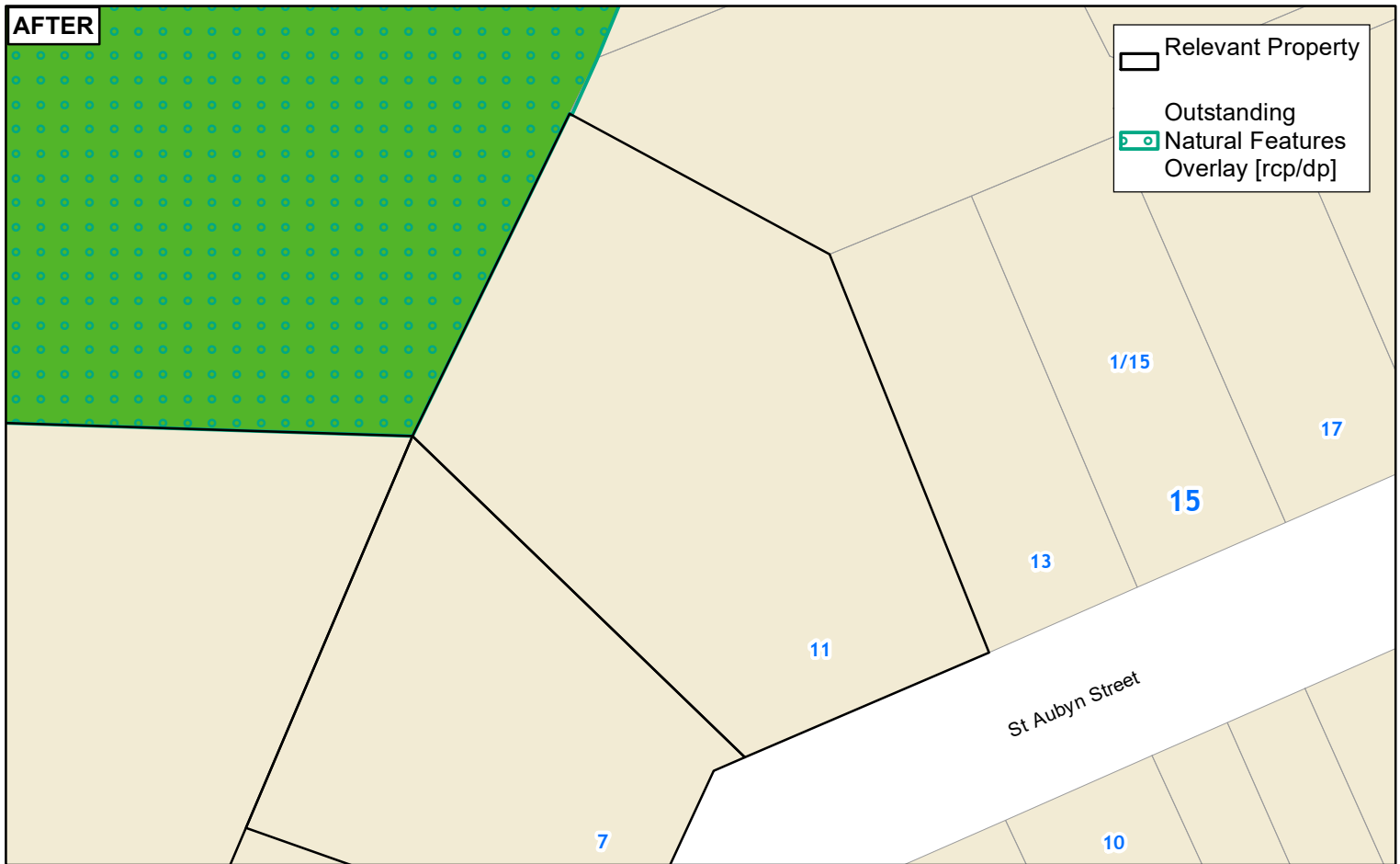


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

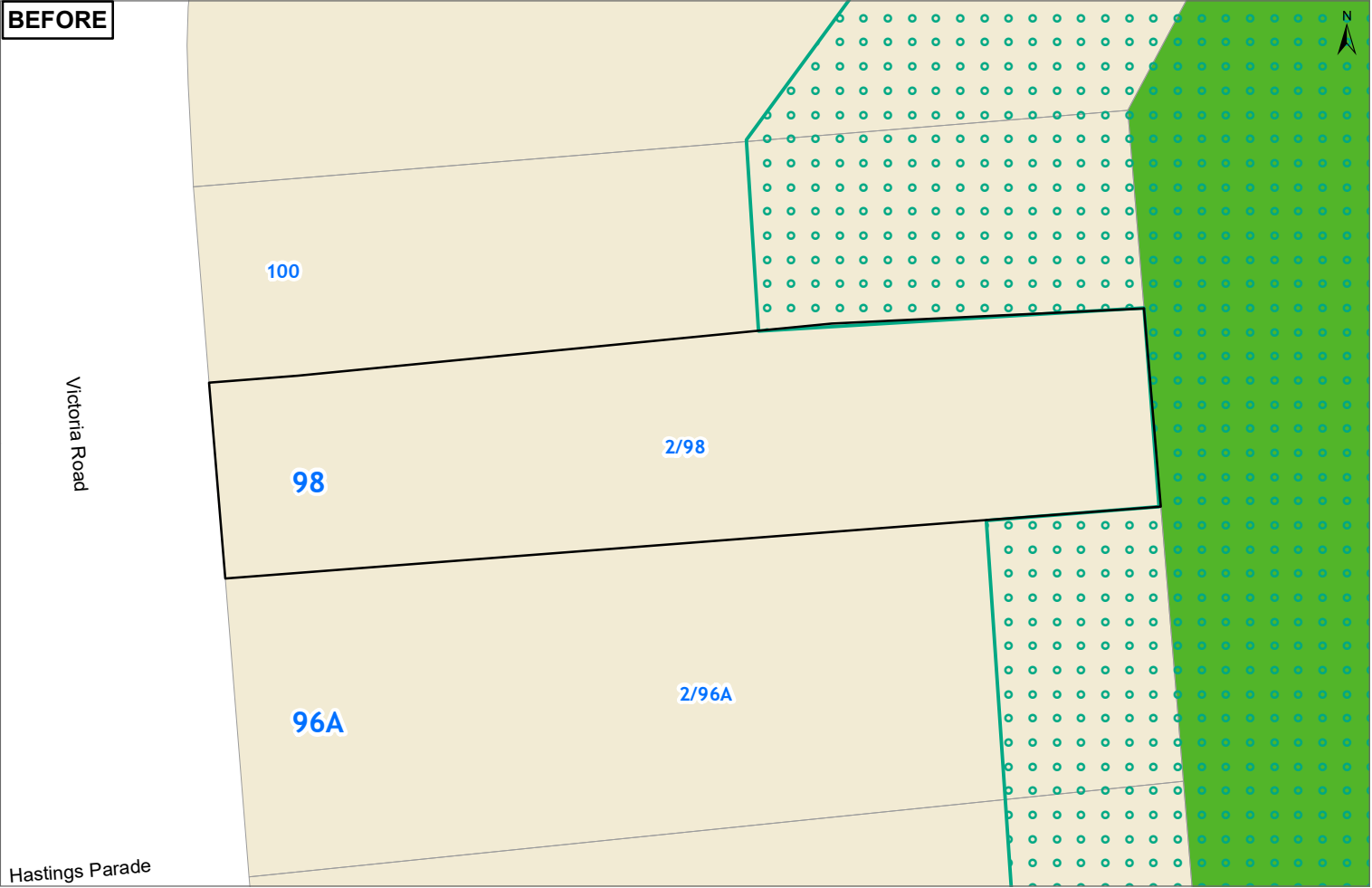
Clause 20A - Outstanding Natural Features

11 ST AUBYN STREET DEVONPORT 0624

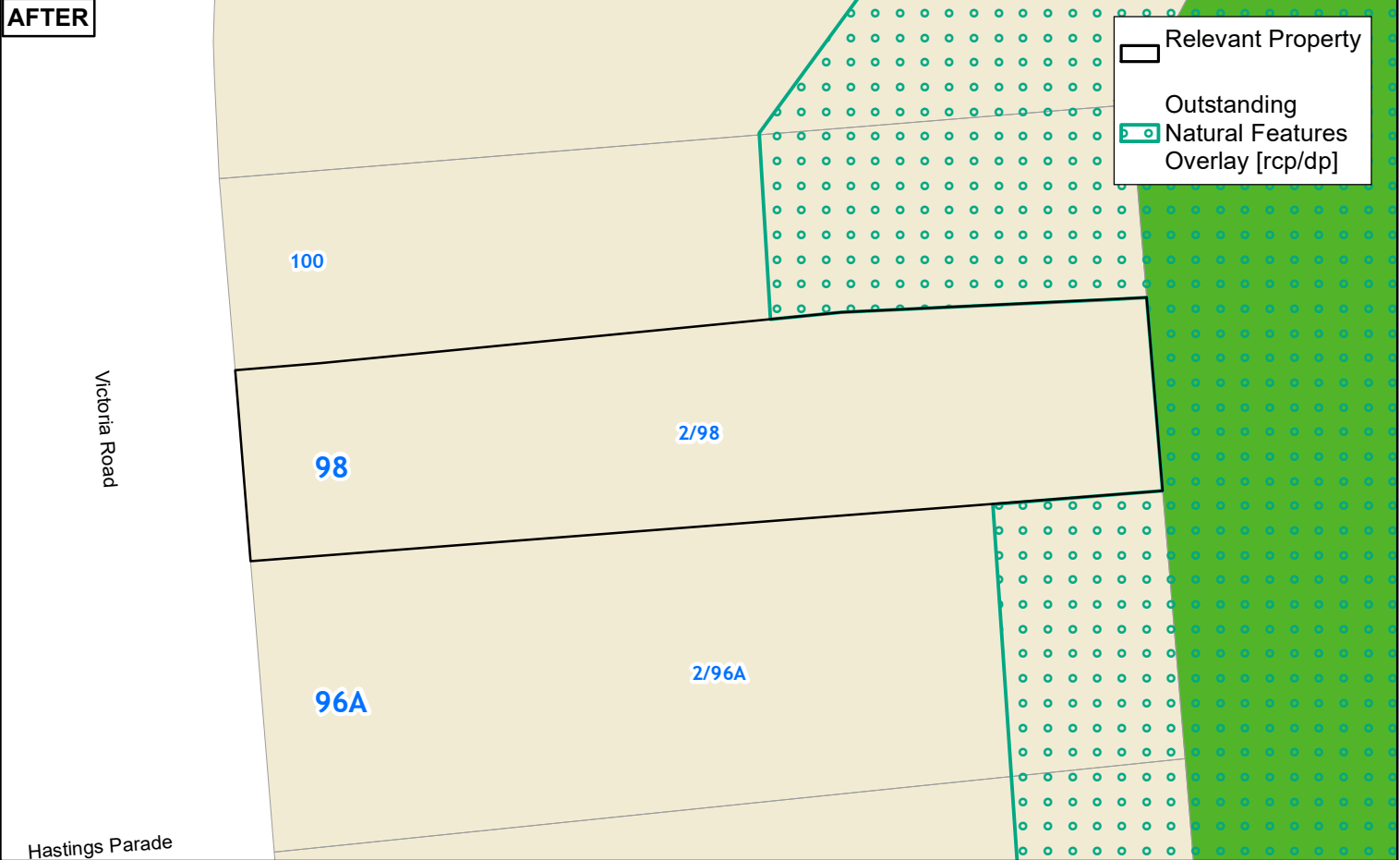


Plans and Places

BEFORE



AFTER



Relevant Property
 Outstanding Natural Features Overlay [rcp/dp]



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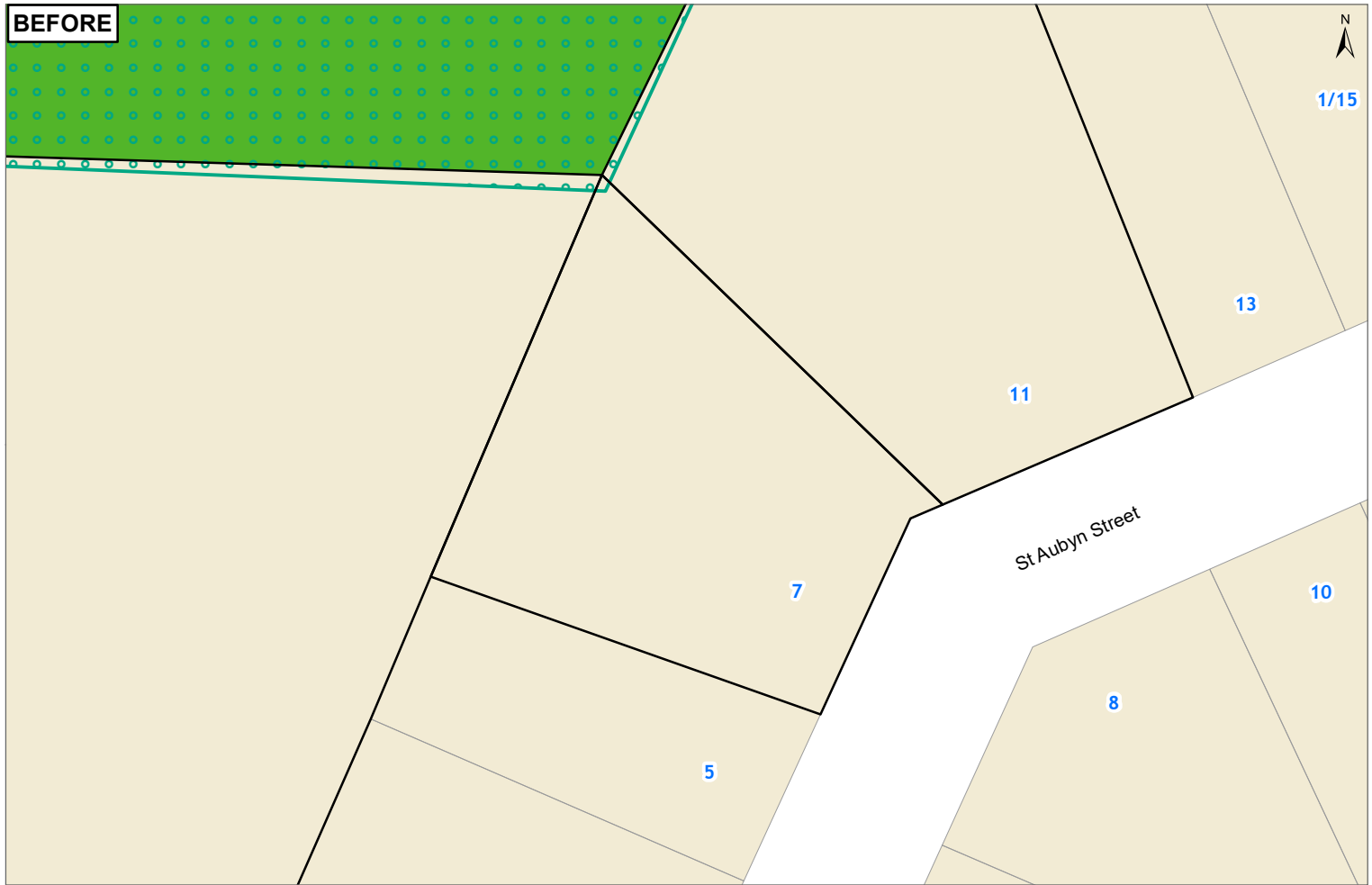
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
98 VICTORIA ROAD DEVONPORT 0624

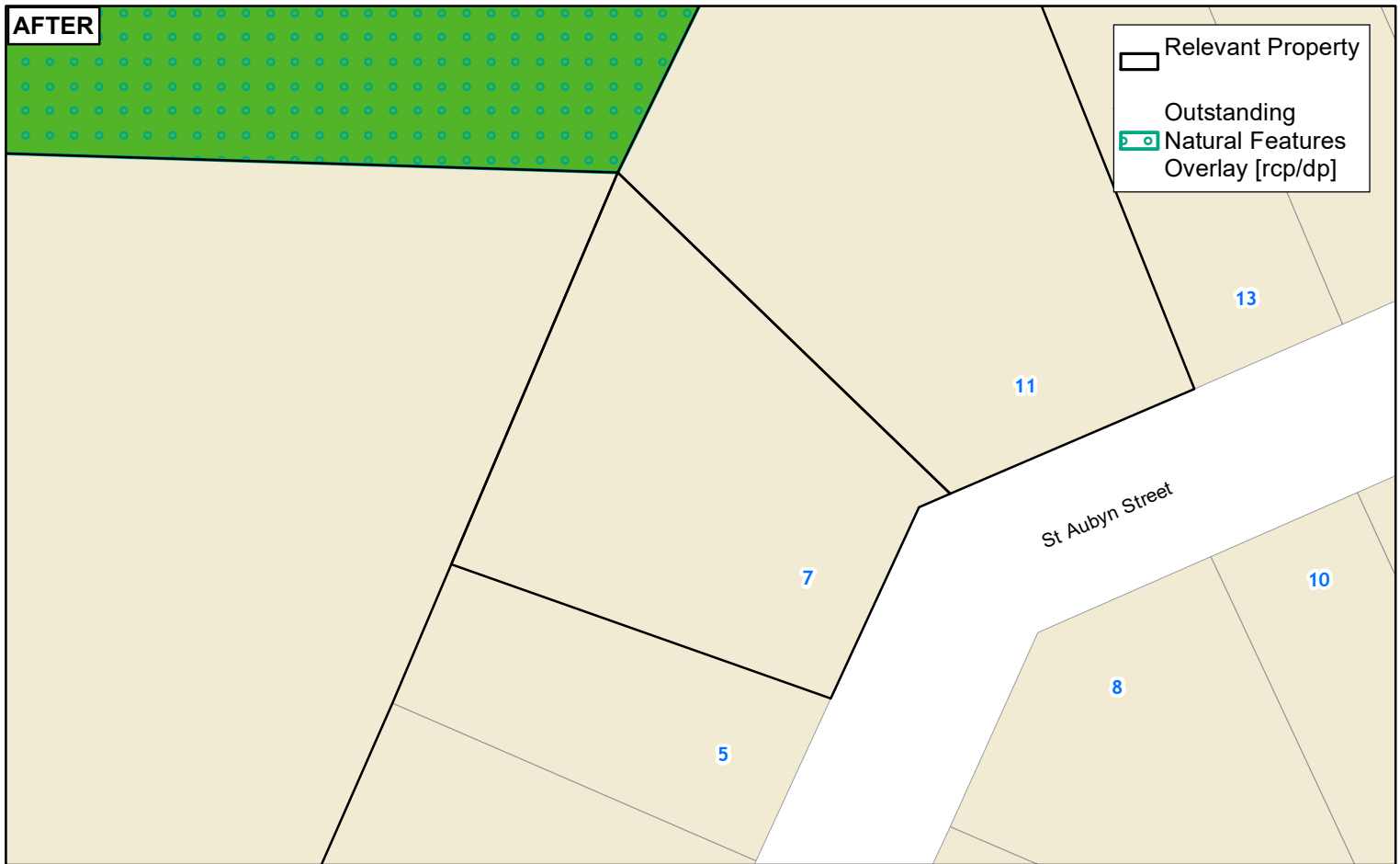


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

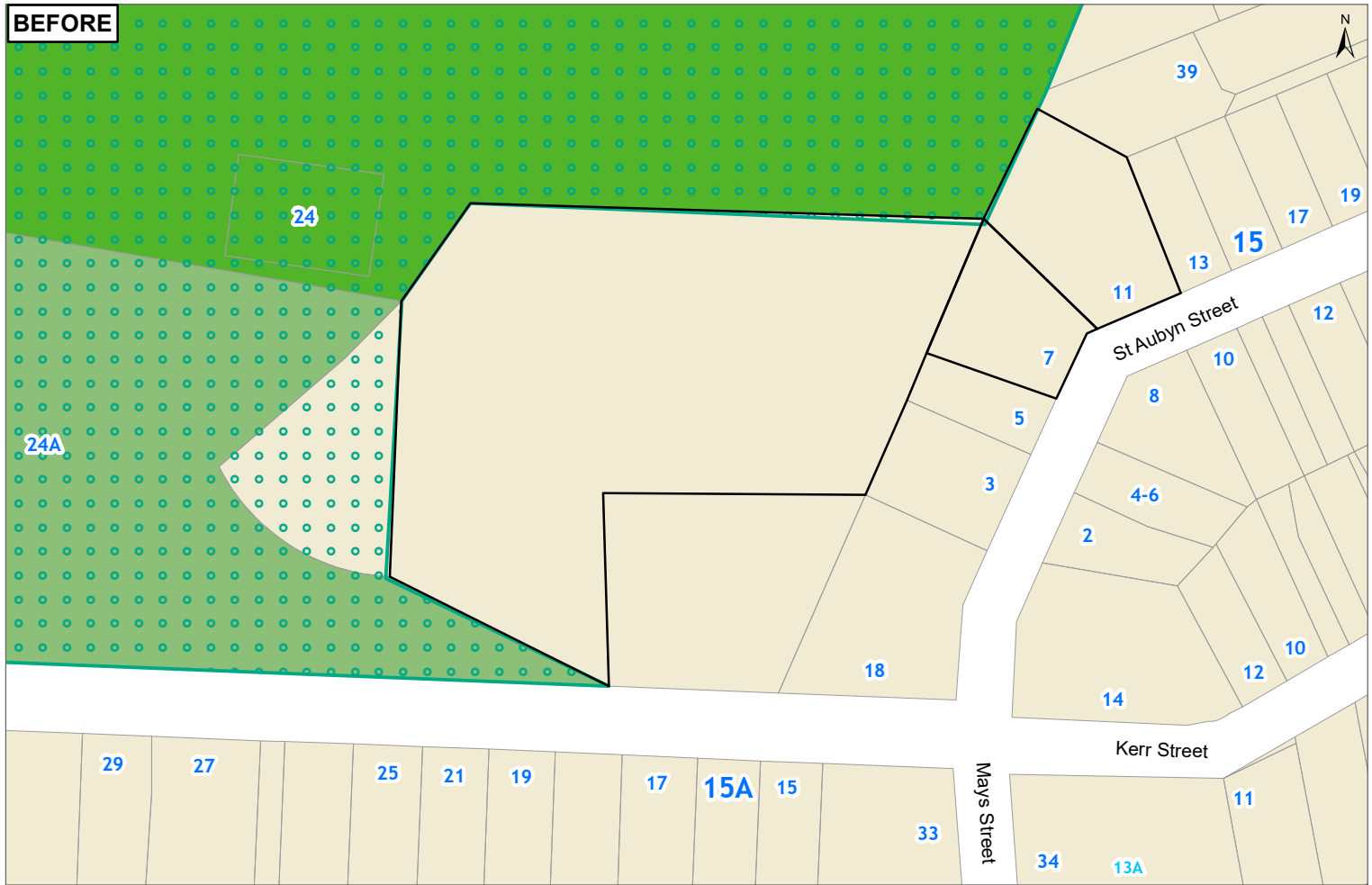
Clause 20A - Outstanding Natural Features

7 ST AUBYN STREET DEVONPORT 0624

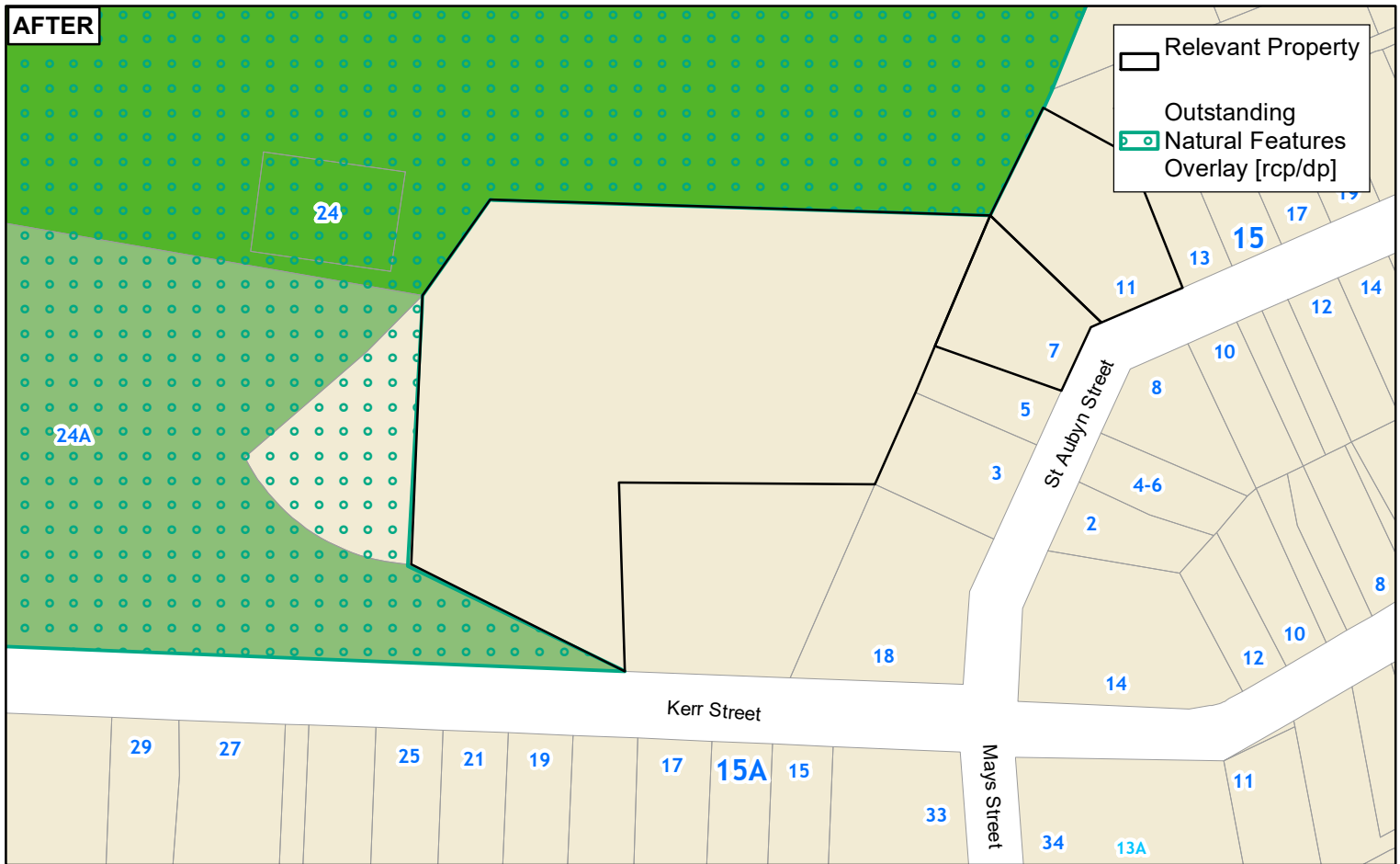


Plans and Places

BEFORE



AFTER



0 10 20 40 Metres

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Date: 10/08/2022

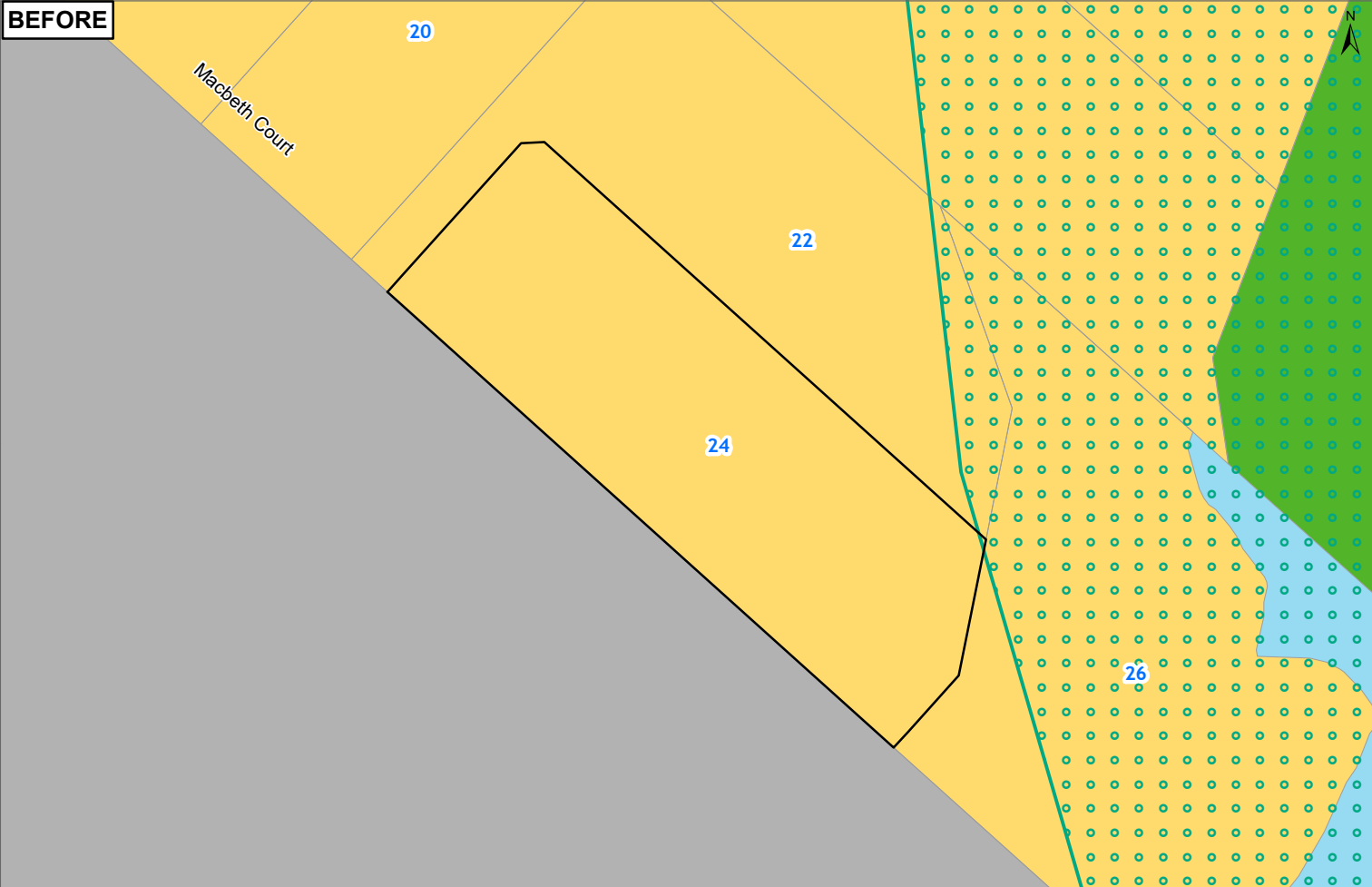
Clause 20A - Outstanding Natural Features

18 Kerr Street Devonport 0624

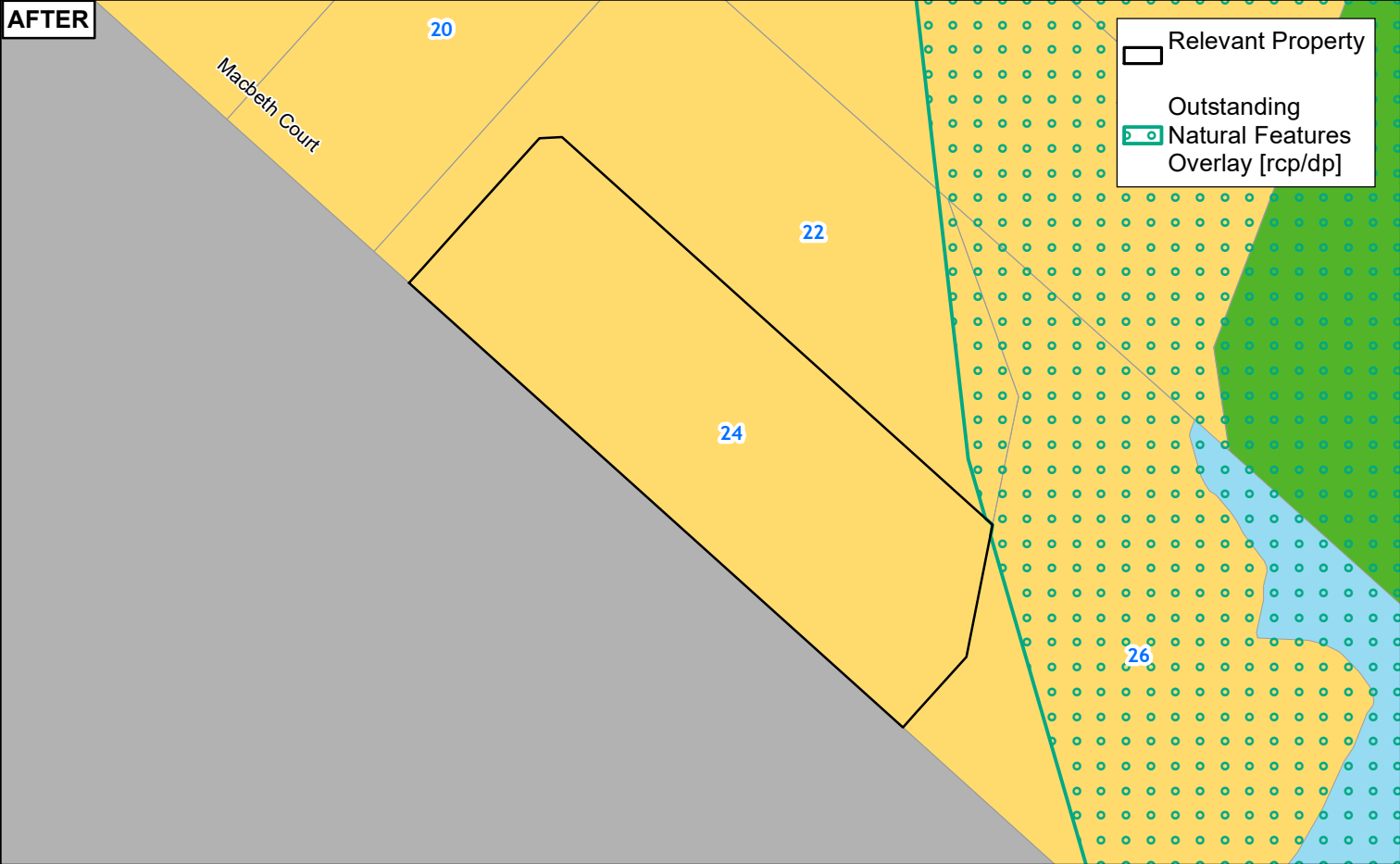


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

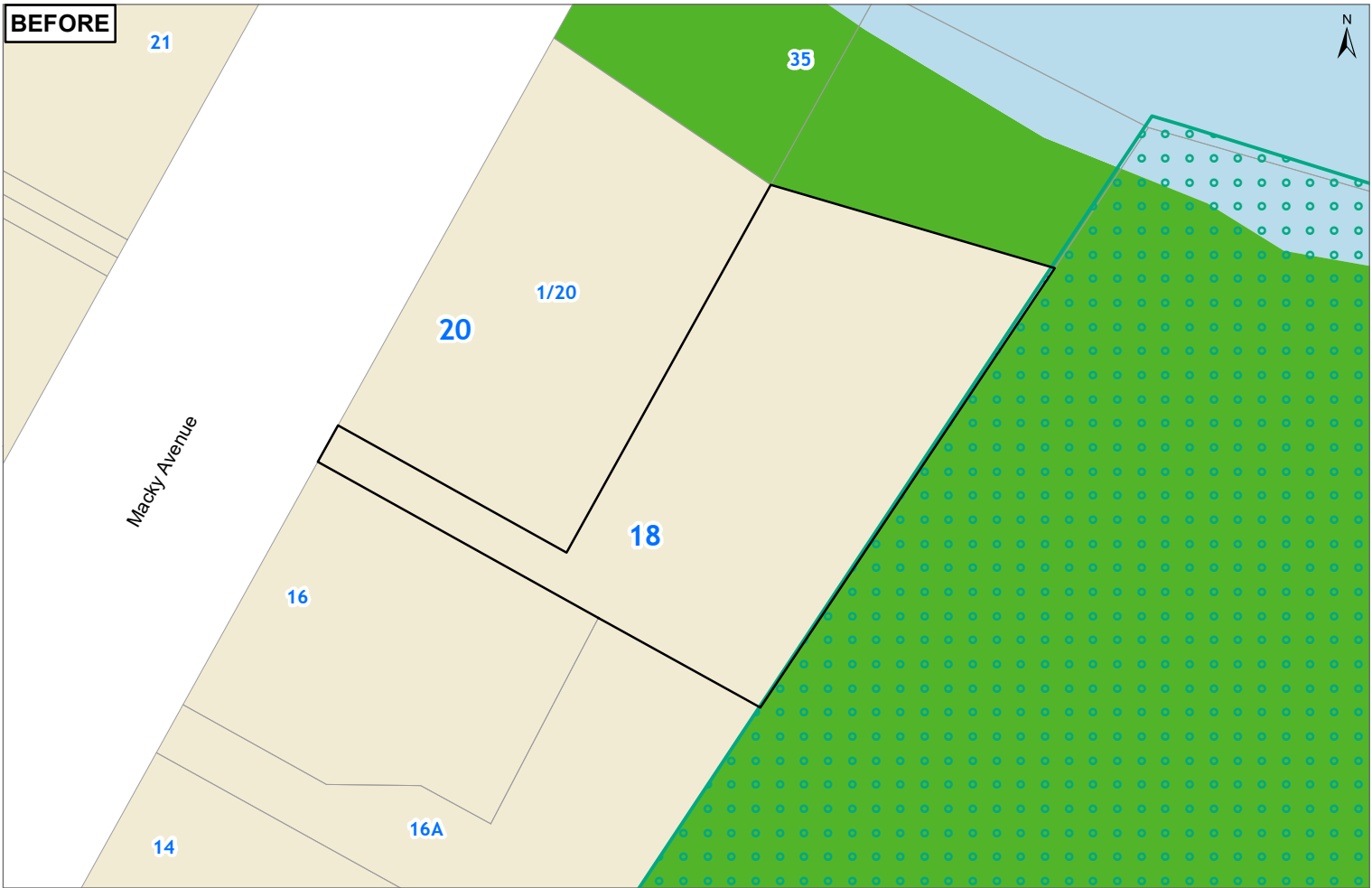
Clause 20A - Outstanding Natural Features

24 MACBETH COURT MILFORD 0620

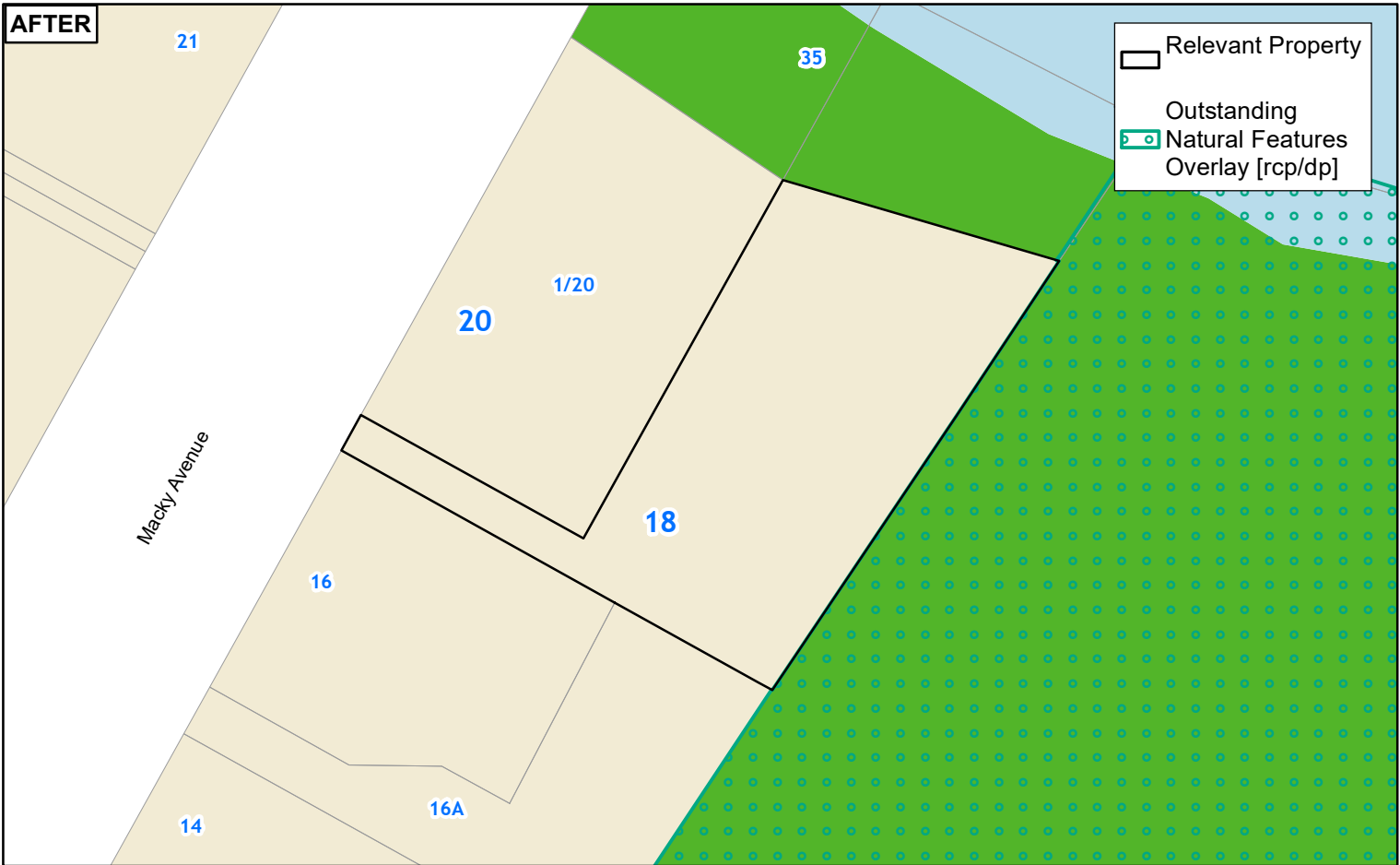


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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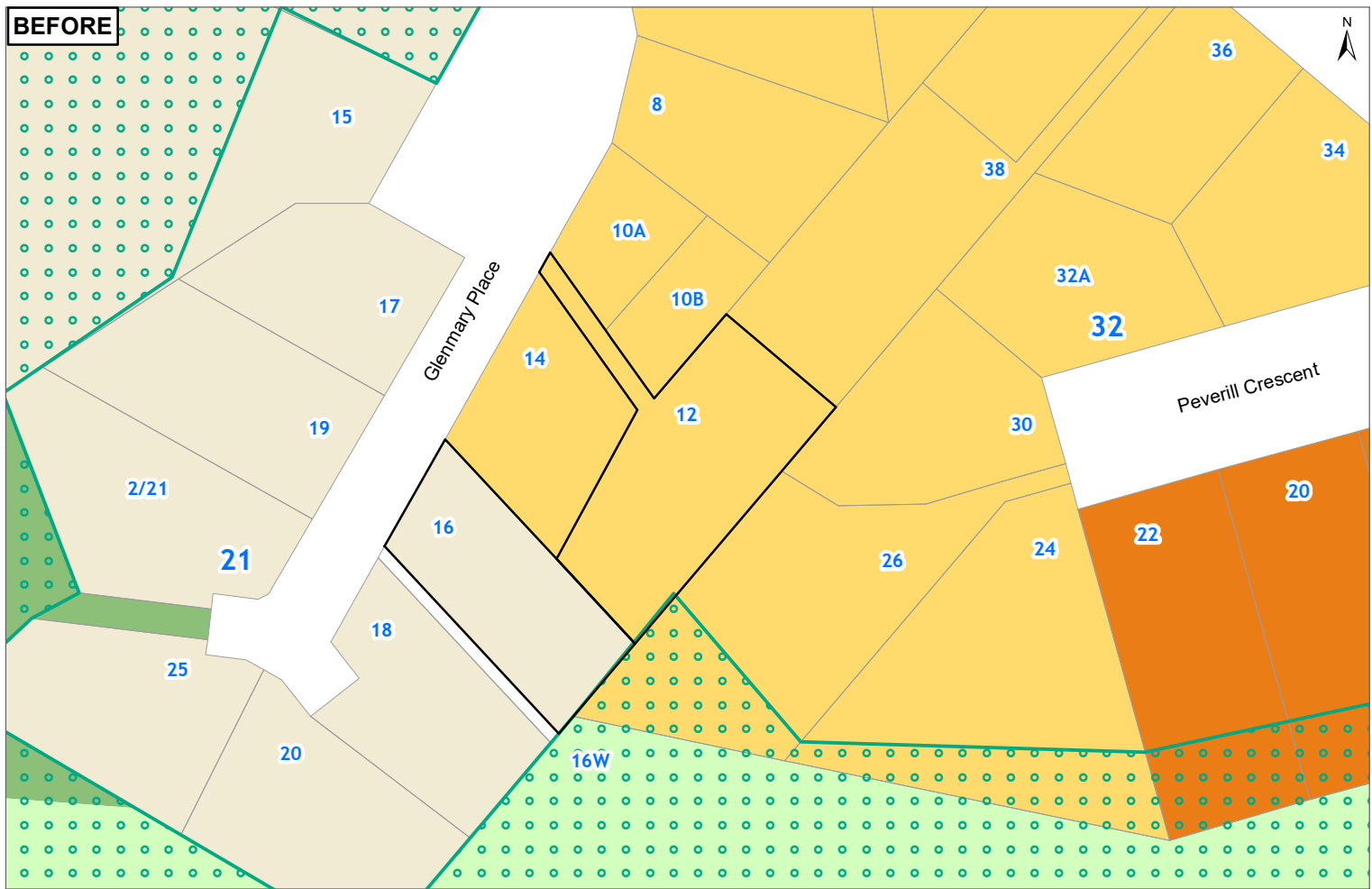
Date: 10/08/2022

Clause 20A - Outstanding Natural Features 18 MACKY AVENUE DEVONPORT 0624

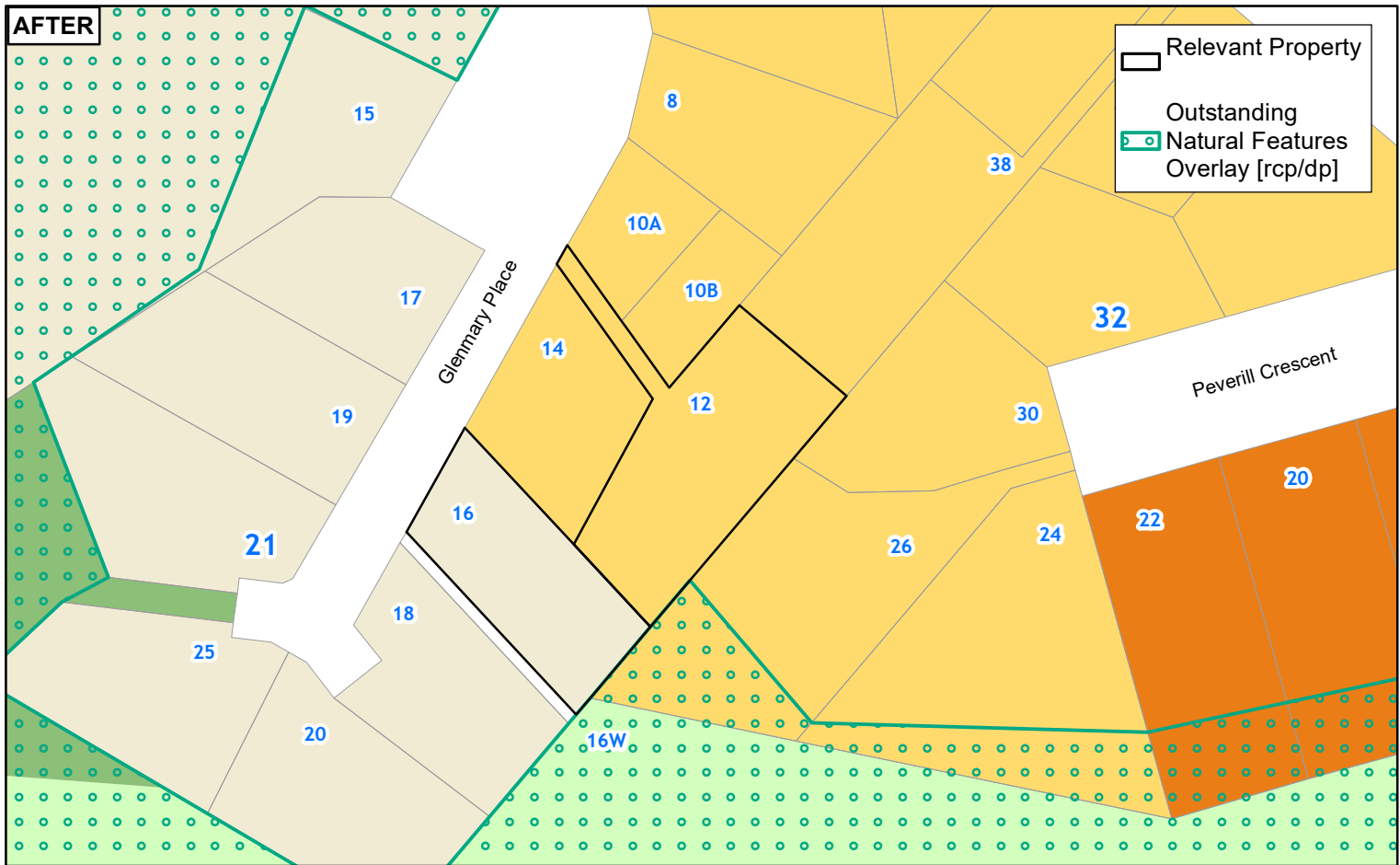


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

Clause 20A - Outstanding Natural Features

12 GLENMARY PLACE PAPATOETOE AUCKLAND 2022

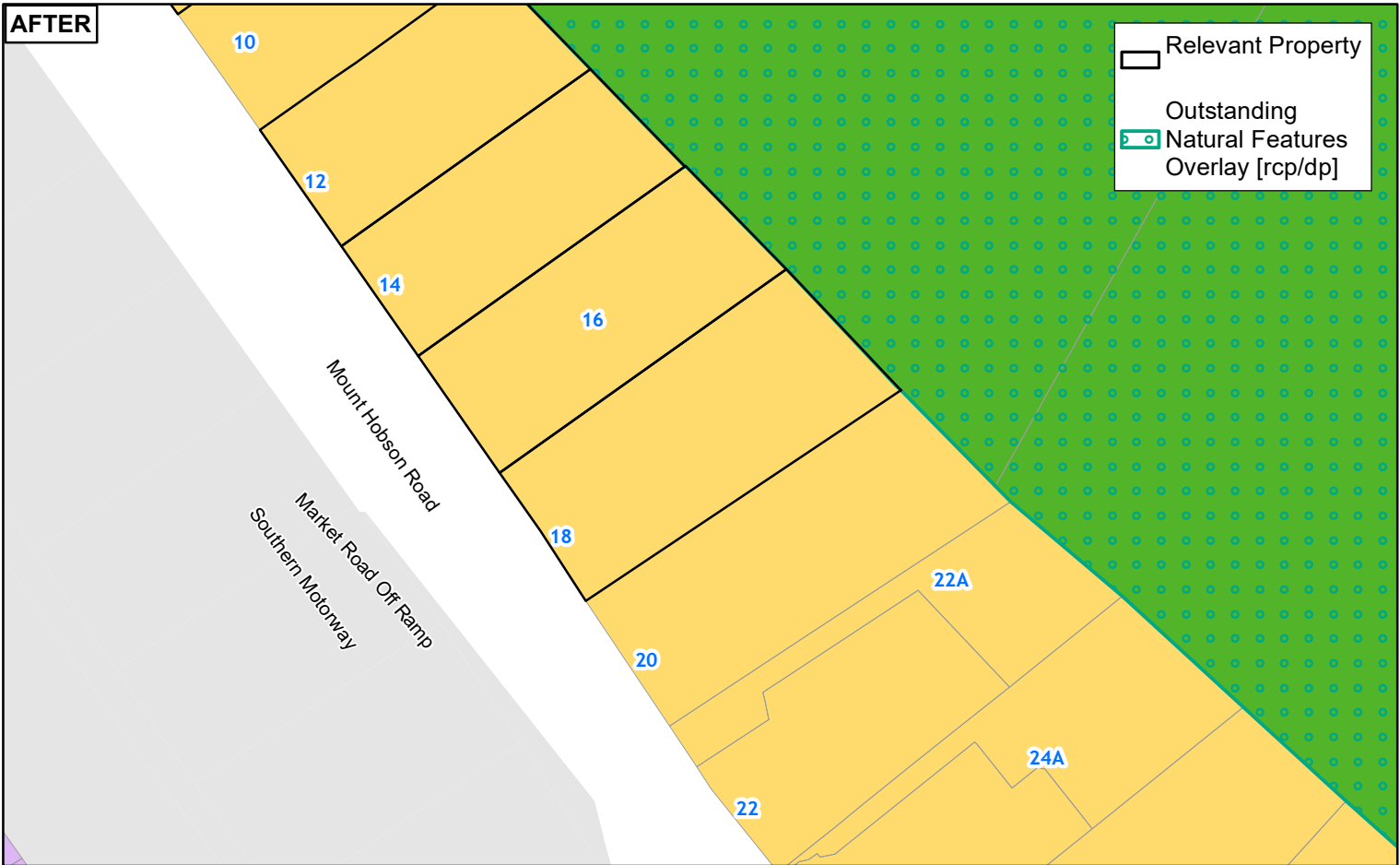


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

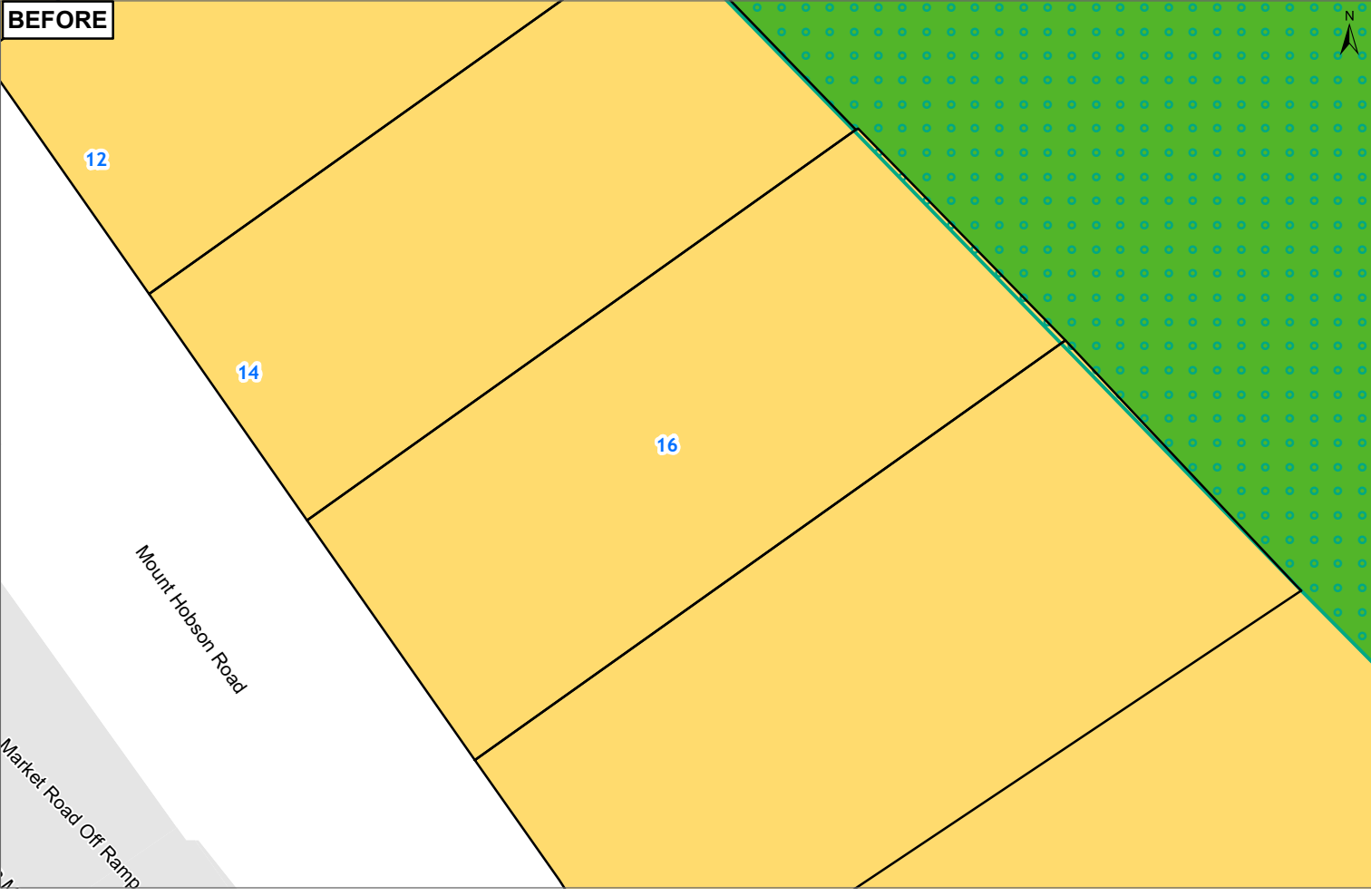
Clause 20A - Outstanding Natural Features

18 MOUNT HOBSON ROAD REMUERA AUCKLAND 1050

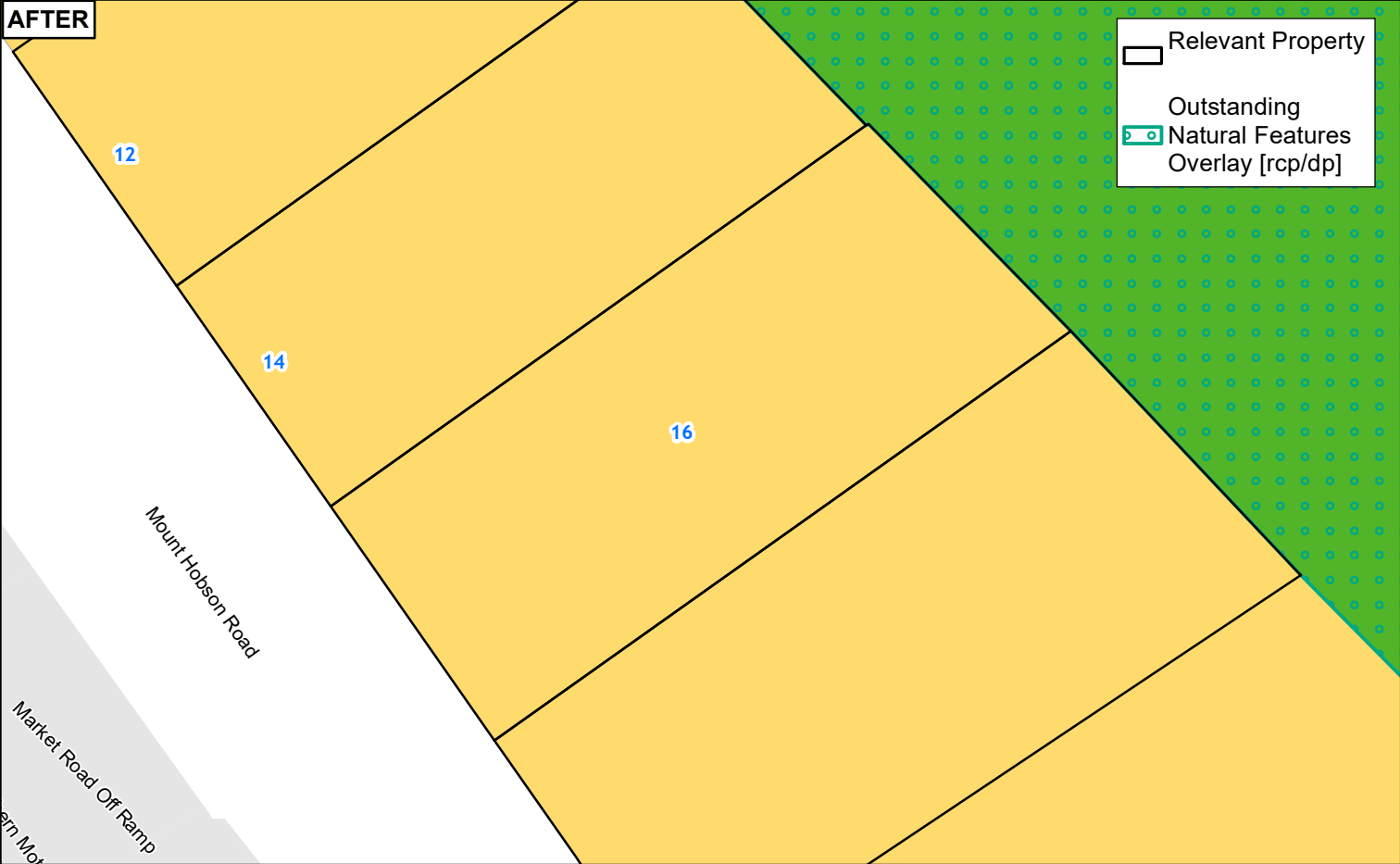


Plans and Places

BEFORE



AFTER



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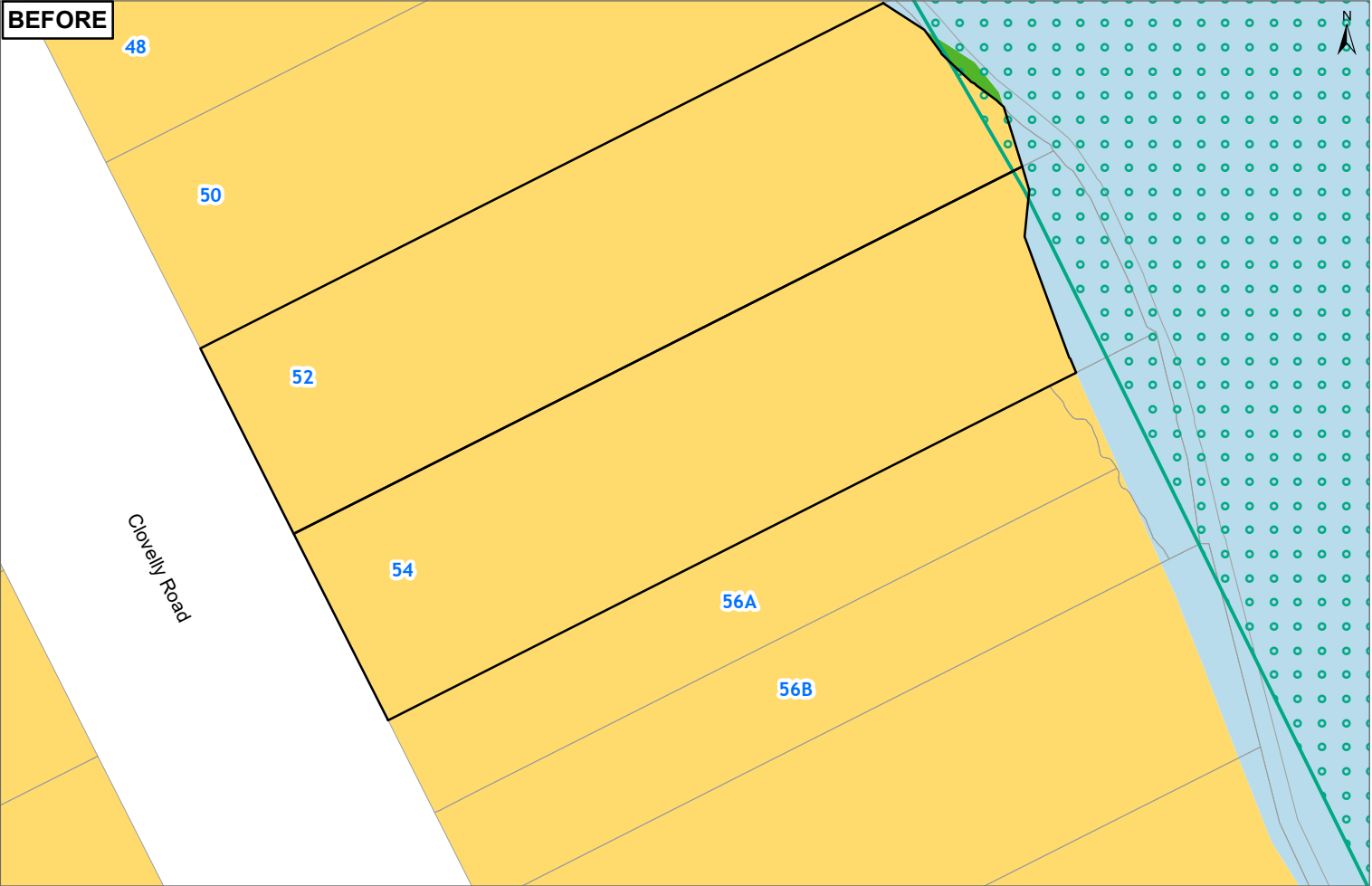
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
16 MOUNT HOBSON ROAD REMUERA 1050

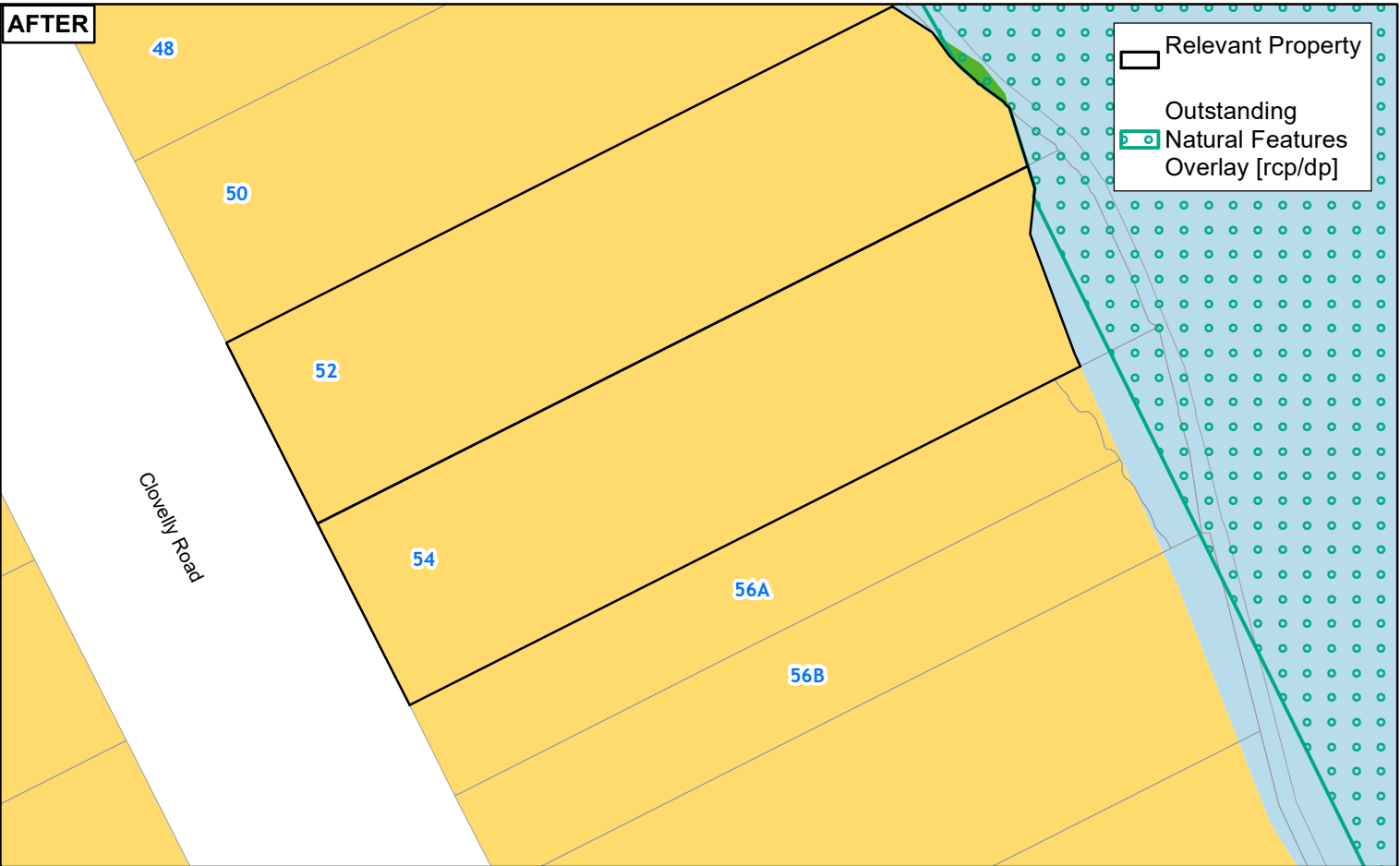


Plans and Places

BEFORE



AFTER



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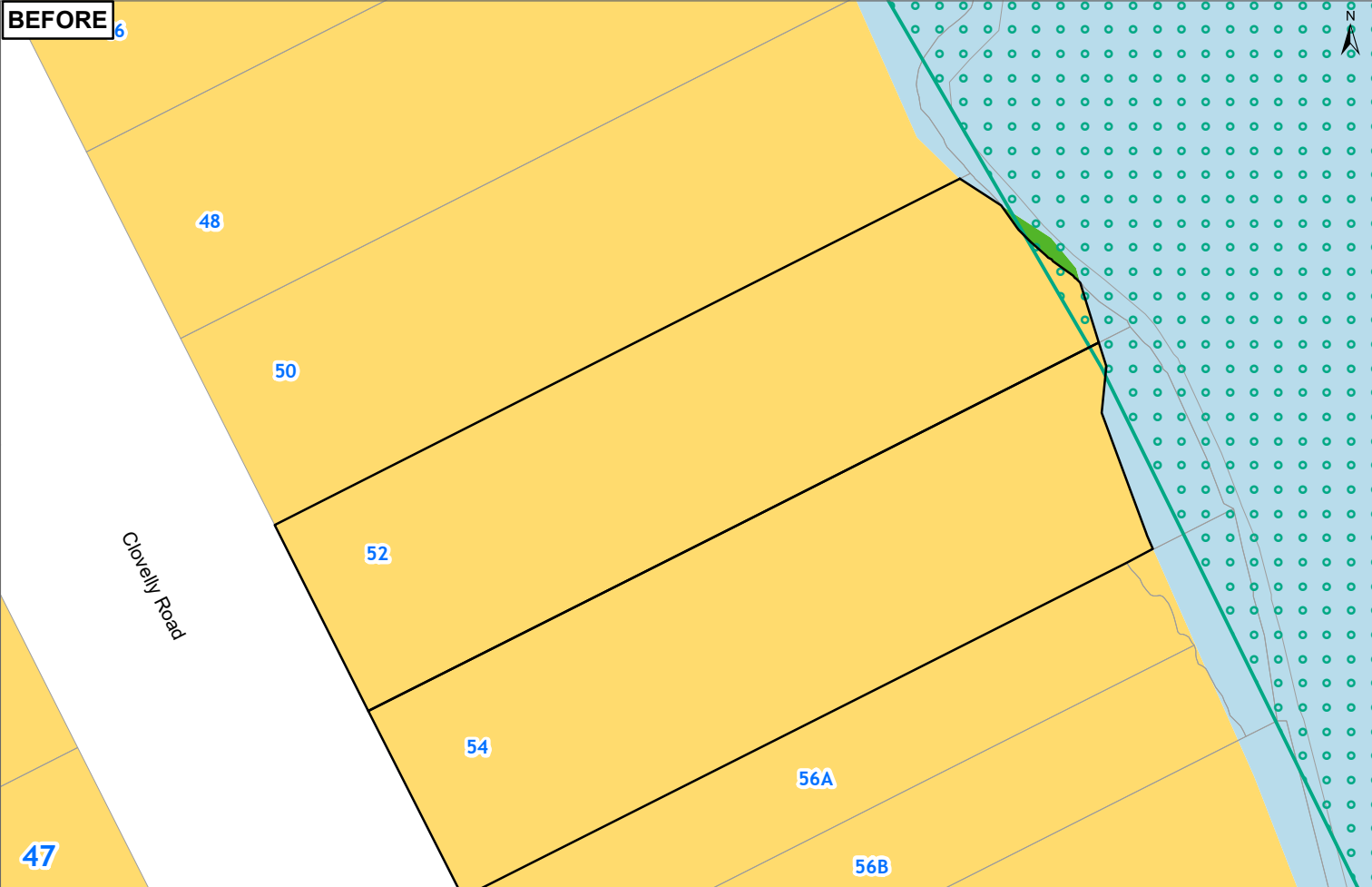
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
54 CLOVELLY ROAD BUCKLANDS BEACH AUCKLAND 2012

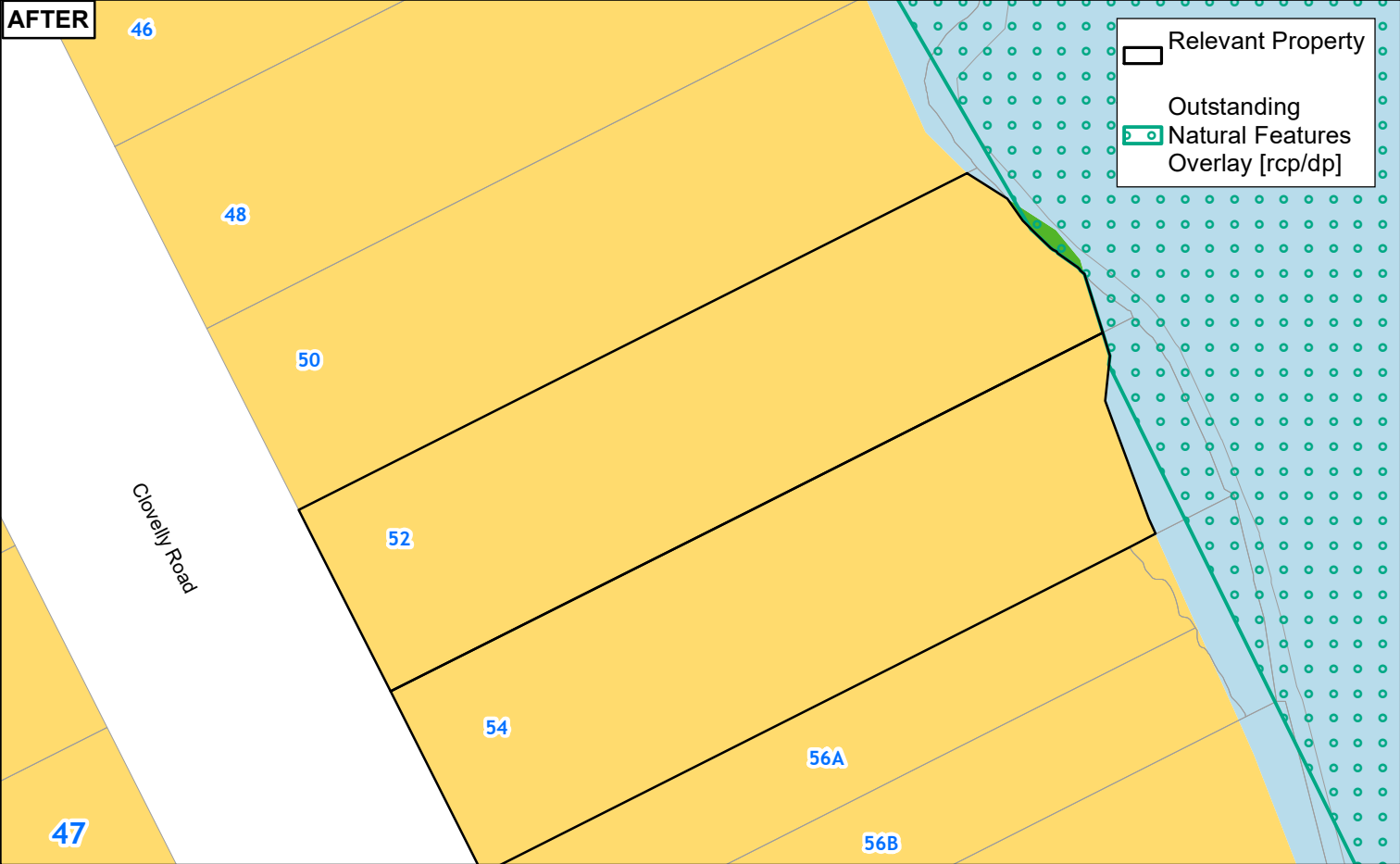


Plans and Places

BEFORE



AFTER



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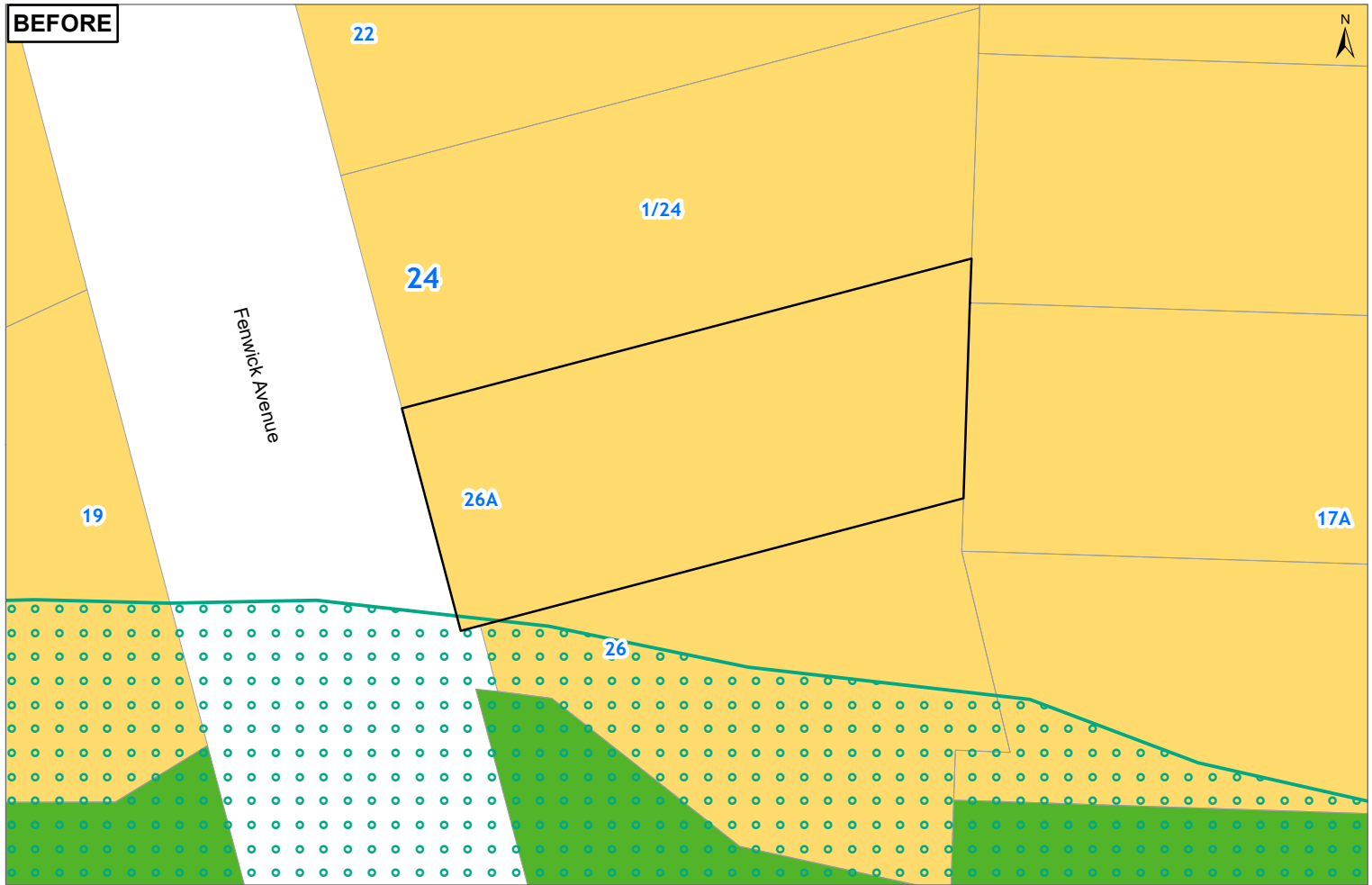
Date: 10/08/2022

Clause 20A - Outstanding Natural Features
52 CLOVELLY ROAD BUCKLANDS BEACH AUCKLAND 2012

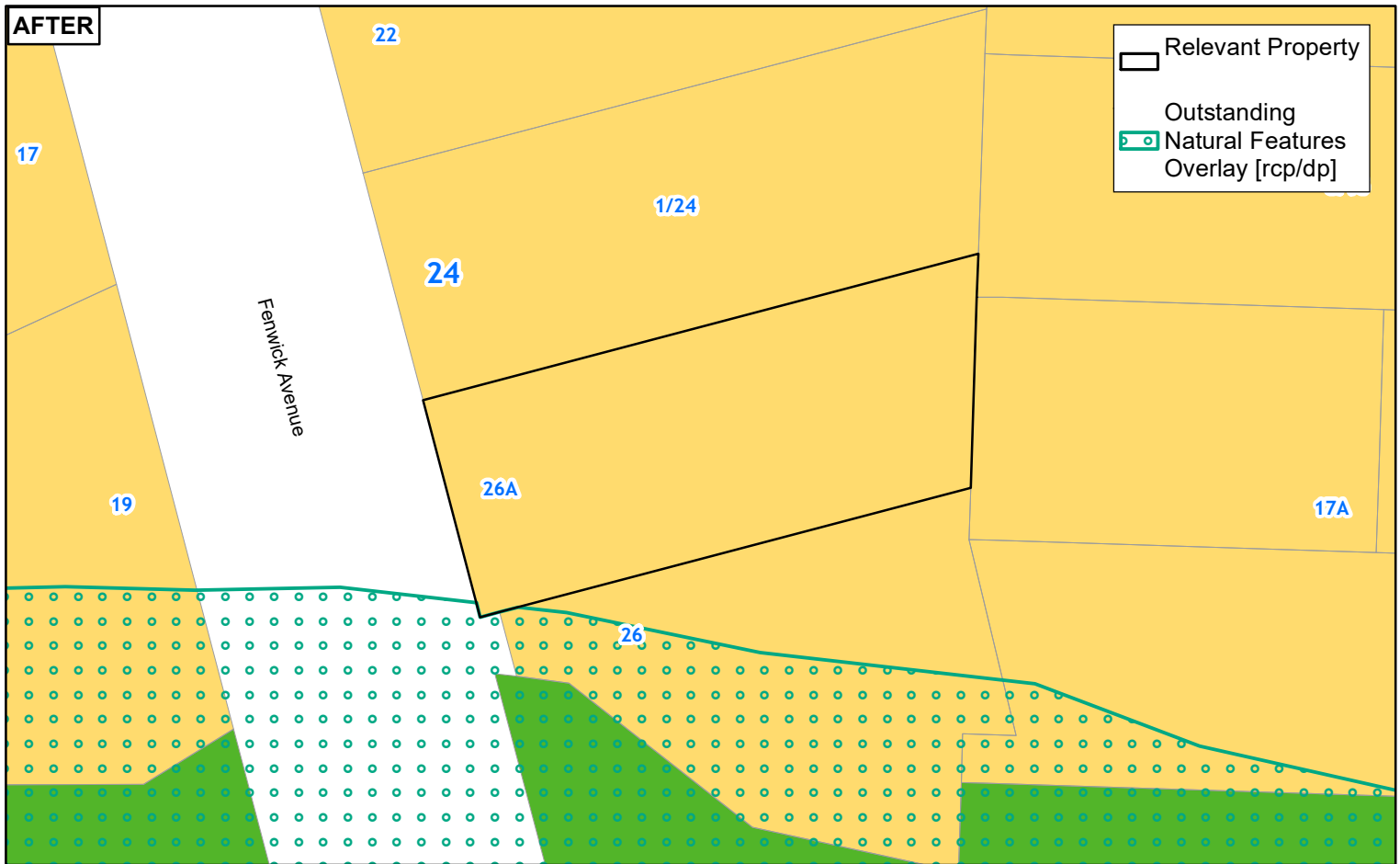


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

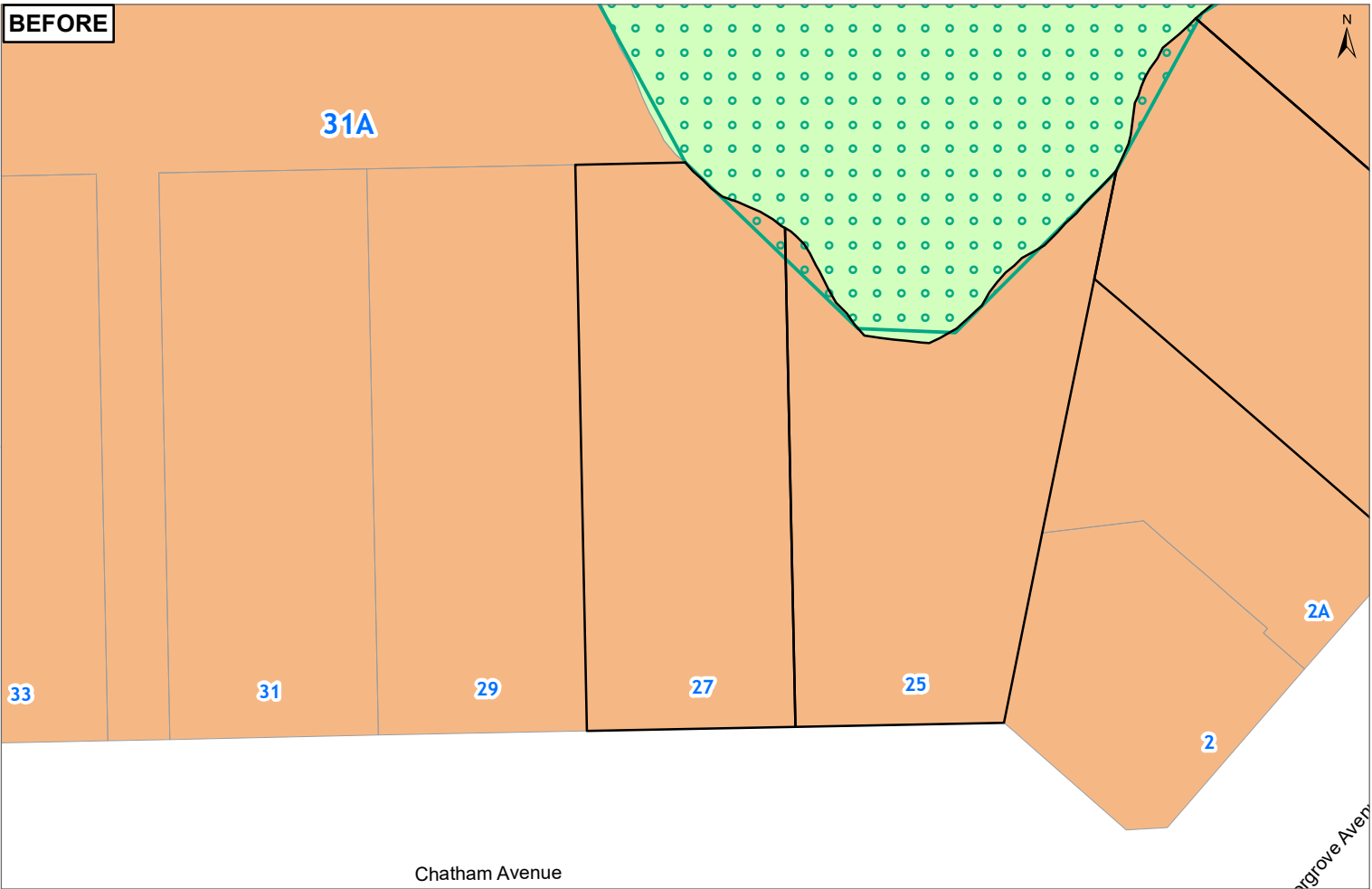
Clause 20A - Outstanding Natural Features

26A FENWICK AVENUE MILFORD 0620

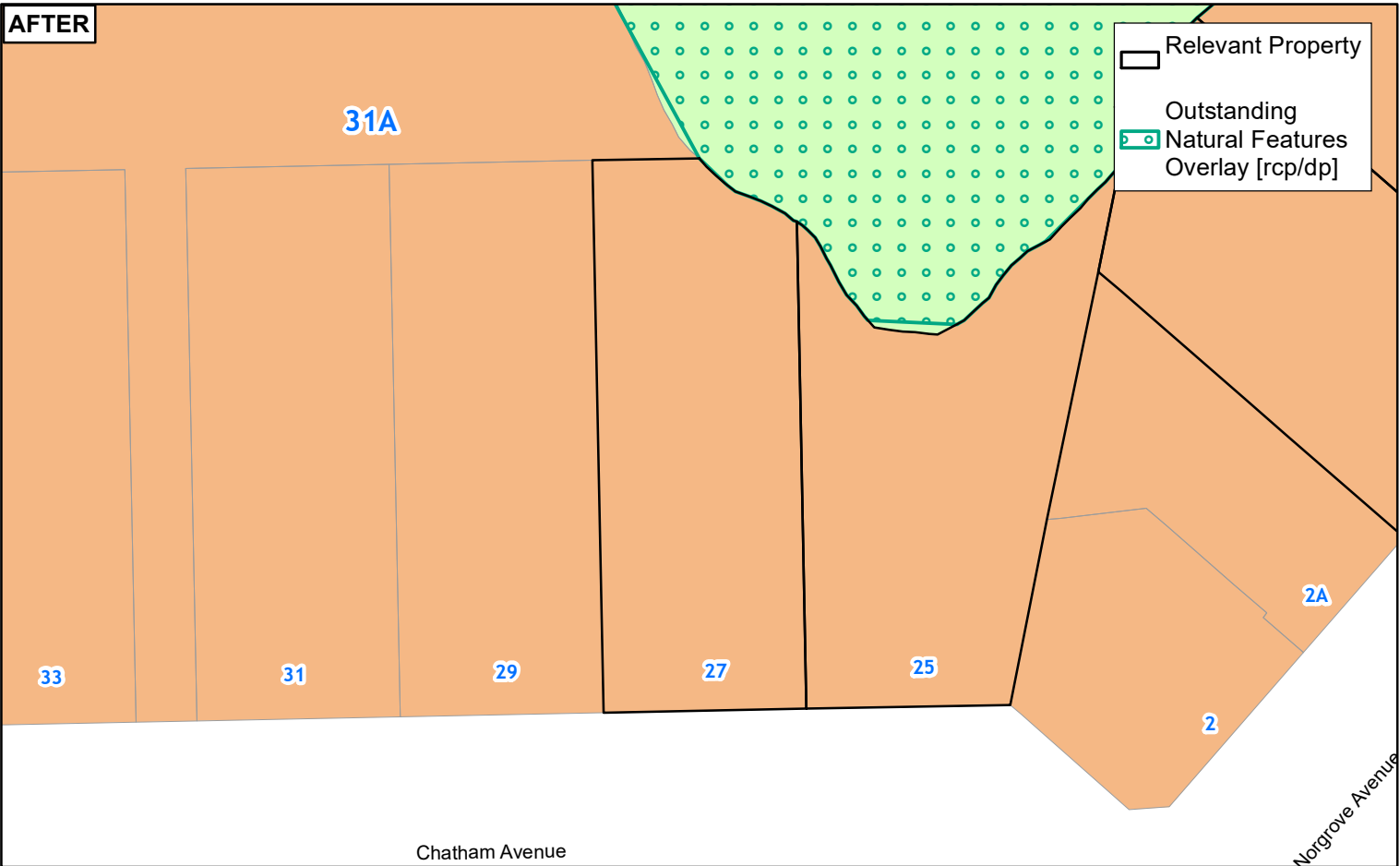


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

Clause 20A - Outstanding Natural Features

27 CHATHAM AVENUE MOUNT ALBERT AUCKLAND 1025

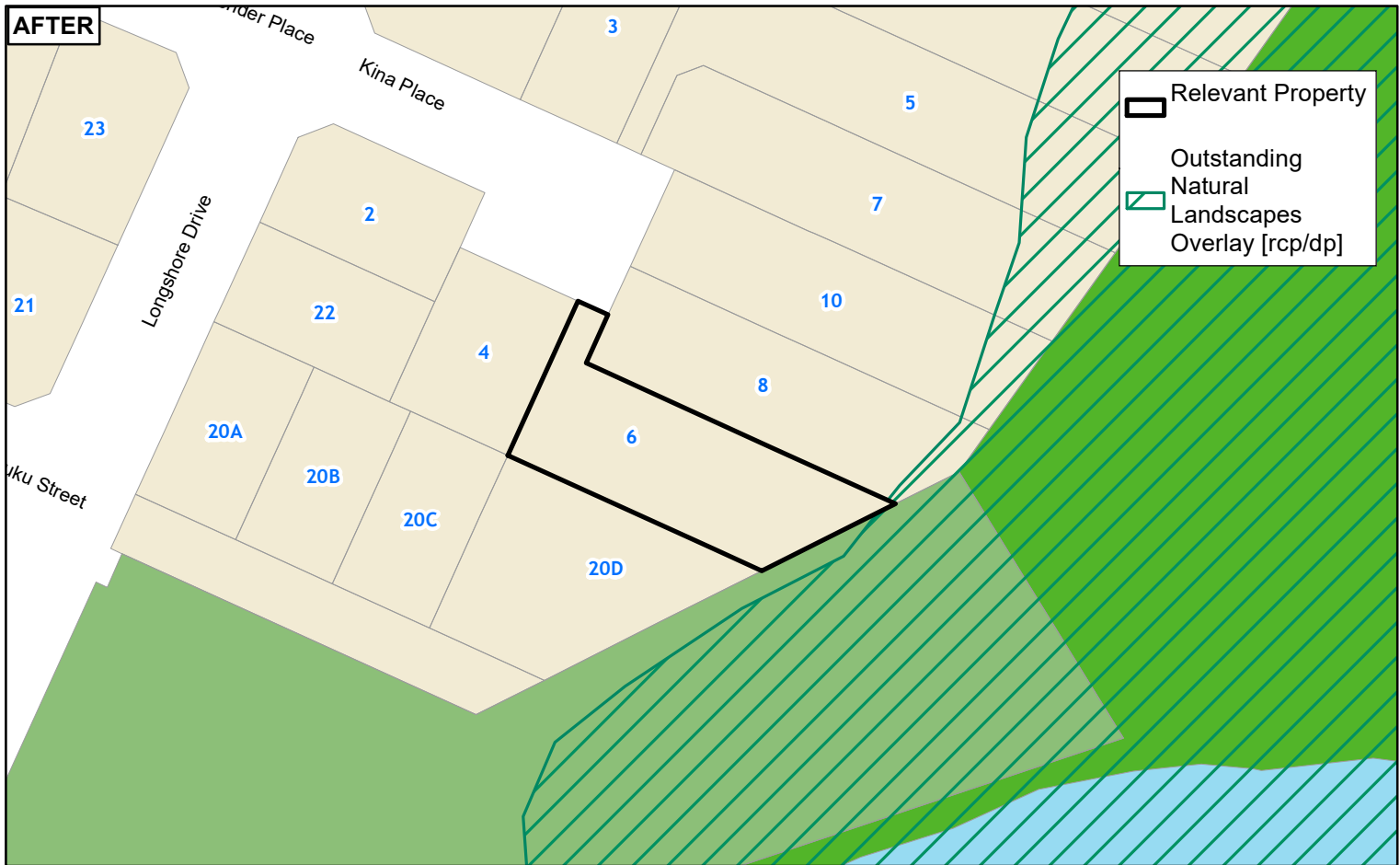


Plans and Places

BEFORE



AFTER



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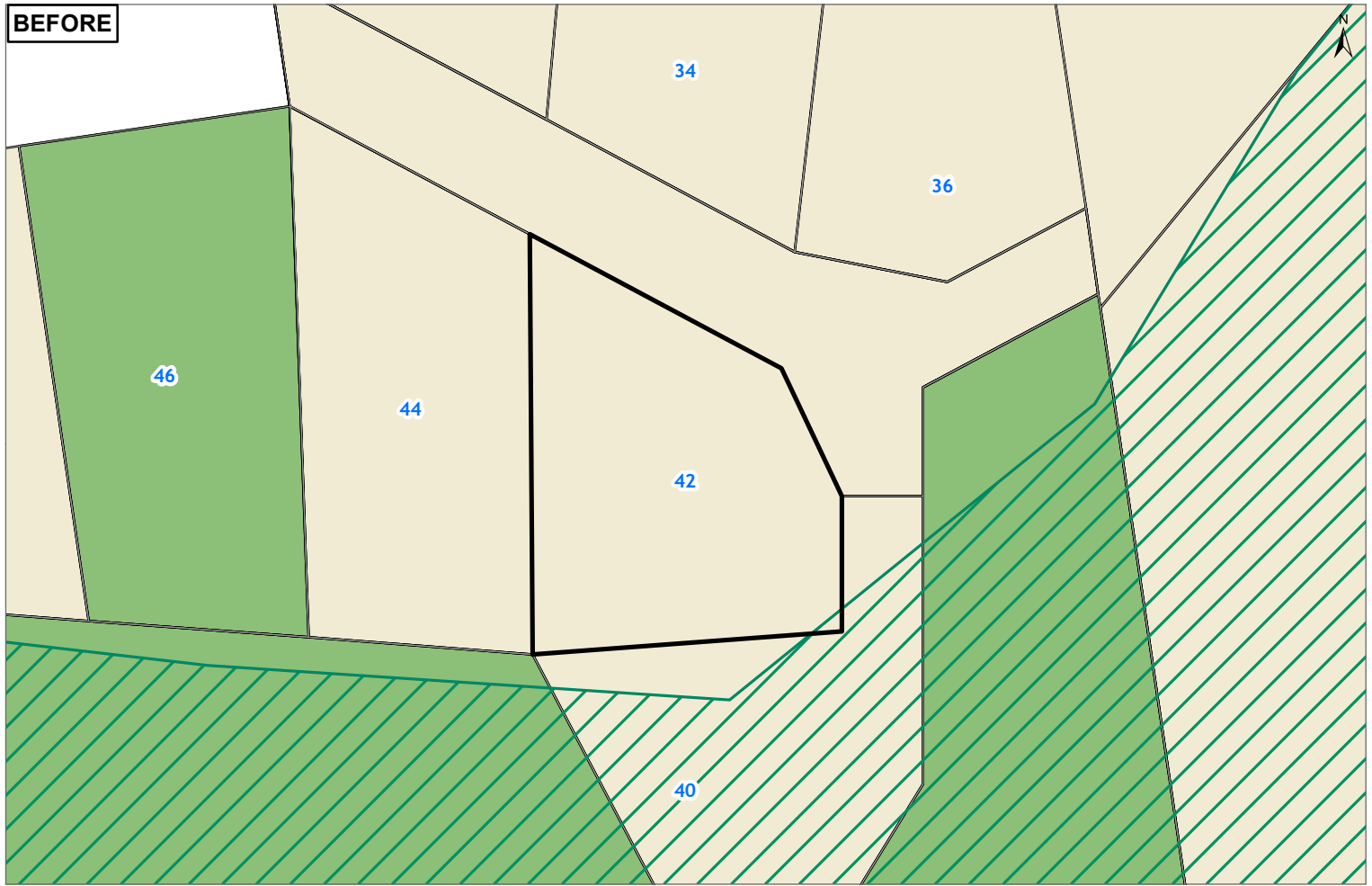
Date: 9/08/2022

Clause 20A - Outstanding Natural Landscape 6 KINA PLACE LONG BAY 0630

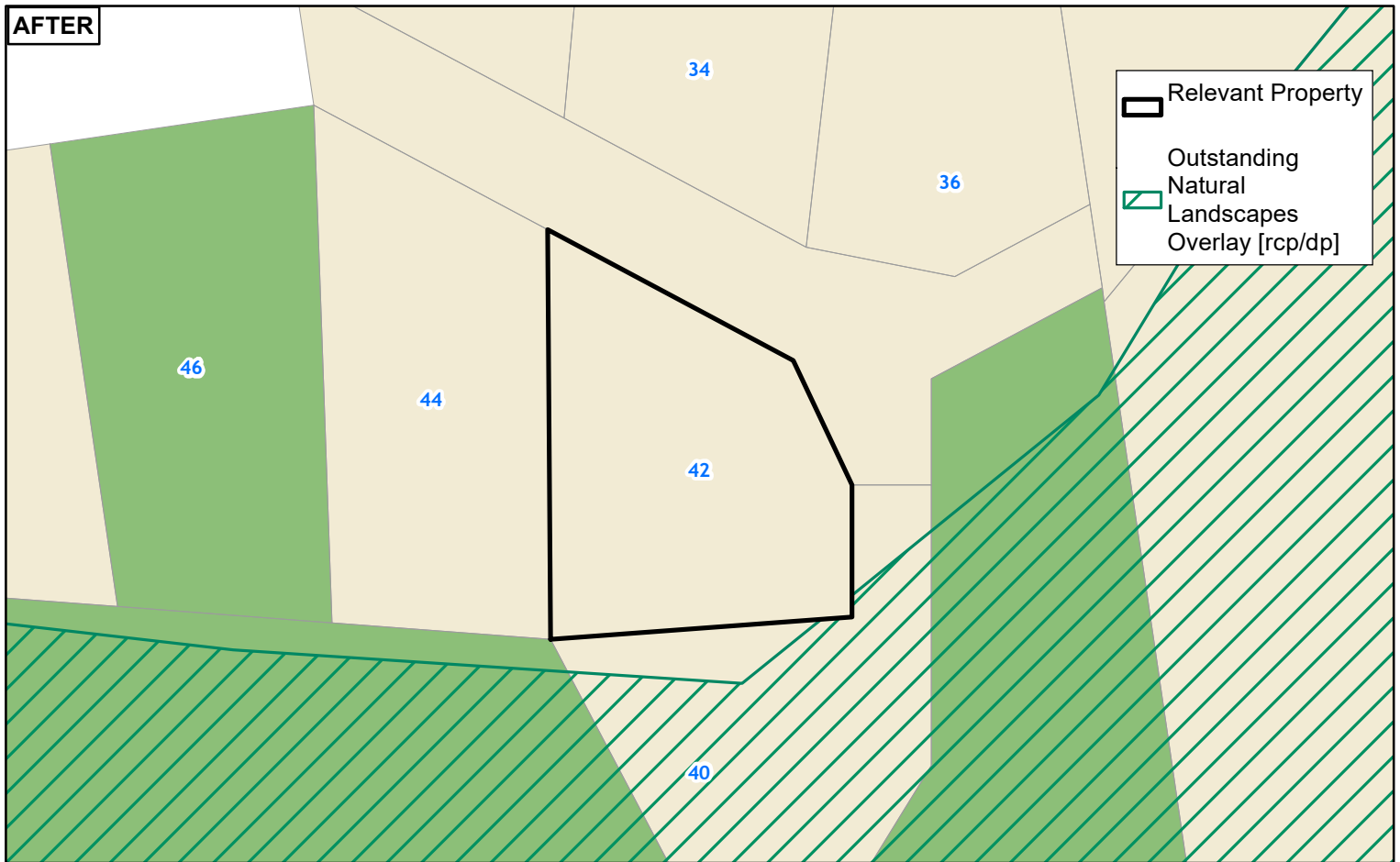


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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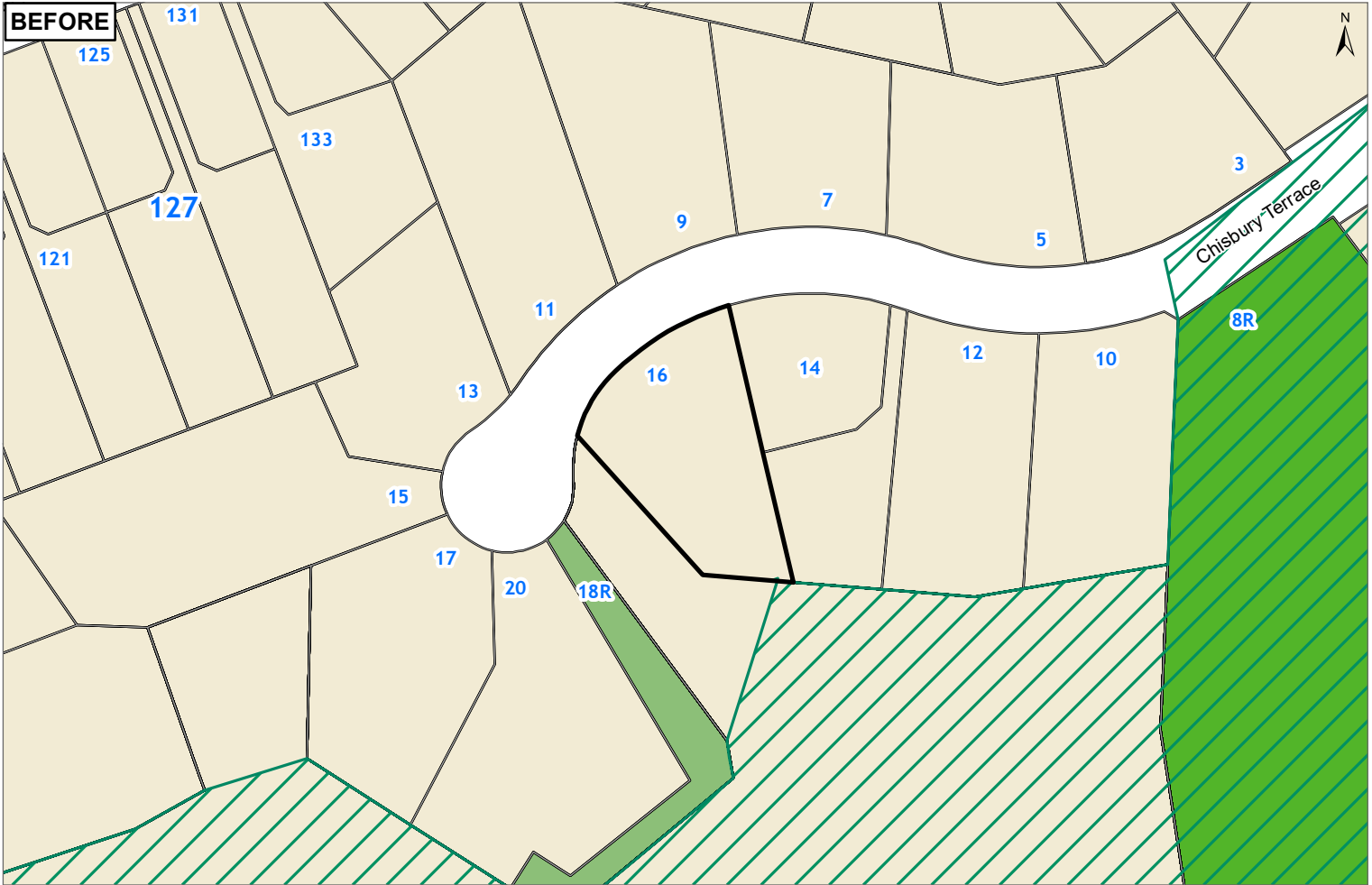
Date: 9/08/2022

Clause 20A - Outstanding Natural Landscape 42 SOUTH KENSINGTON WAY HENDERSON

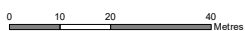
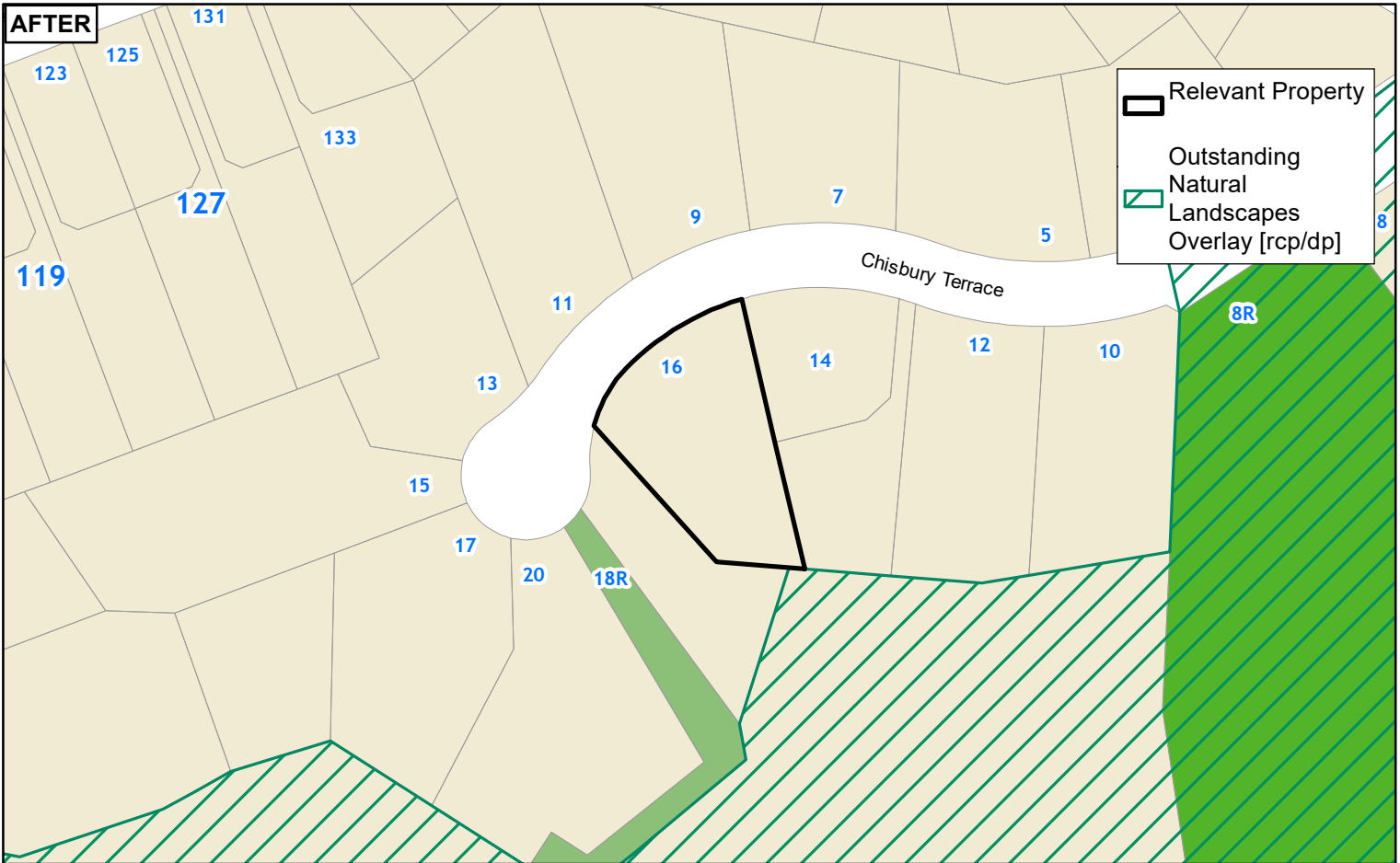


Plans and Places

BEFORE



AFTER



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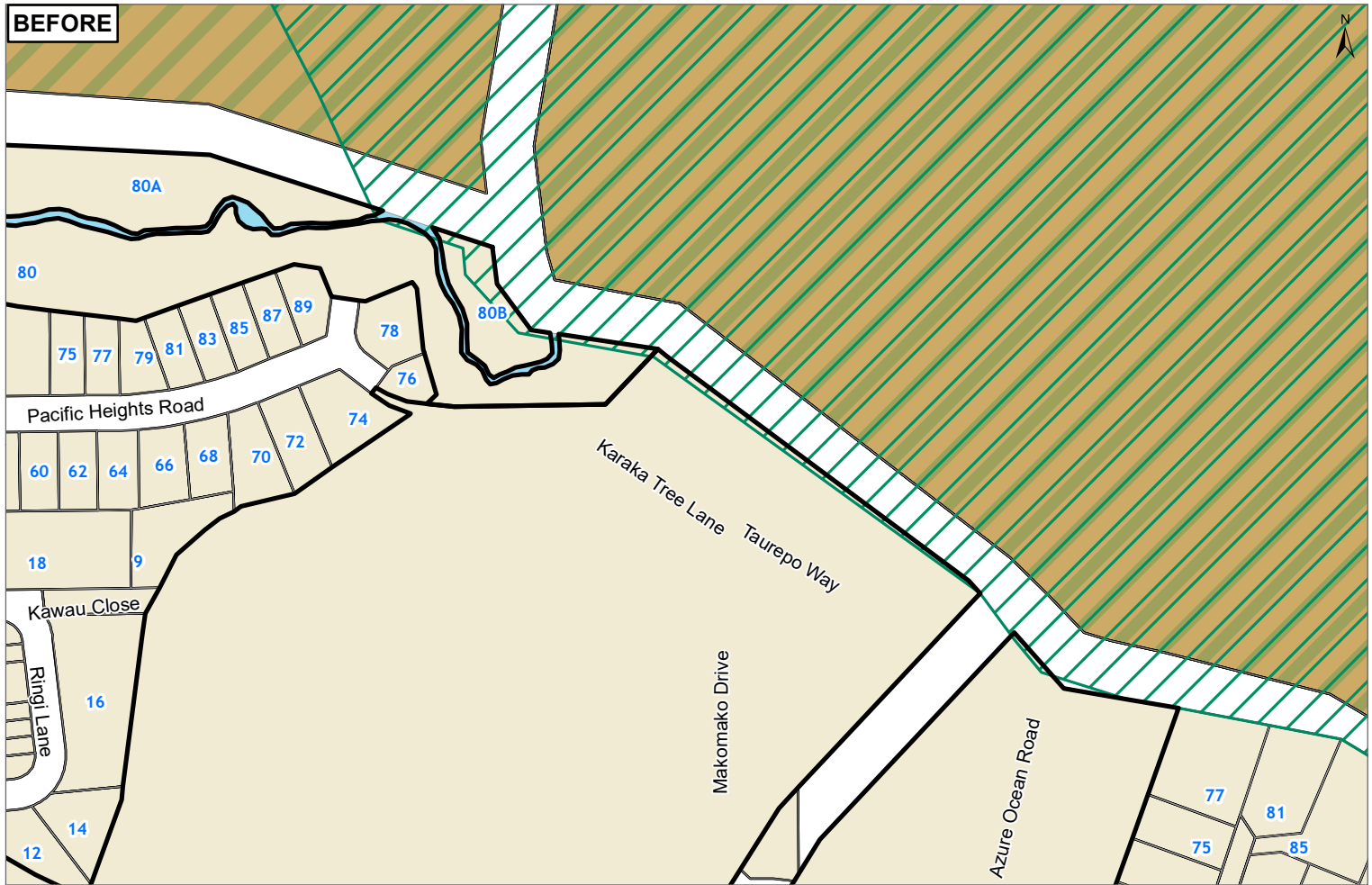
Date: 9/08/2022

Clause 20A - Outstanding Natural Landscape
16 CHISBURY TERRACE SHELLY PARK AUCKLAND 2014

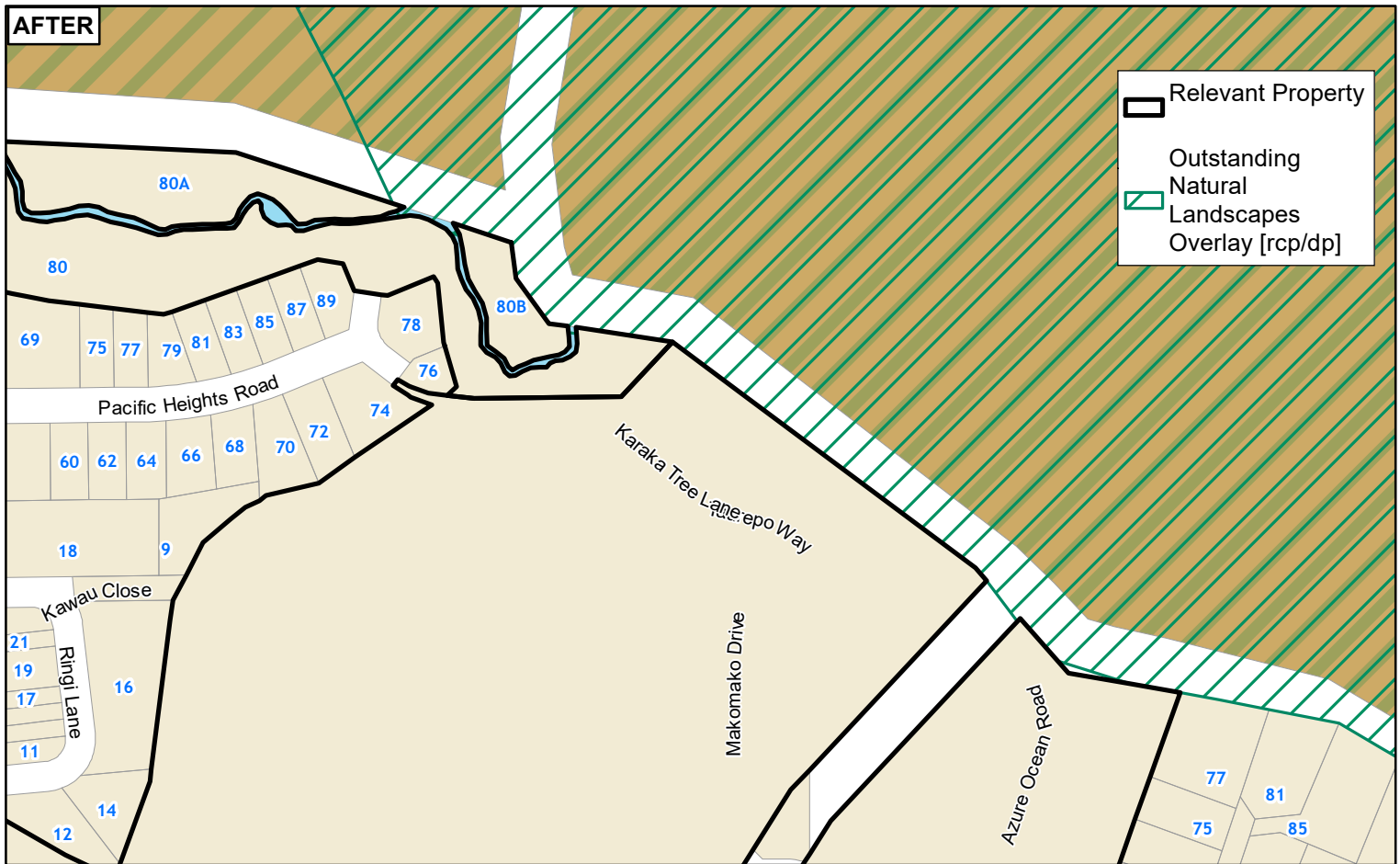


Plans and Places

BEFORE



AFTER



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Date: 9/08/2022

Clause 20A - Outstanding Natural Landscape
80A, 80B Pacific Heights Road,
217 West Hoe Heights, Orewa



Plans and Places

BEFORE

22

21

19

25



AFTER



22

21

20

19

25

 Relevant Property
 High Natural Character Overlay [rcp/dp]

23



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Date: 10/08/2022

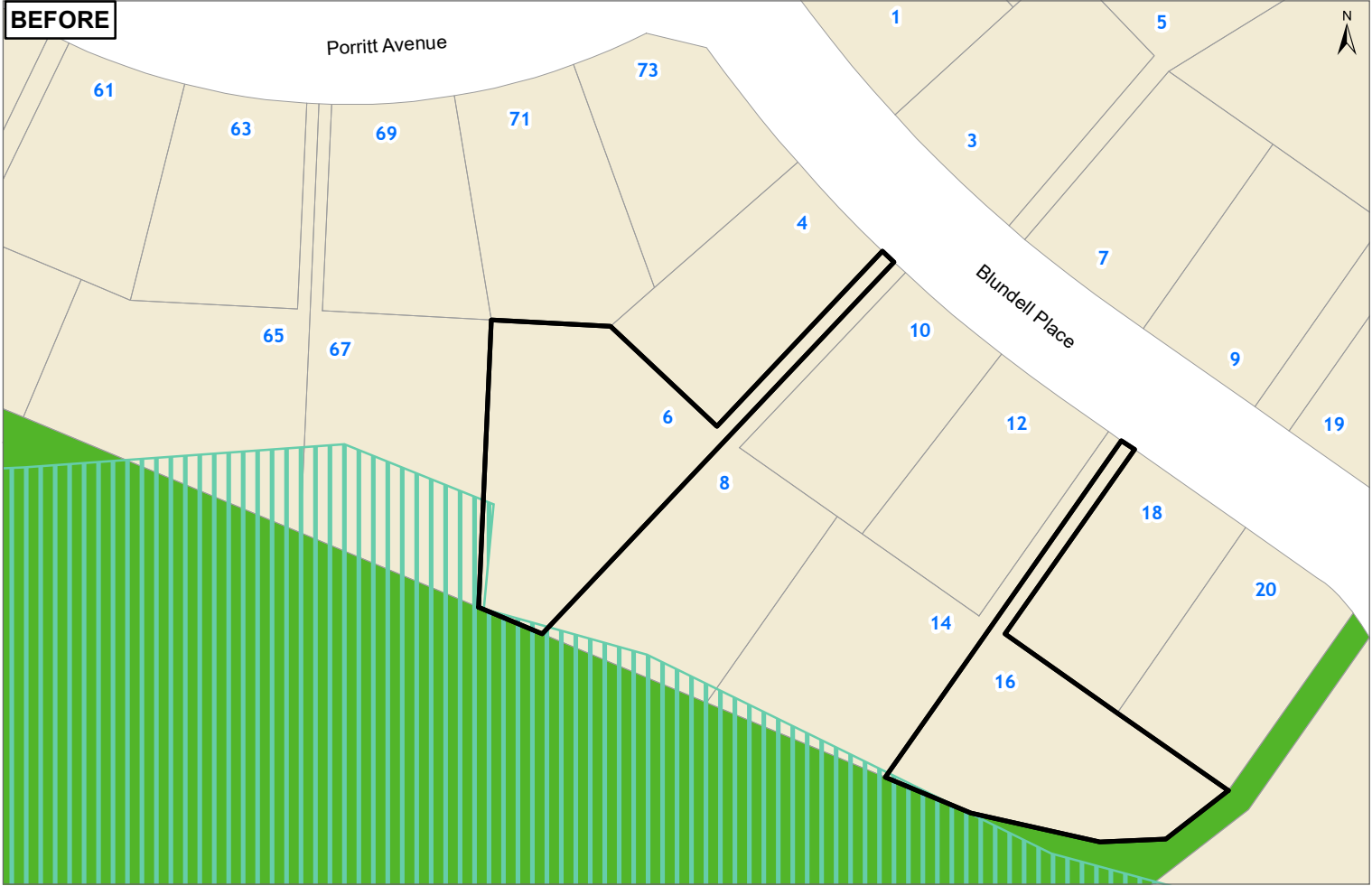
Clause 20A - High Natural Character

2/19 DARCY PLACE MASSEY

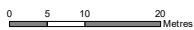
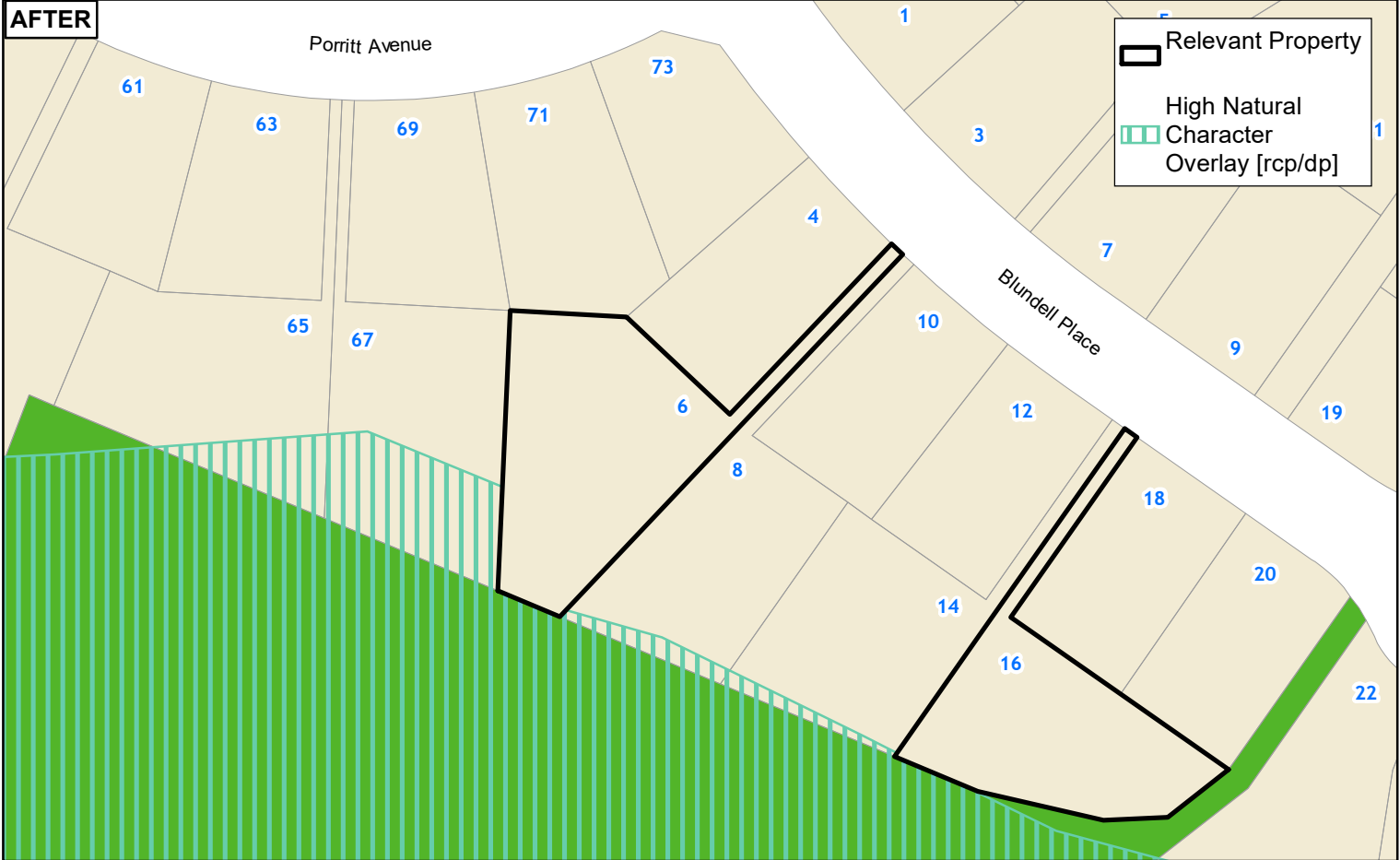


Plans and Places

BEFORE



AFTER



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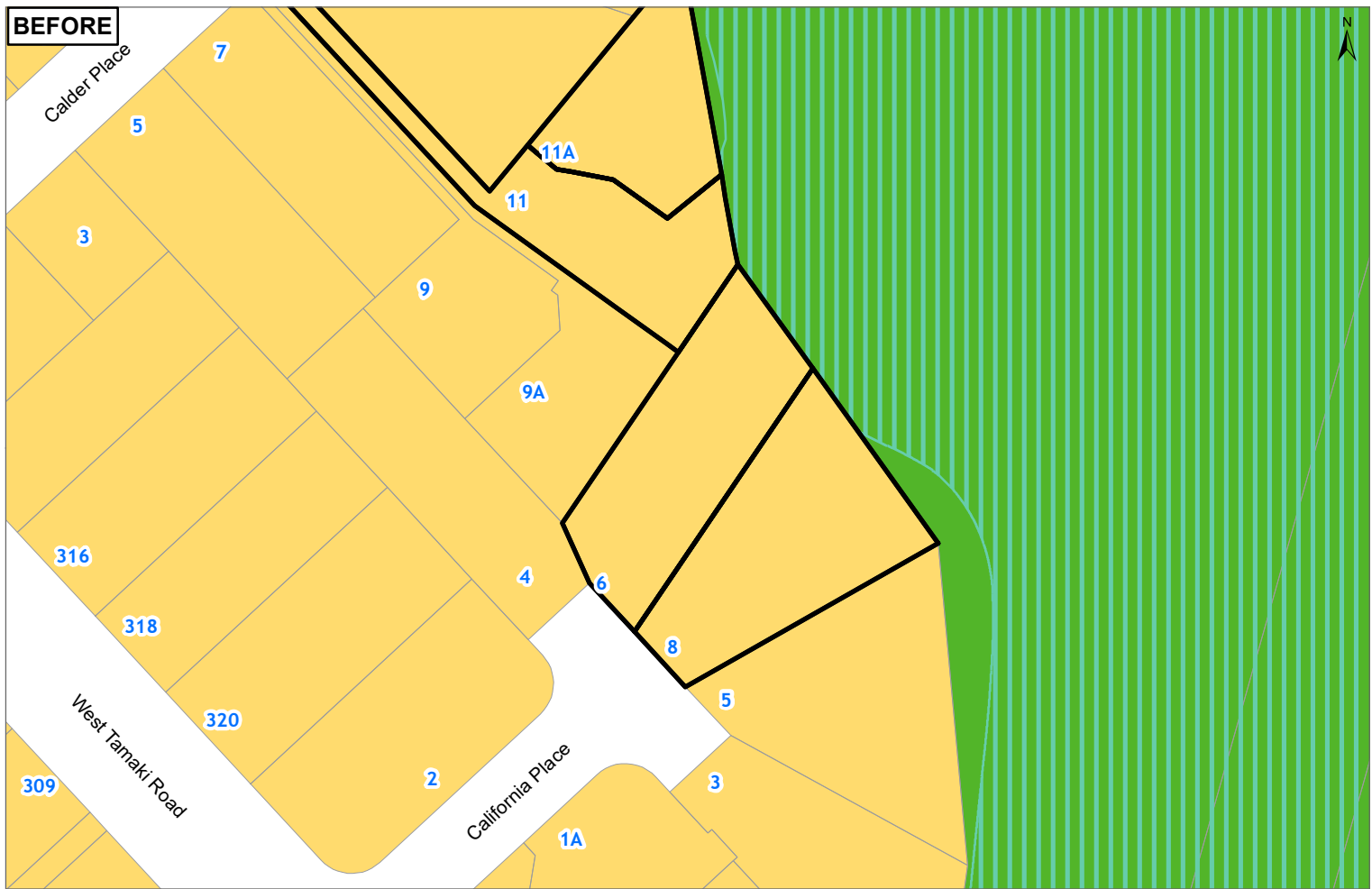
Date: 10/08/2022

Clause 20A - High Natural Character
6 BLUNDELL PLACE CHATSWOOD 0626

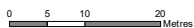
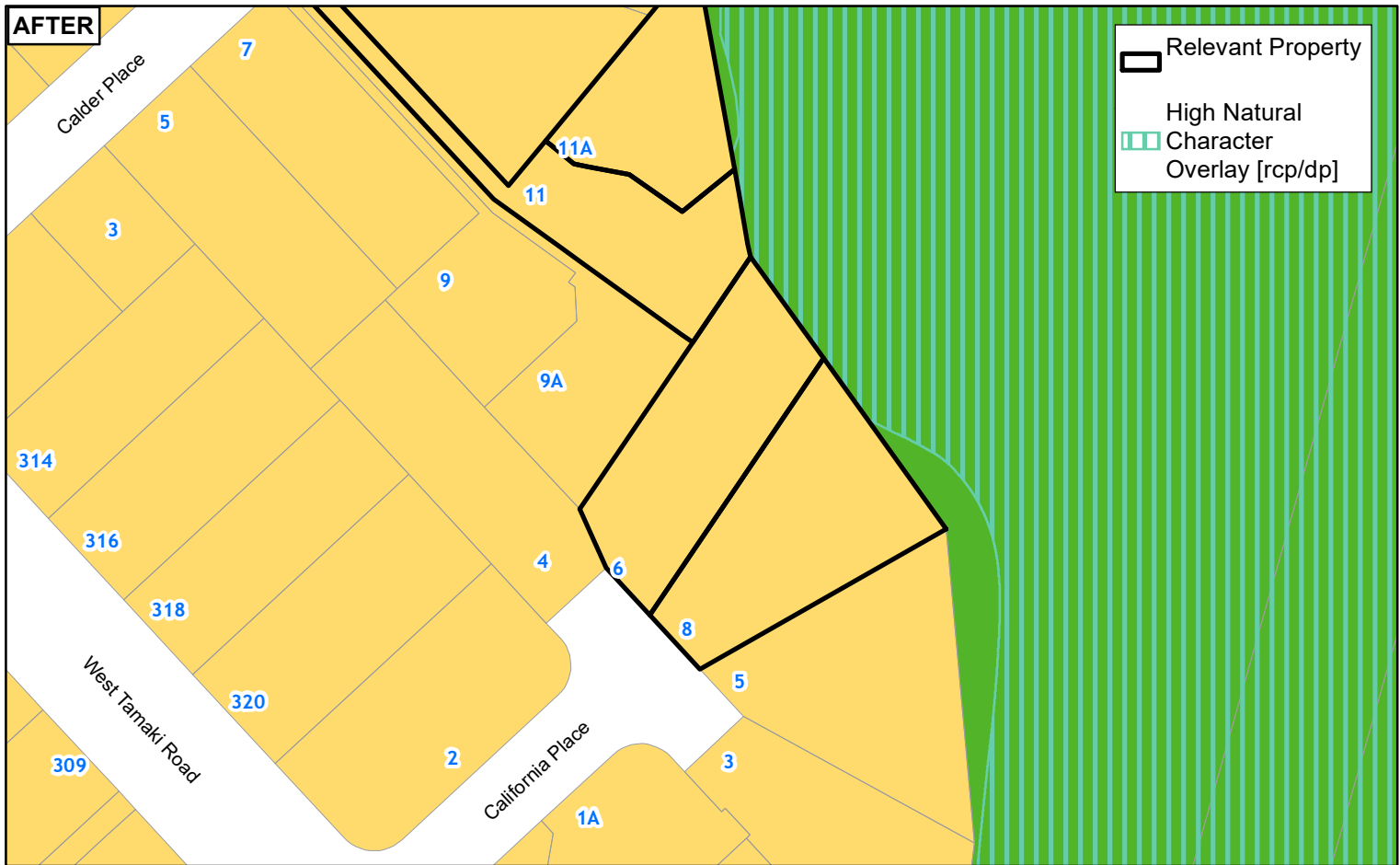


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

Clause 20A - High Natural Character
6 CALIFORNIA PLACE GLENDOWIE AUCKLAND 1092



Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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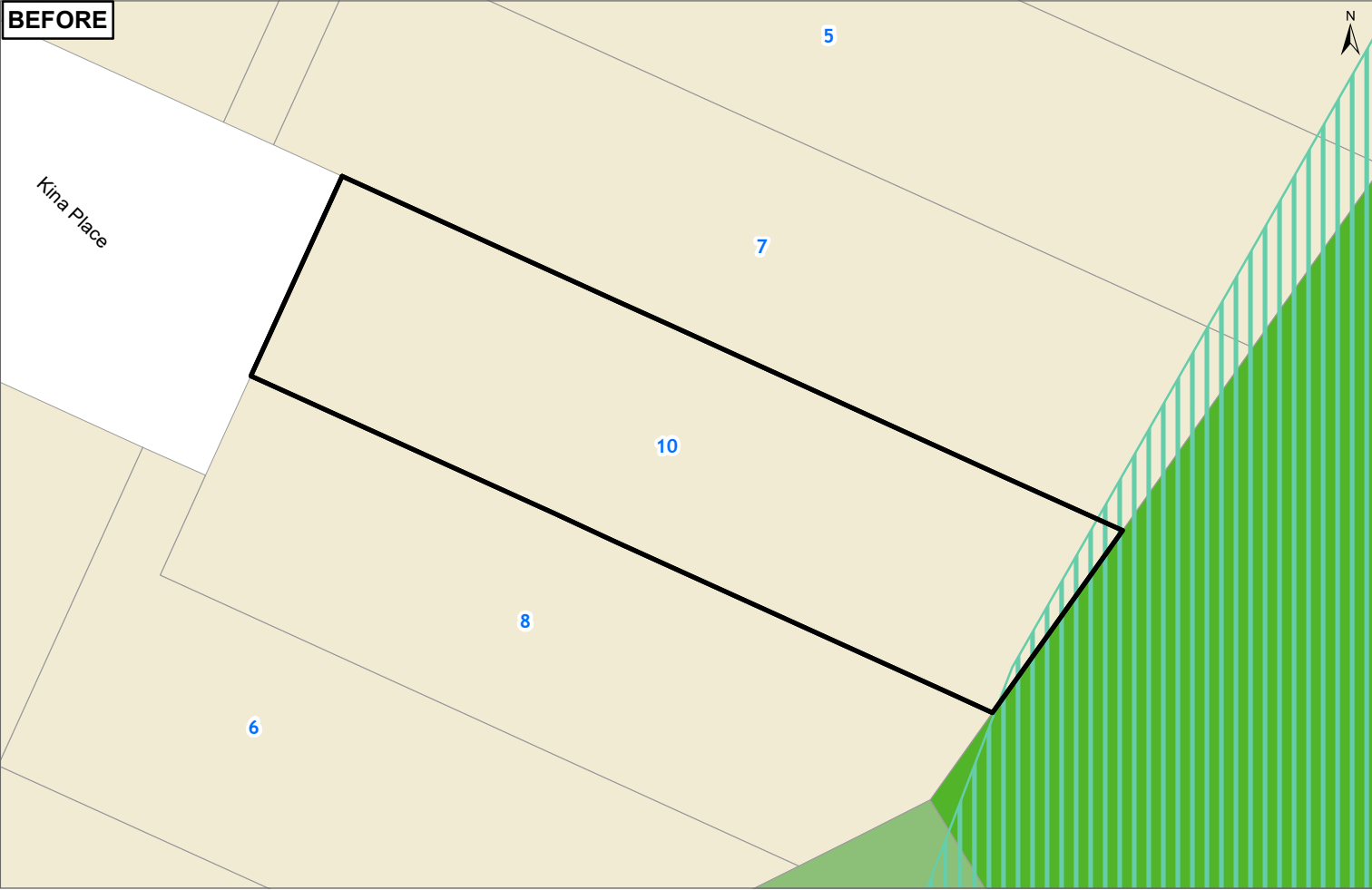
Date: 10/08/2022

Clause 20A - High Natural Character 8 CALIFORNIA PLACE GLENDOWIE AUCKLAND 1092

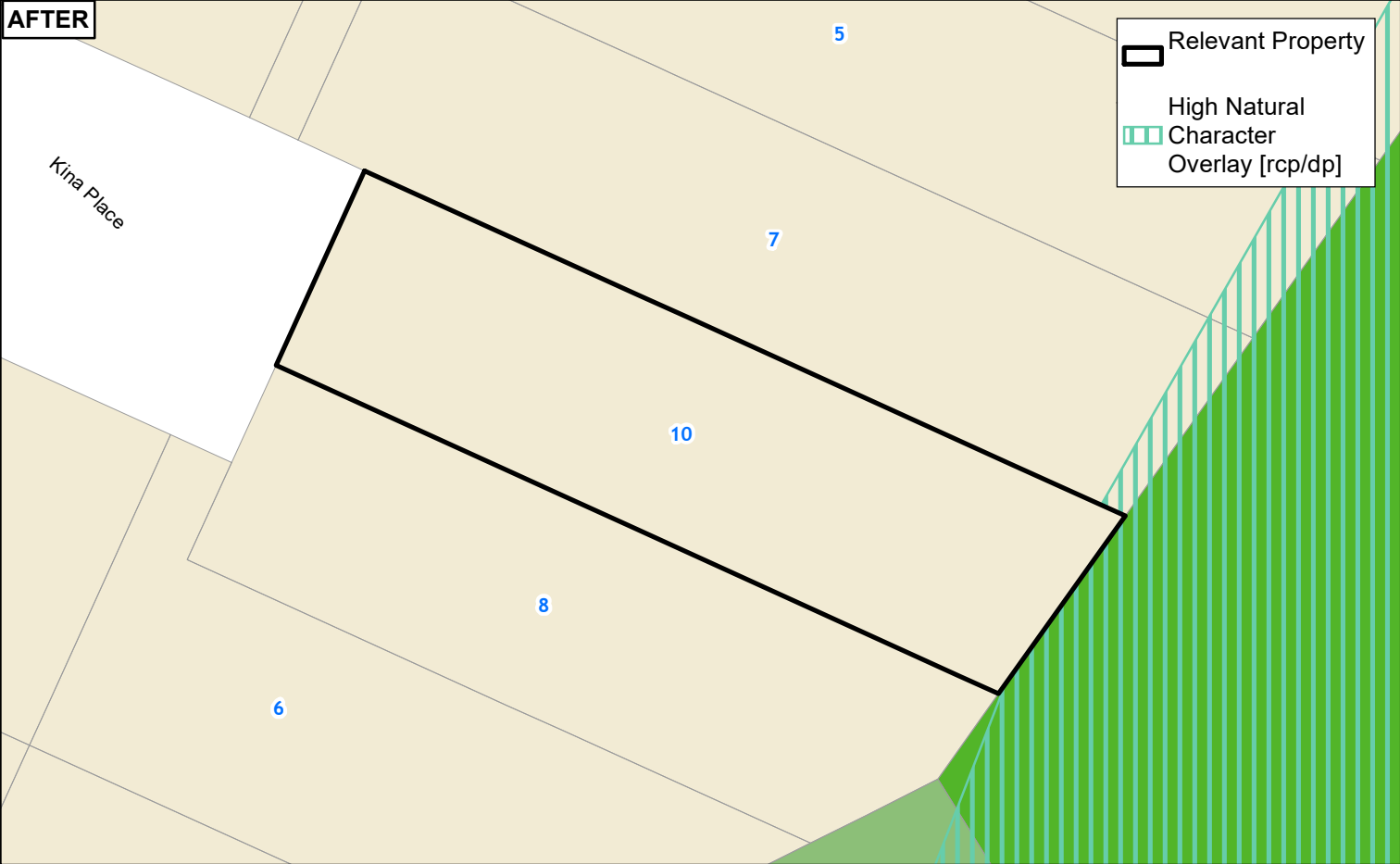


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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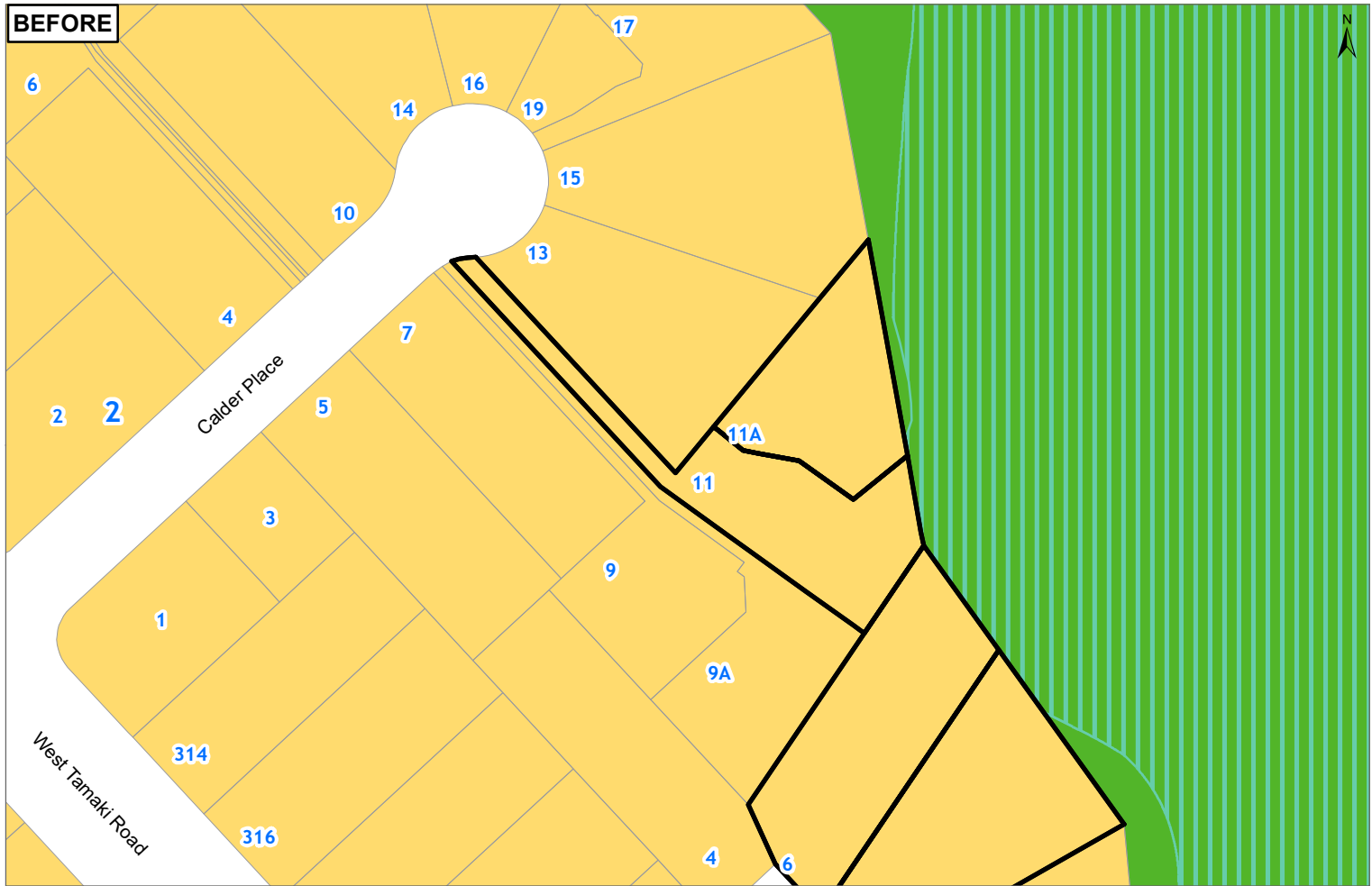
Date: 10/08/2022

Clause 20A - High Natural Character 10 KINA PLACE LONG BAY 0630

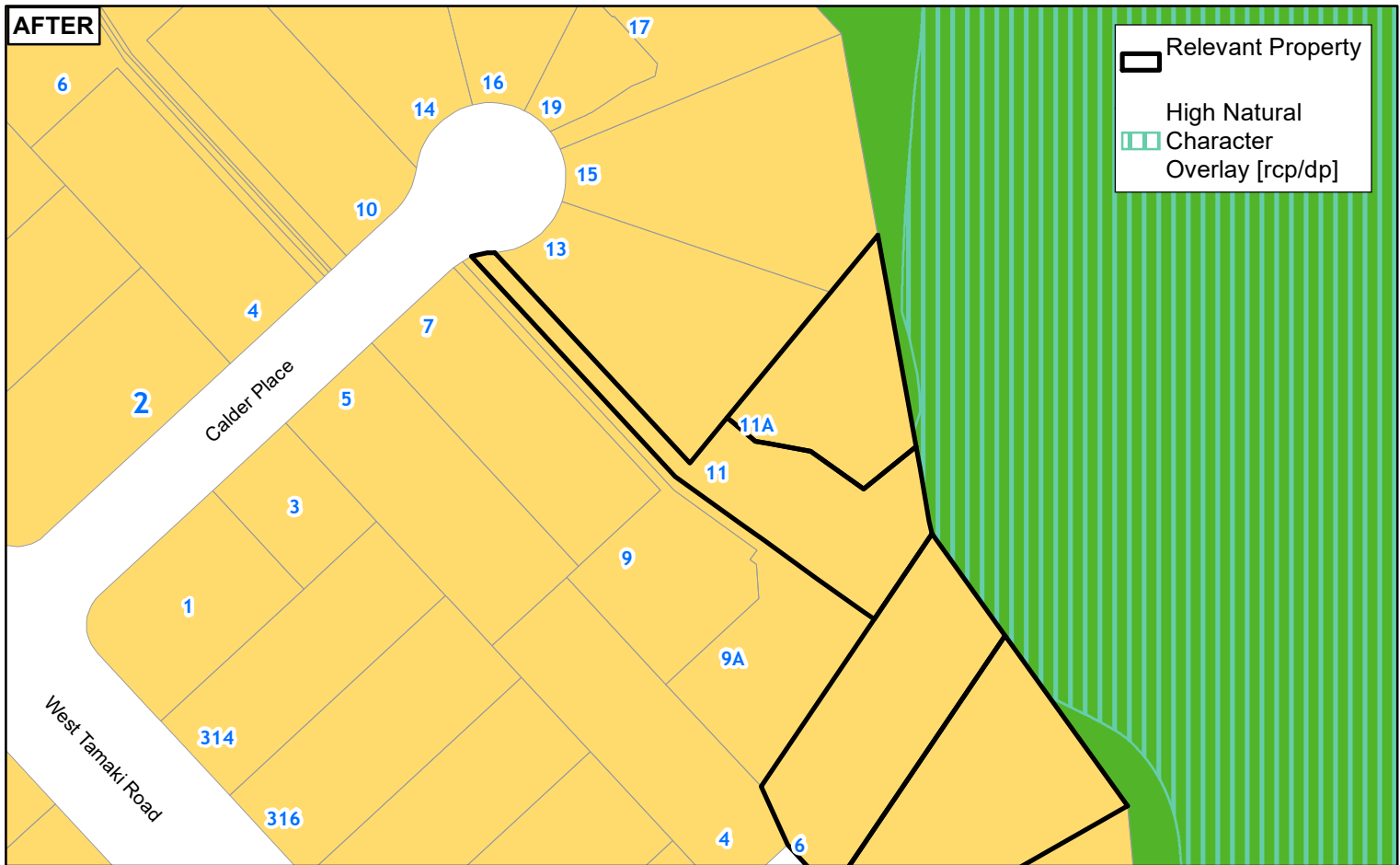


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

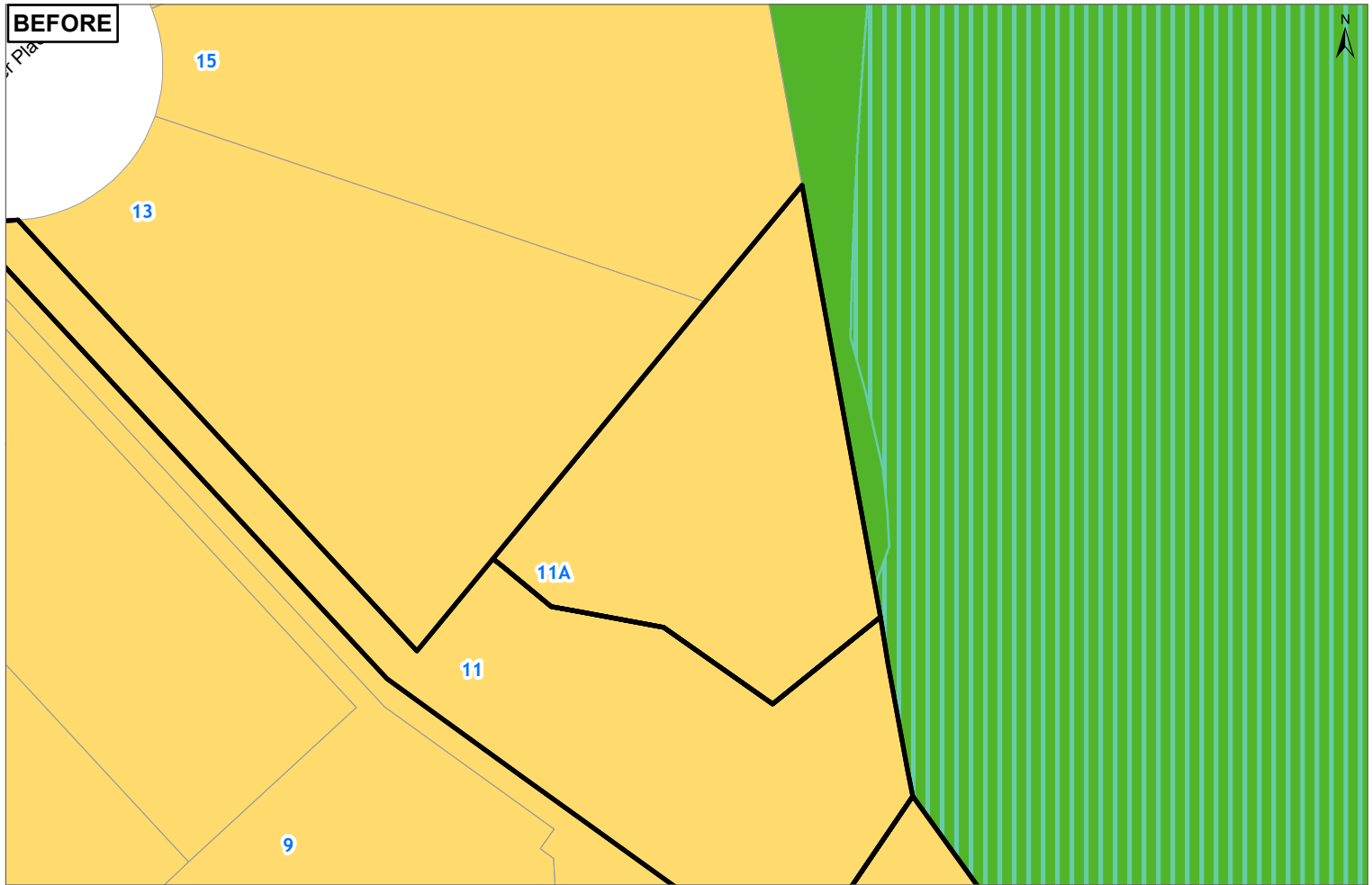
Clause 20A - High Natural Character

11 CALDER PLACE GLENDOWIE AUCKLAND 1072

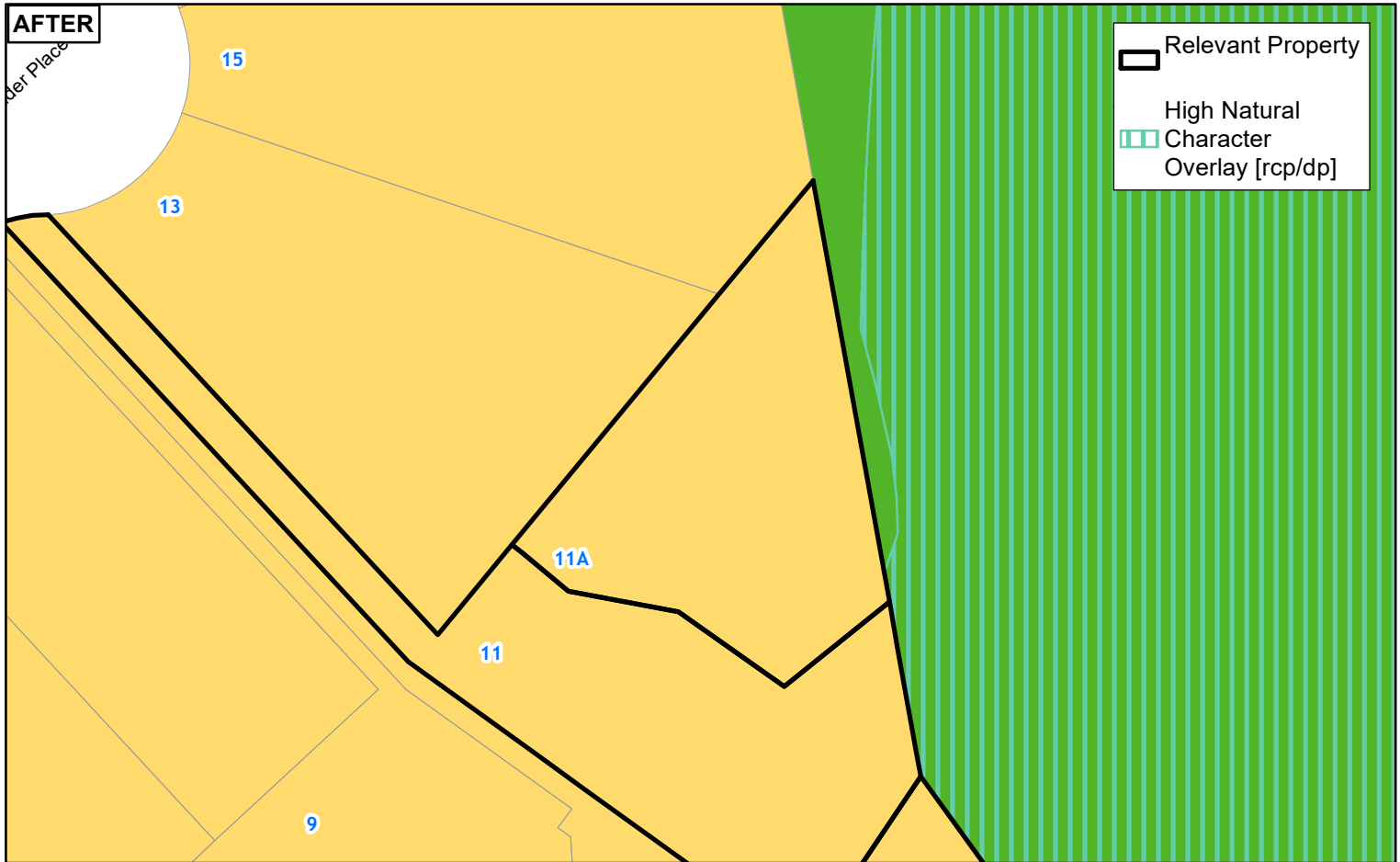




Plans and Places

BEFORE



AFTER



-  Relevant Property
-  High Natural Character Overlay [rcp/dp]

0 4 8 16 Metres

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Date: 10/08/2022

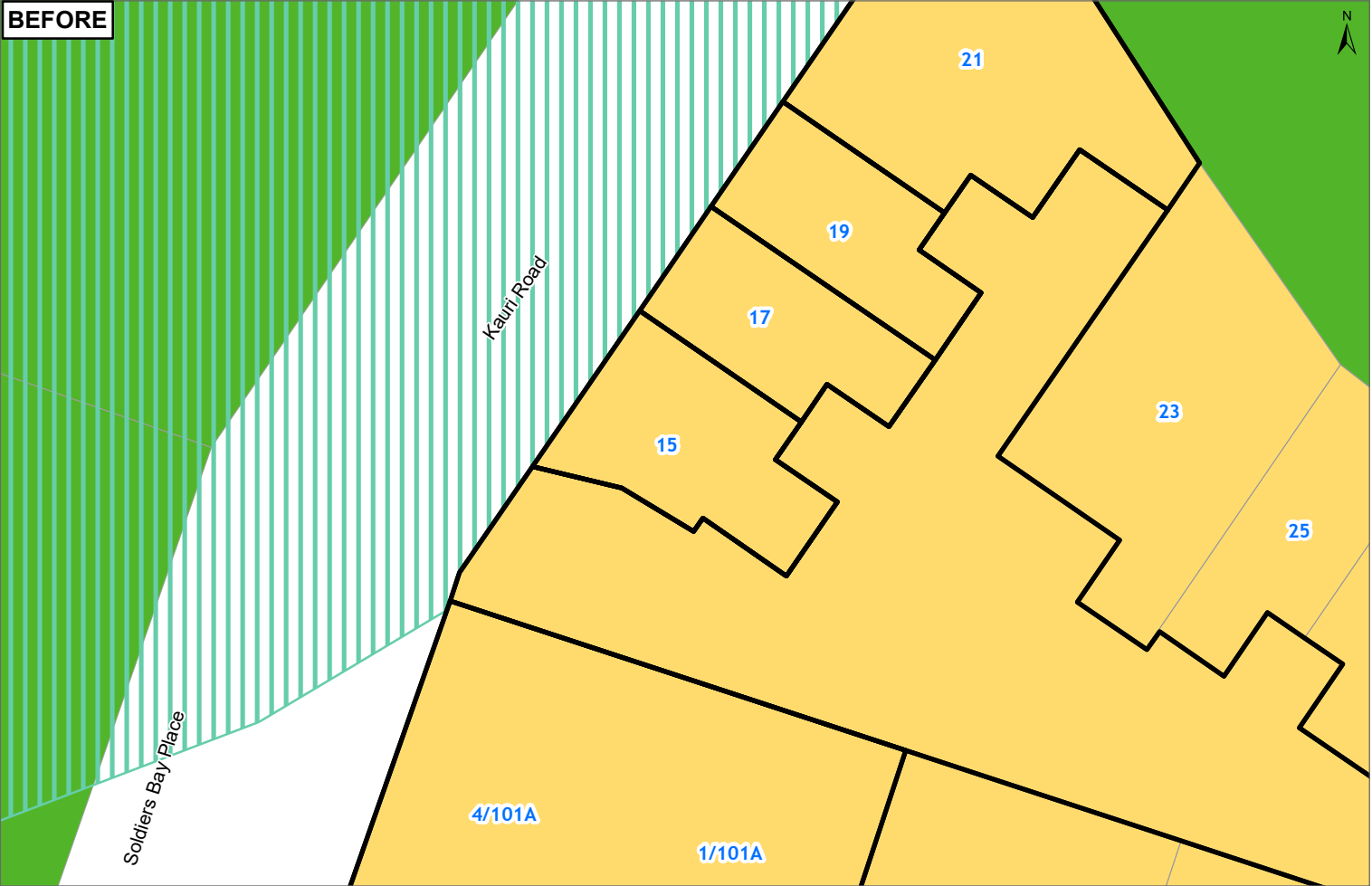
Clause 20A - High Natural Character

11A CALDER PLACE GLENDOWIE AUCKLAND 1072

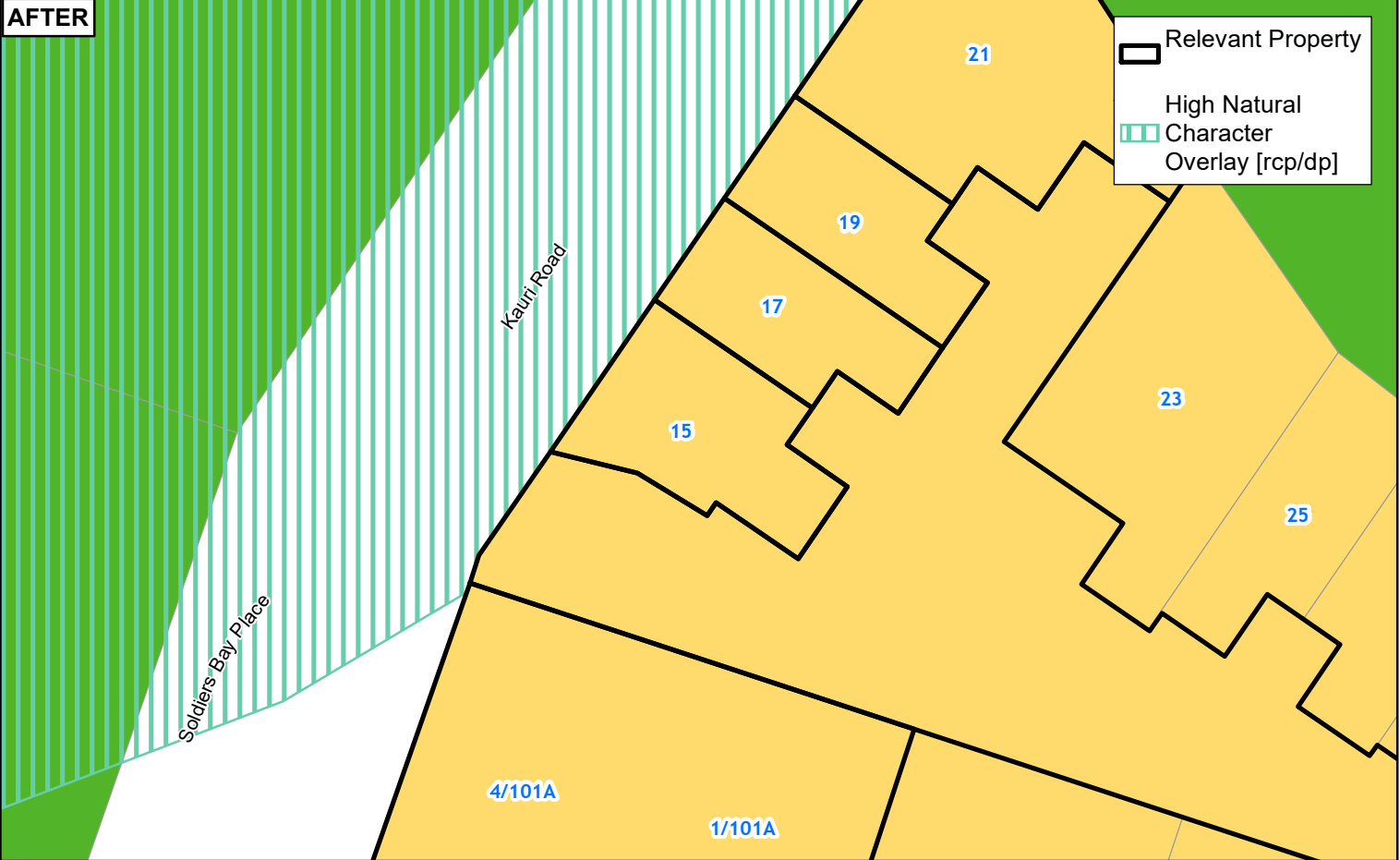


Plans and Places

BEFORE



AFTER



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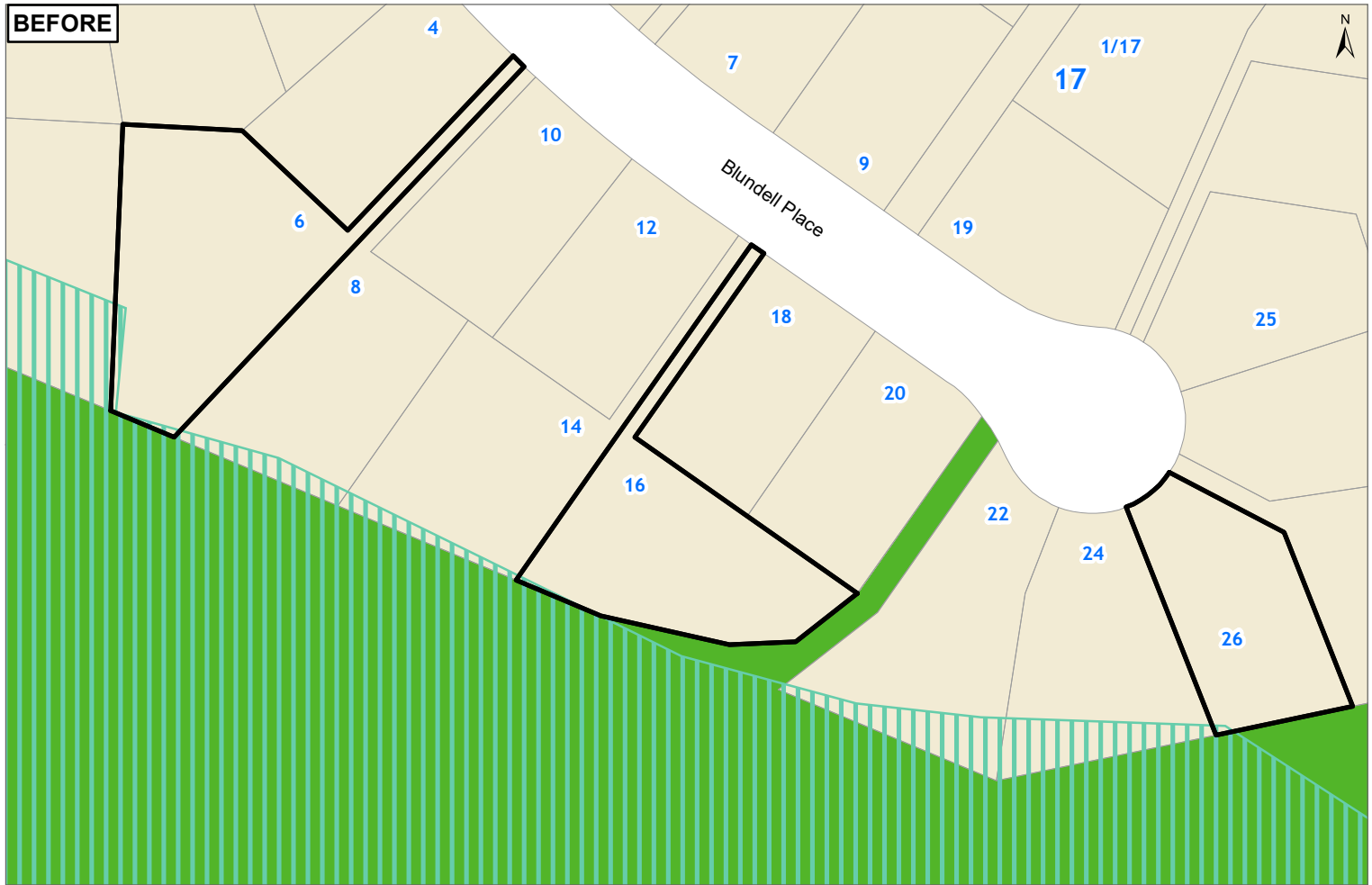
Date: 10/08/2022

Clause 20A - High Natural Character
15 SOLDIERS BAY PLACE BIRKENHEAD 0626

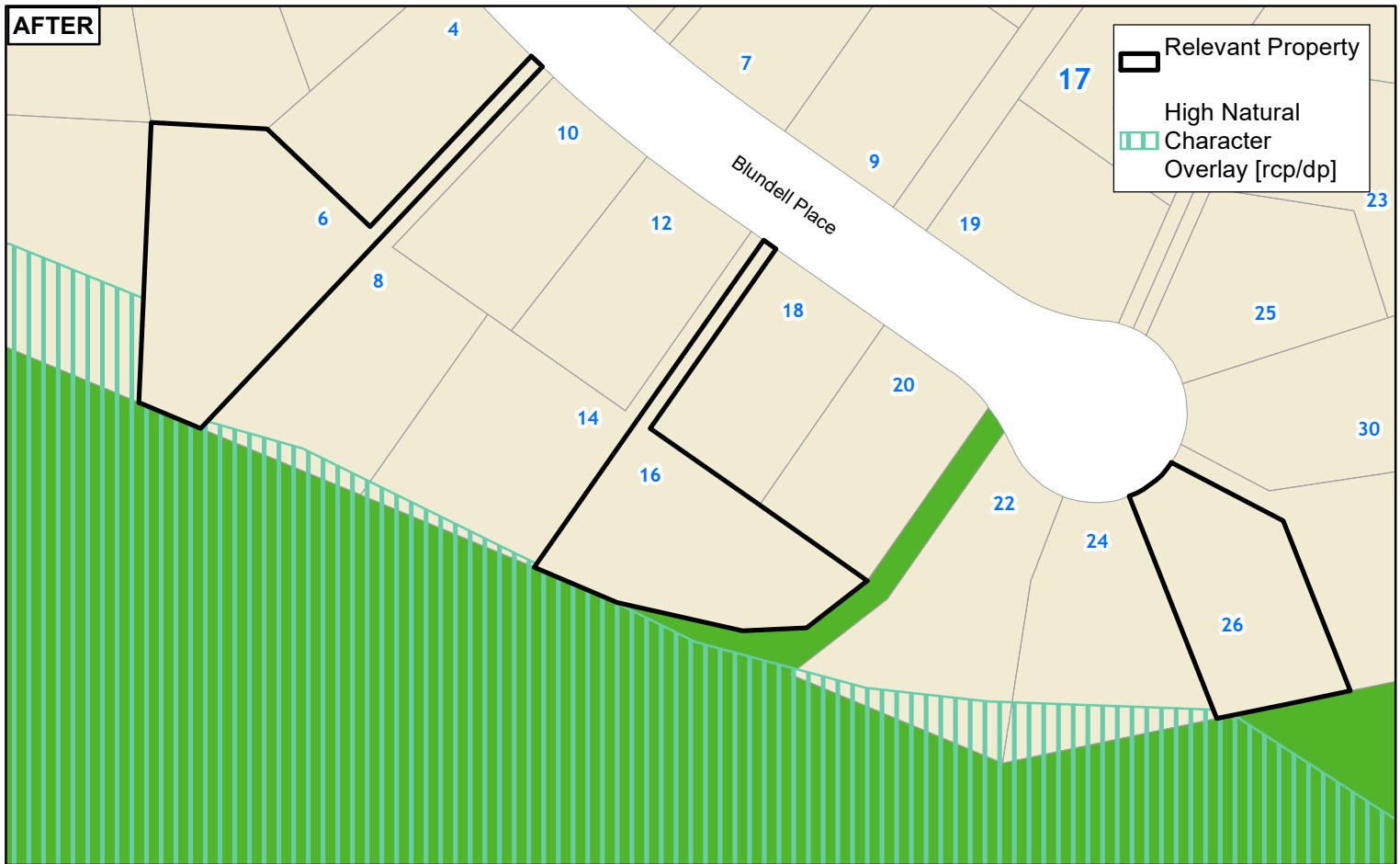


Plans and Places

BEFORE



AFTER



0 5 10 20 Metres

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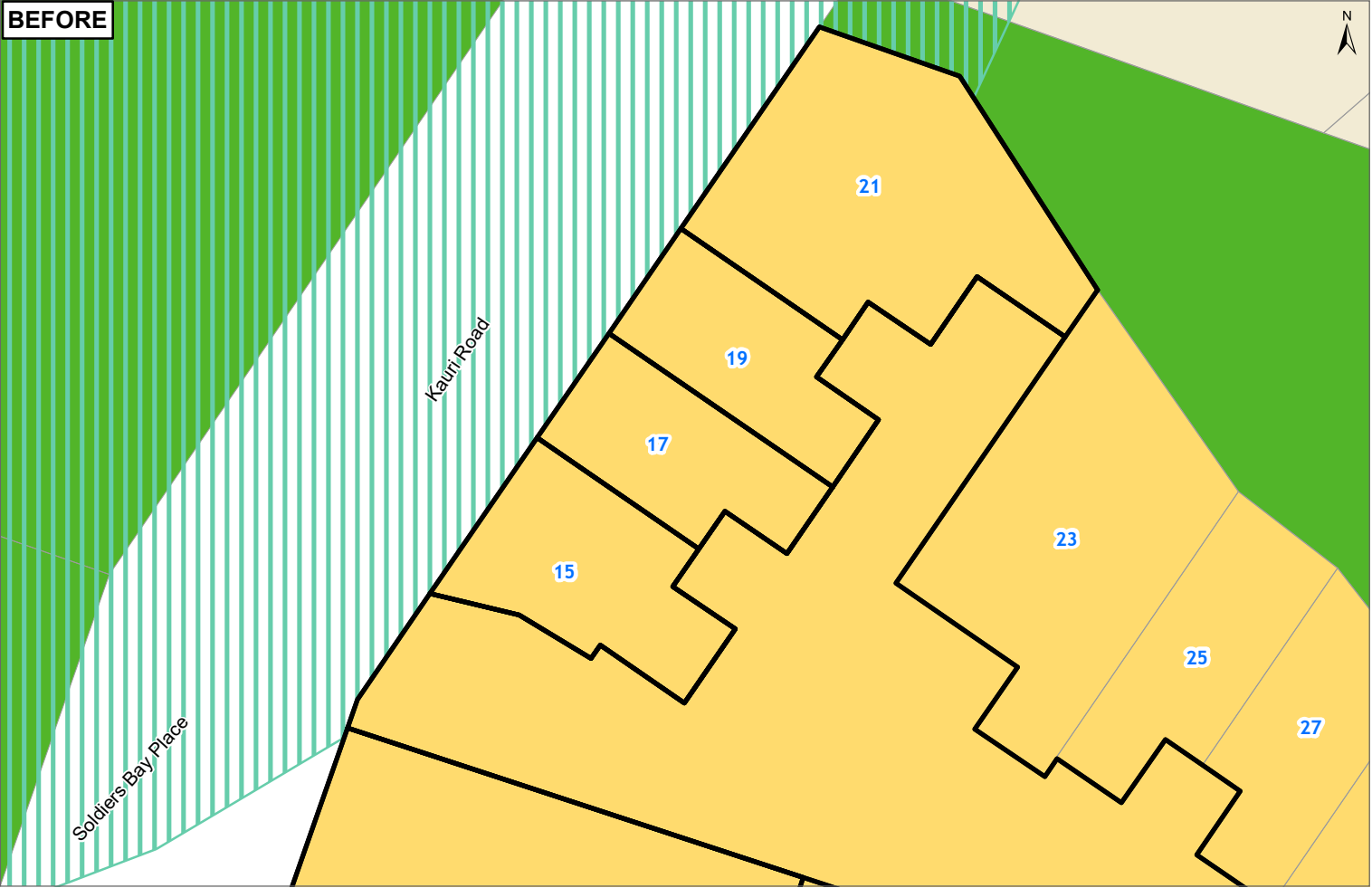
Date: 10/08/2022

Clause 20A - High Natural Character 16 BLUNDELL PLACE CHATSWOOD 0626

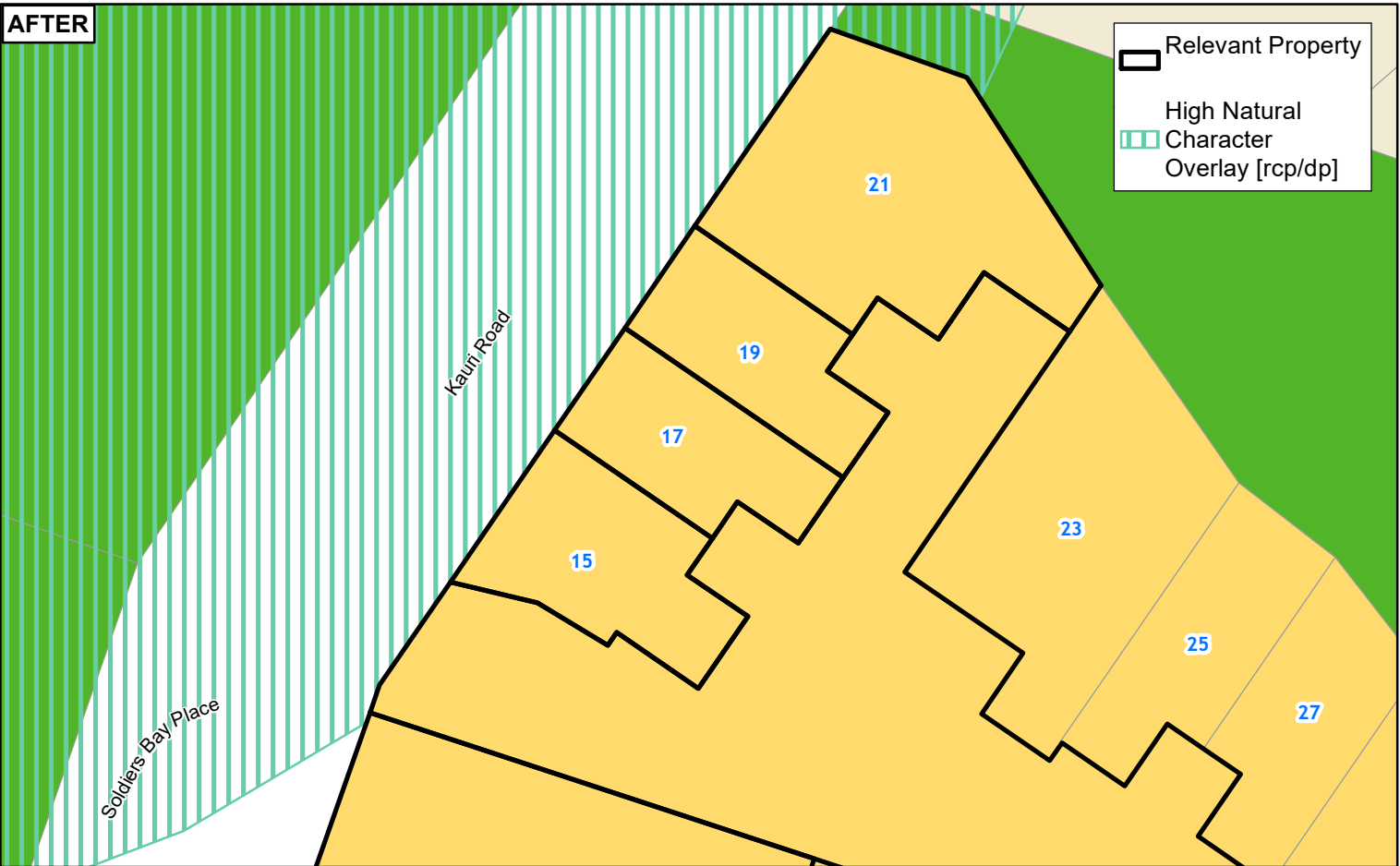


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

Clause 20A - High Natural Character 17 SOLDIERS BAY PLACE BIRKENHEAD 0626



Plans and Places



BEFORE

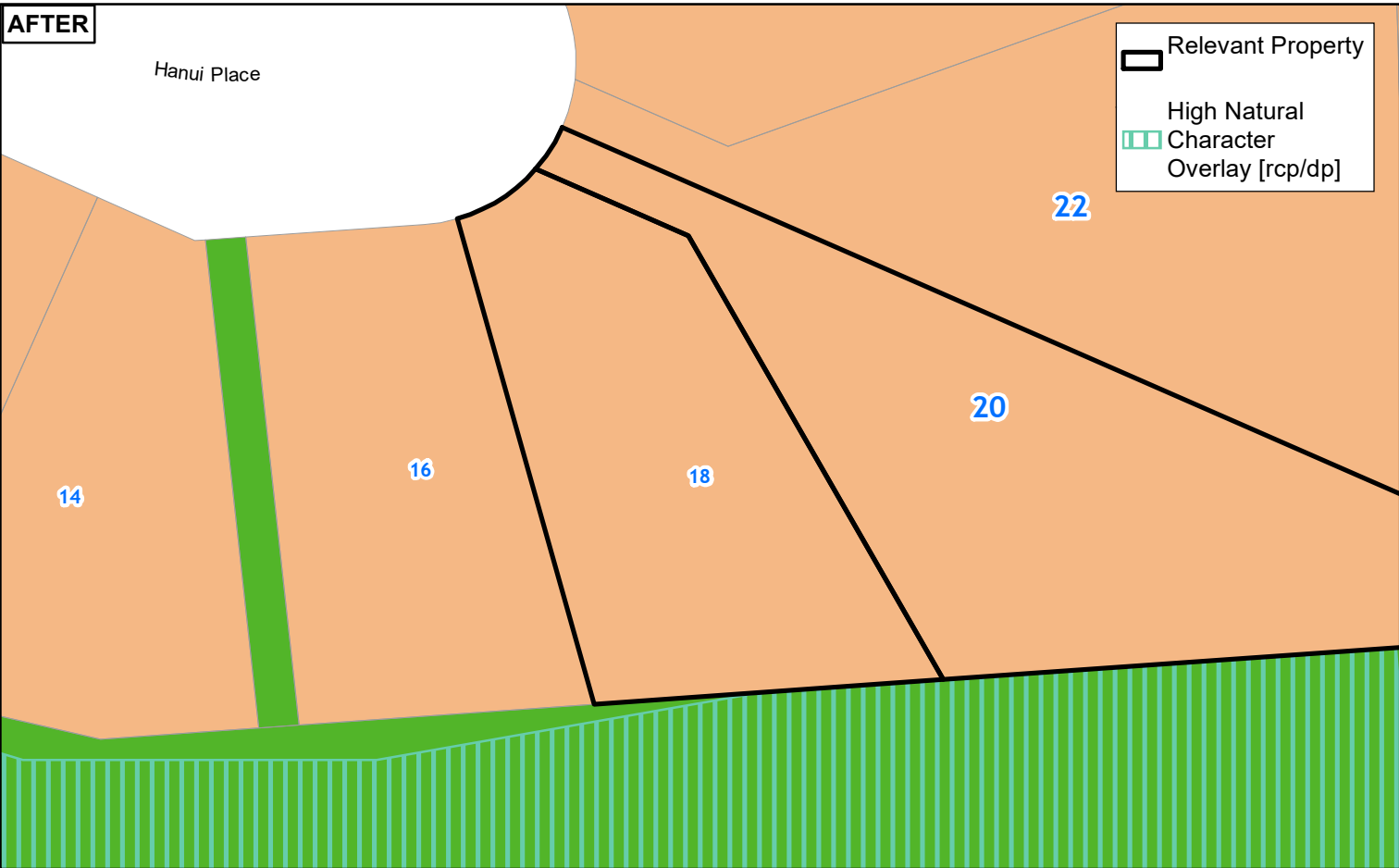
Hanui Place



AFTER

Hanui Place

 Relevant Property
 High Natural Character Overlay [rcp/dp]



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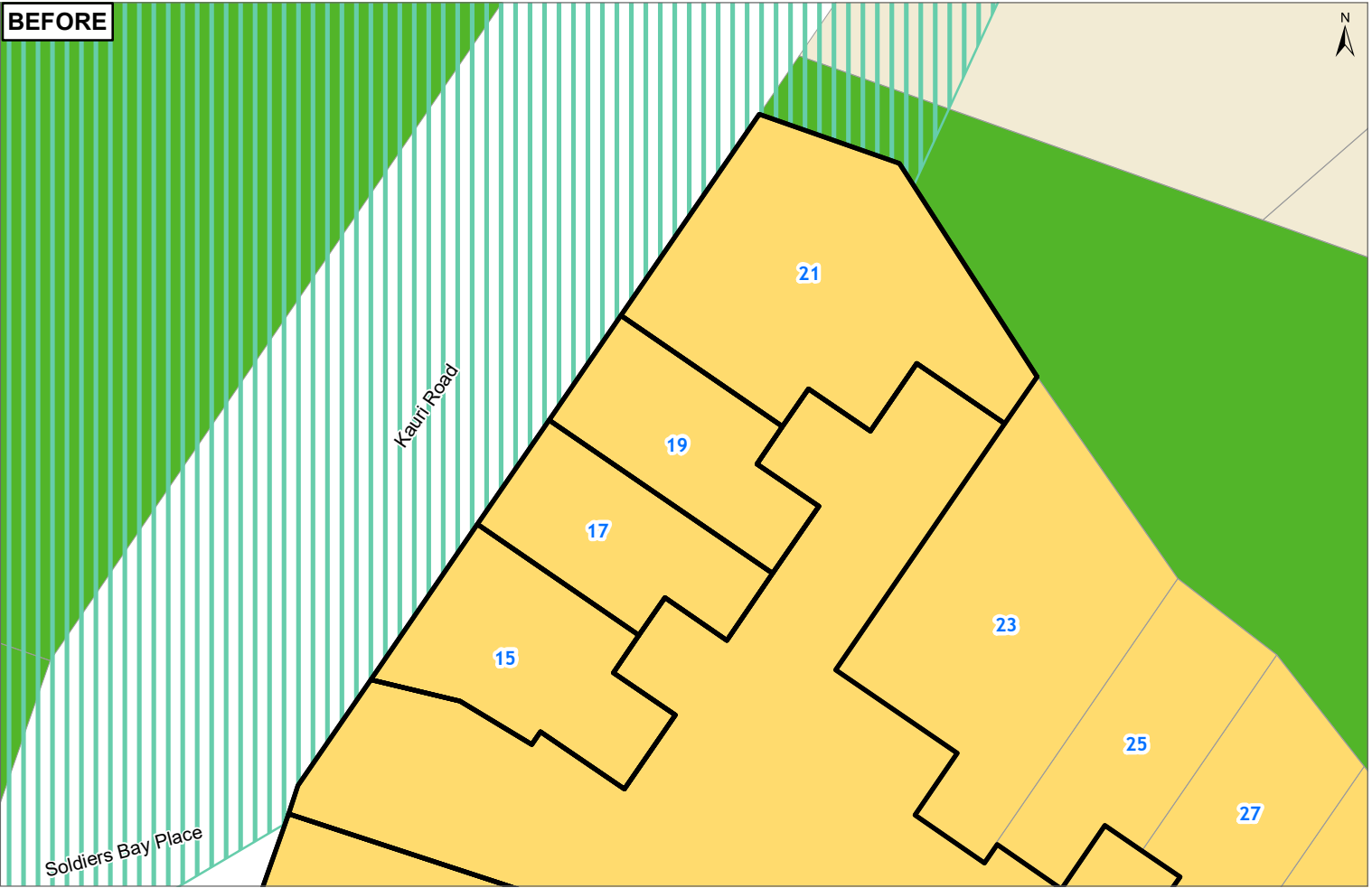
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Clause 20A - High Natural Character
18 HANUI PLACE MASSEY

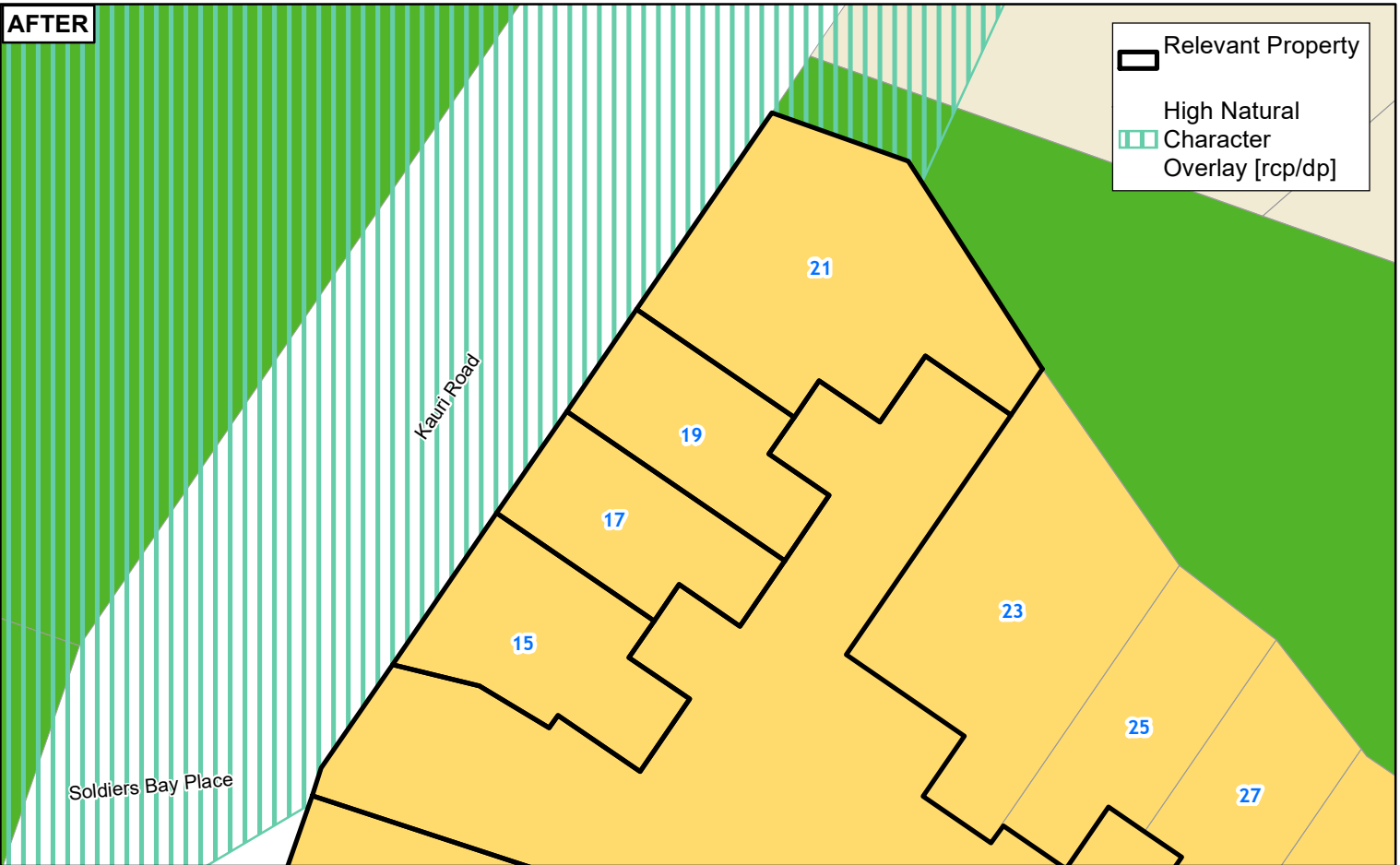


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

Clause 20A - High Natural Character 19 SOLDIERS BAY PLACE BIRKENHEAD 0626



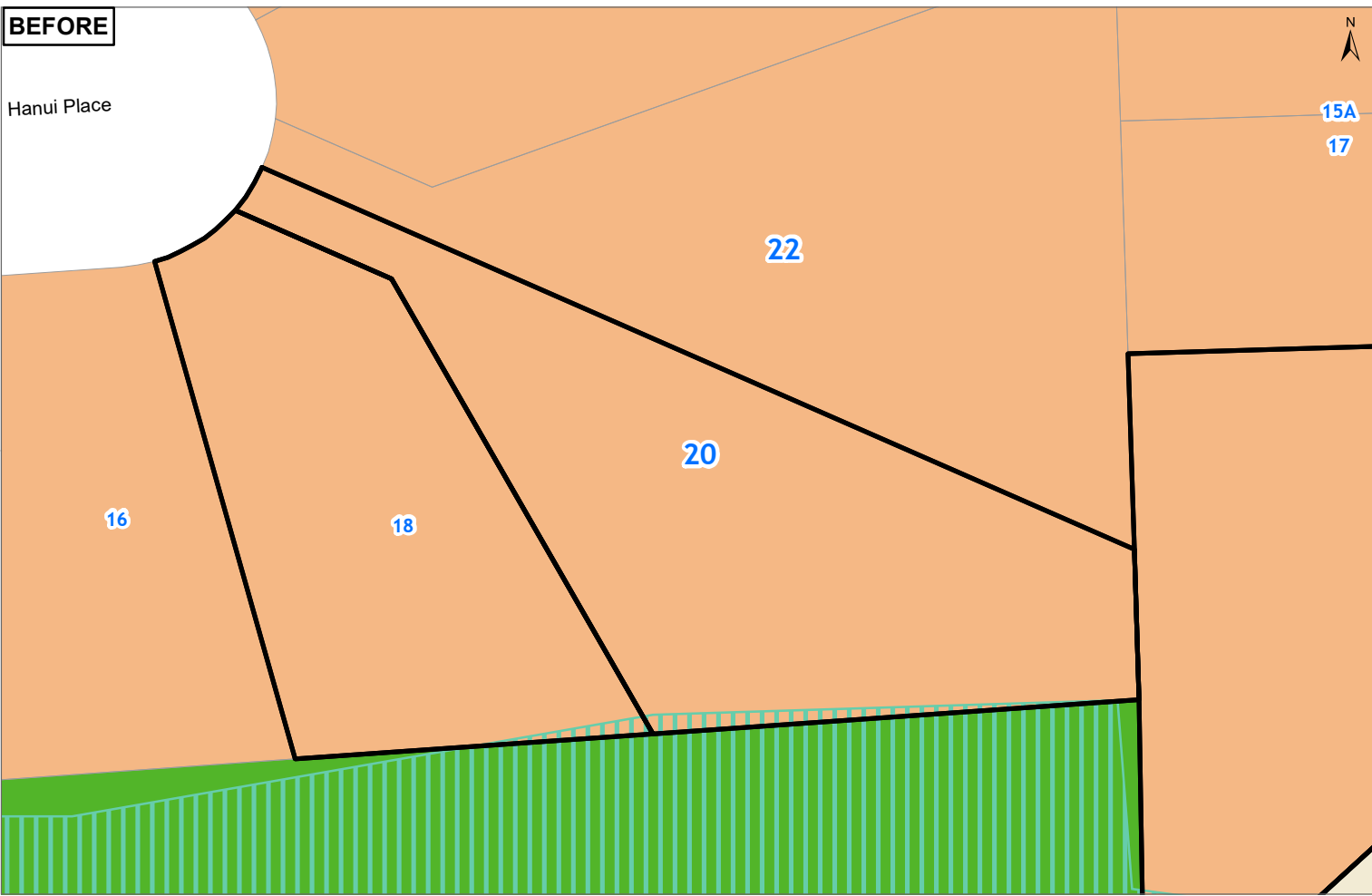
Plans and Places

BEFORE

Hanui Place





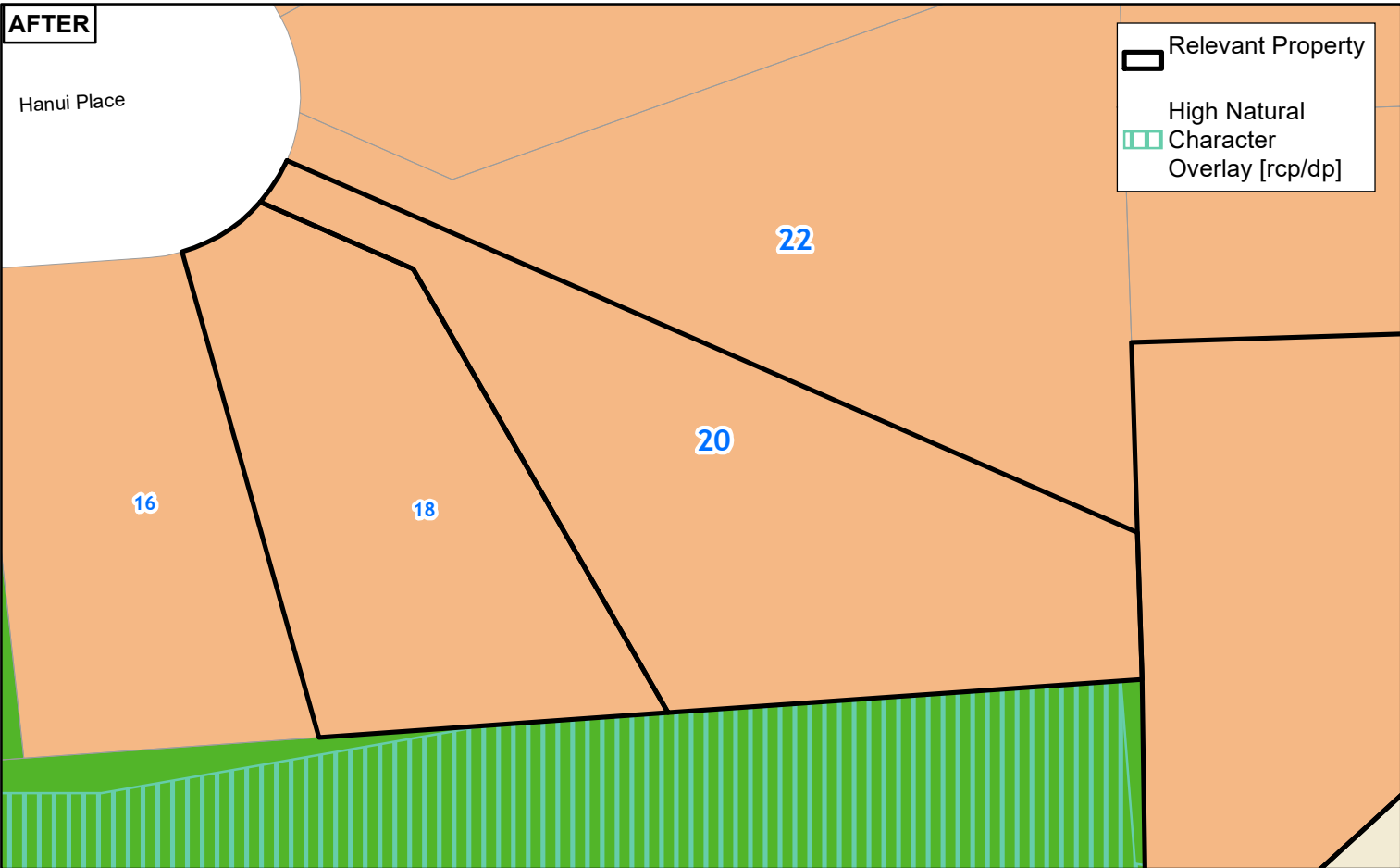
15A
17



AFTER

Hanui Place

 Relevant Property
 High Natural Character Overlay [rcp/dp]



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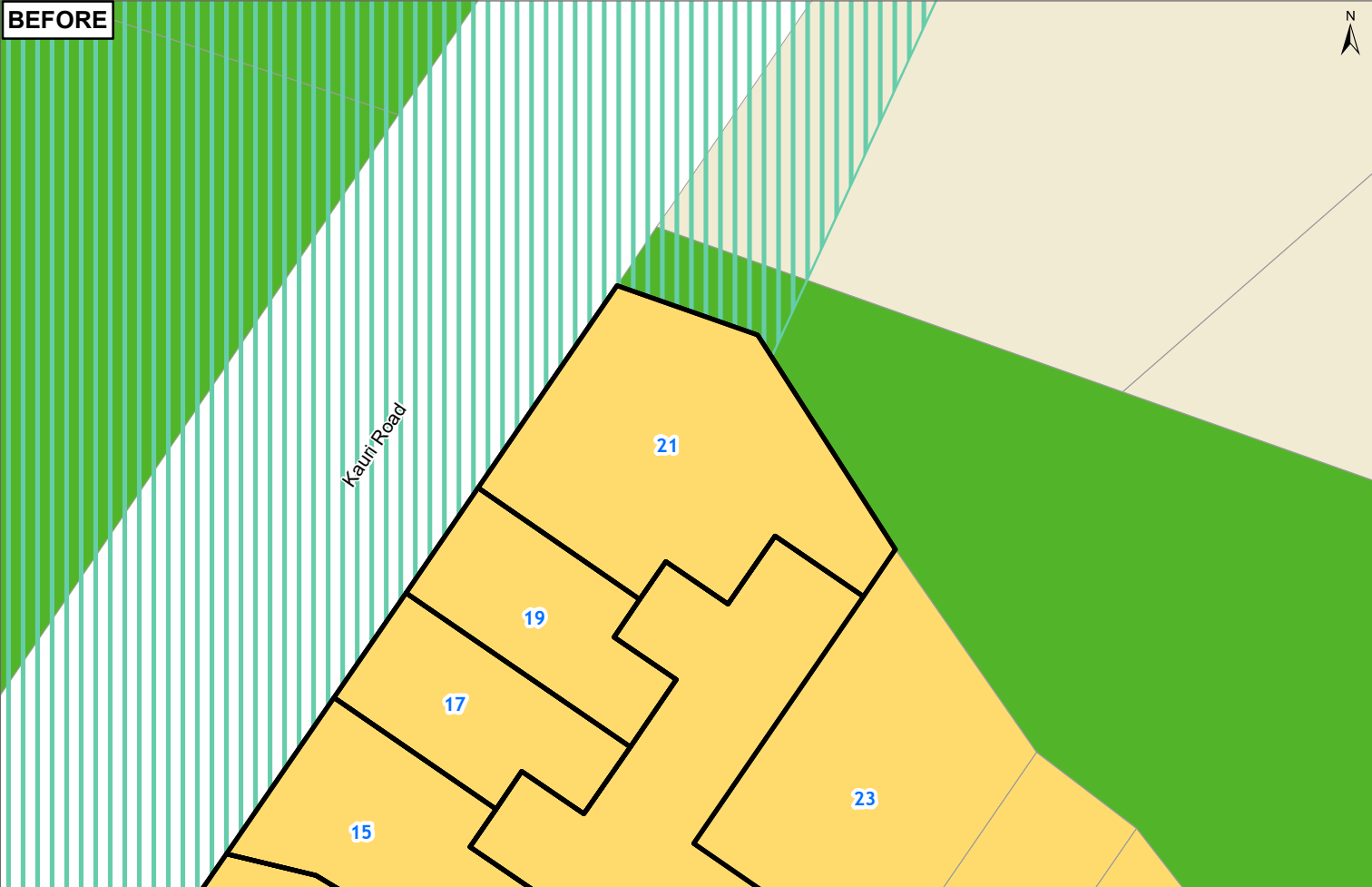
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Clause 20A - High Natural Character
20 HANUI PLACE MASSEY

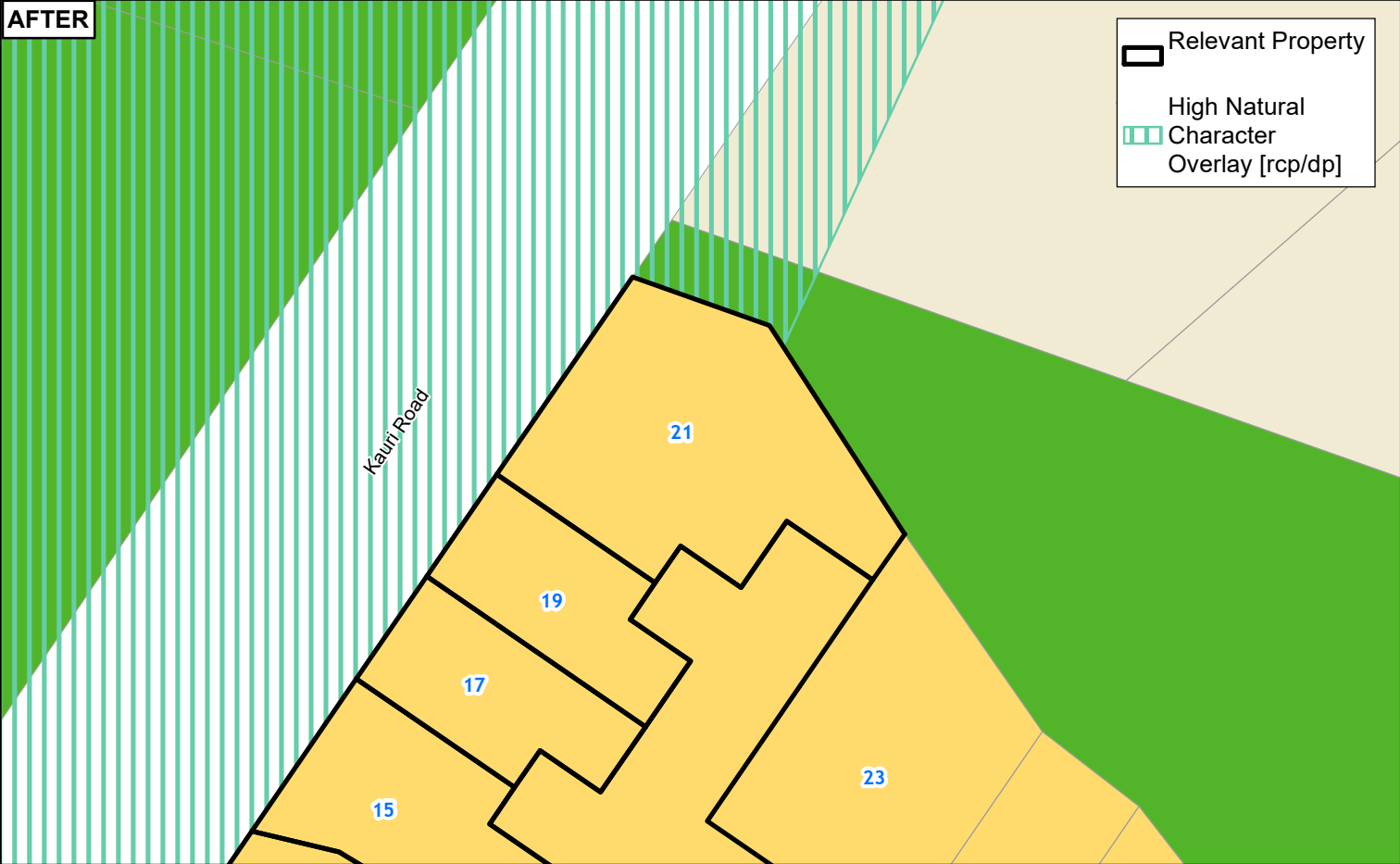


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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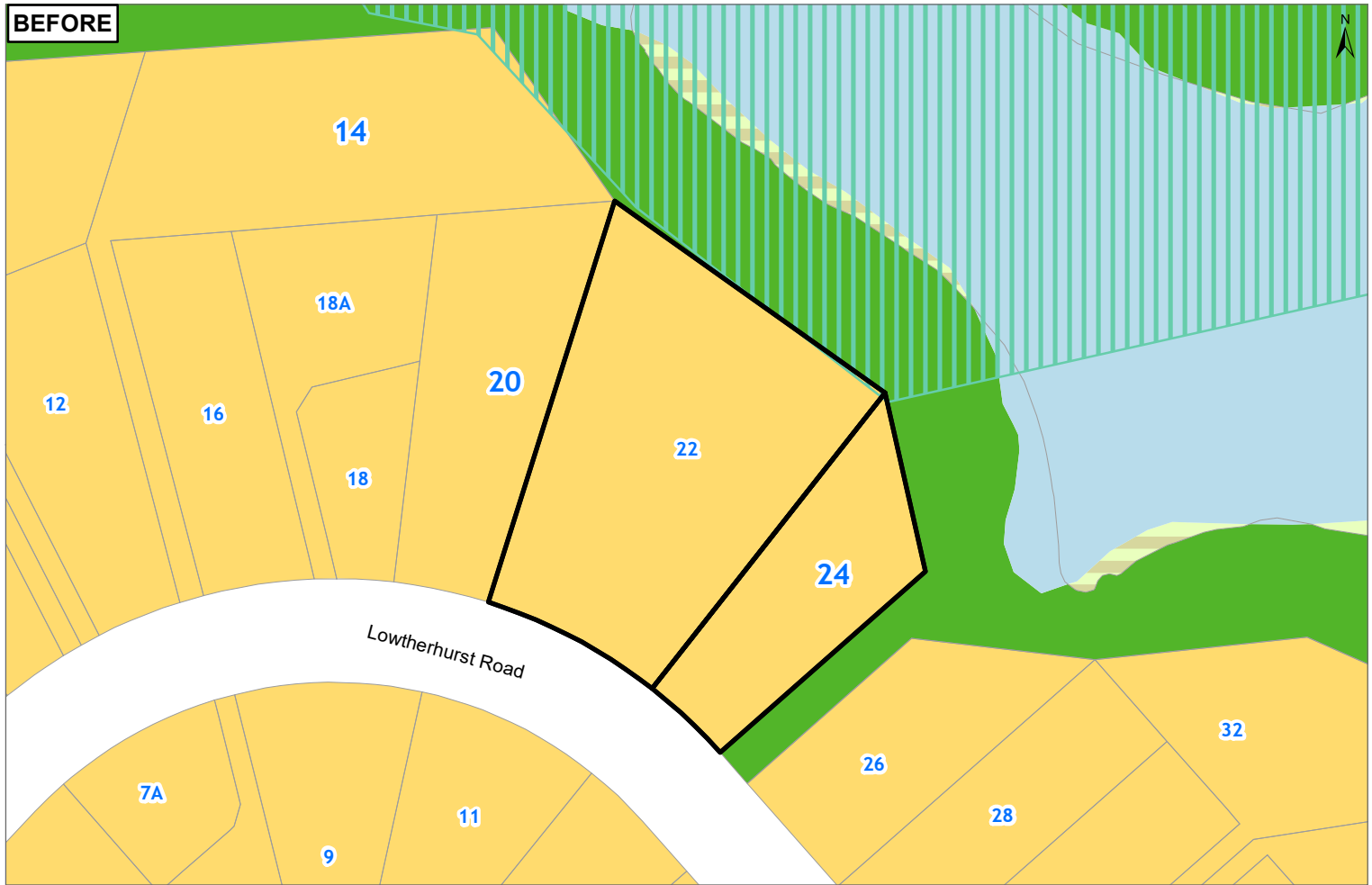
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Clause 20A - High Natural Character
21 SOLDIERS BAY PLACE BIRKENHEAD 0626

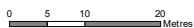
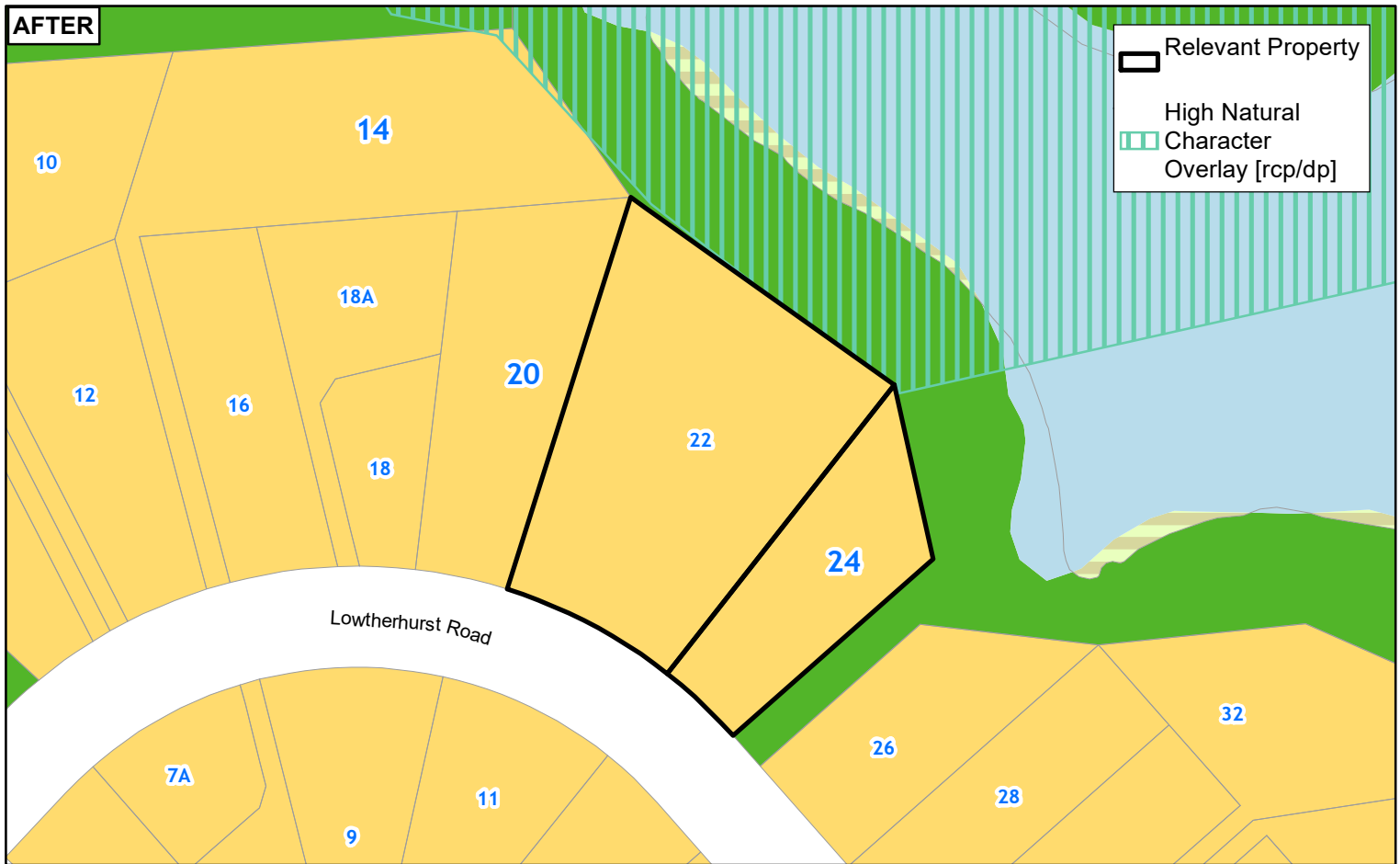


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

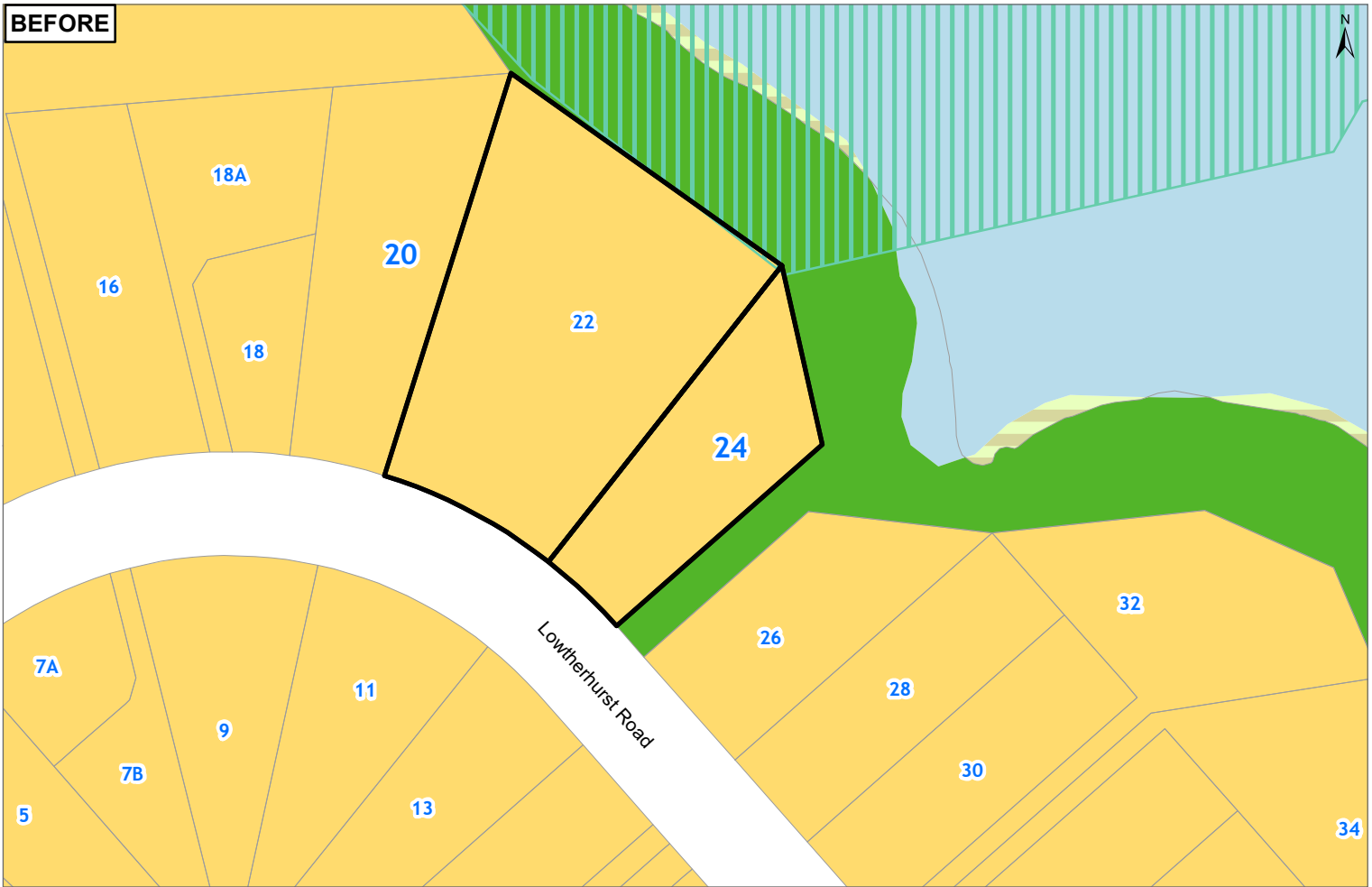
Clause 20A - High Natural Character

22 LOWTHERHURST ROAD MASSEY

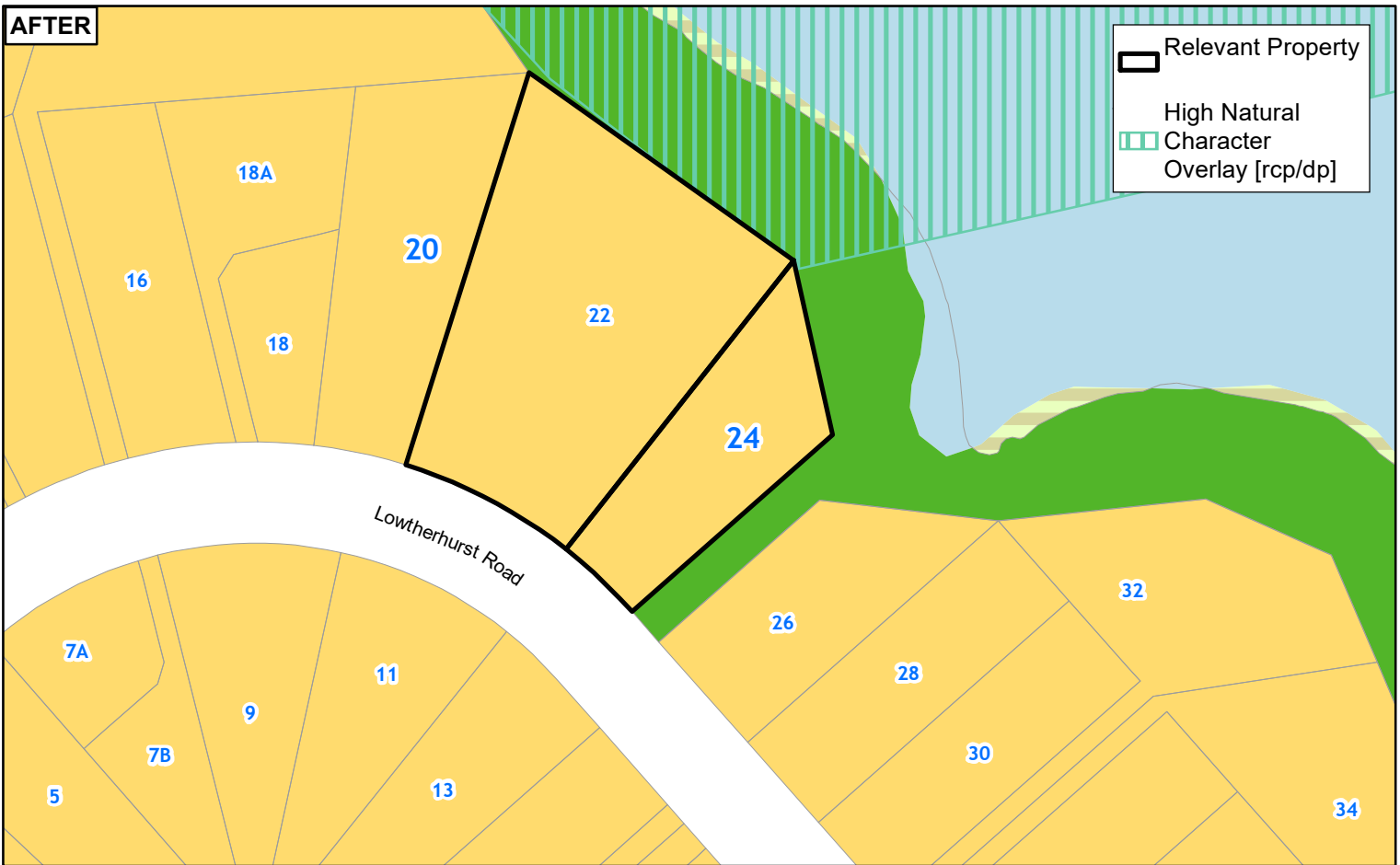


Plans and Places

BEFORE



AFTER



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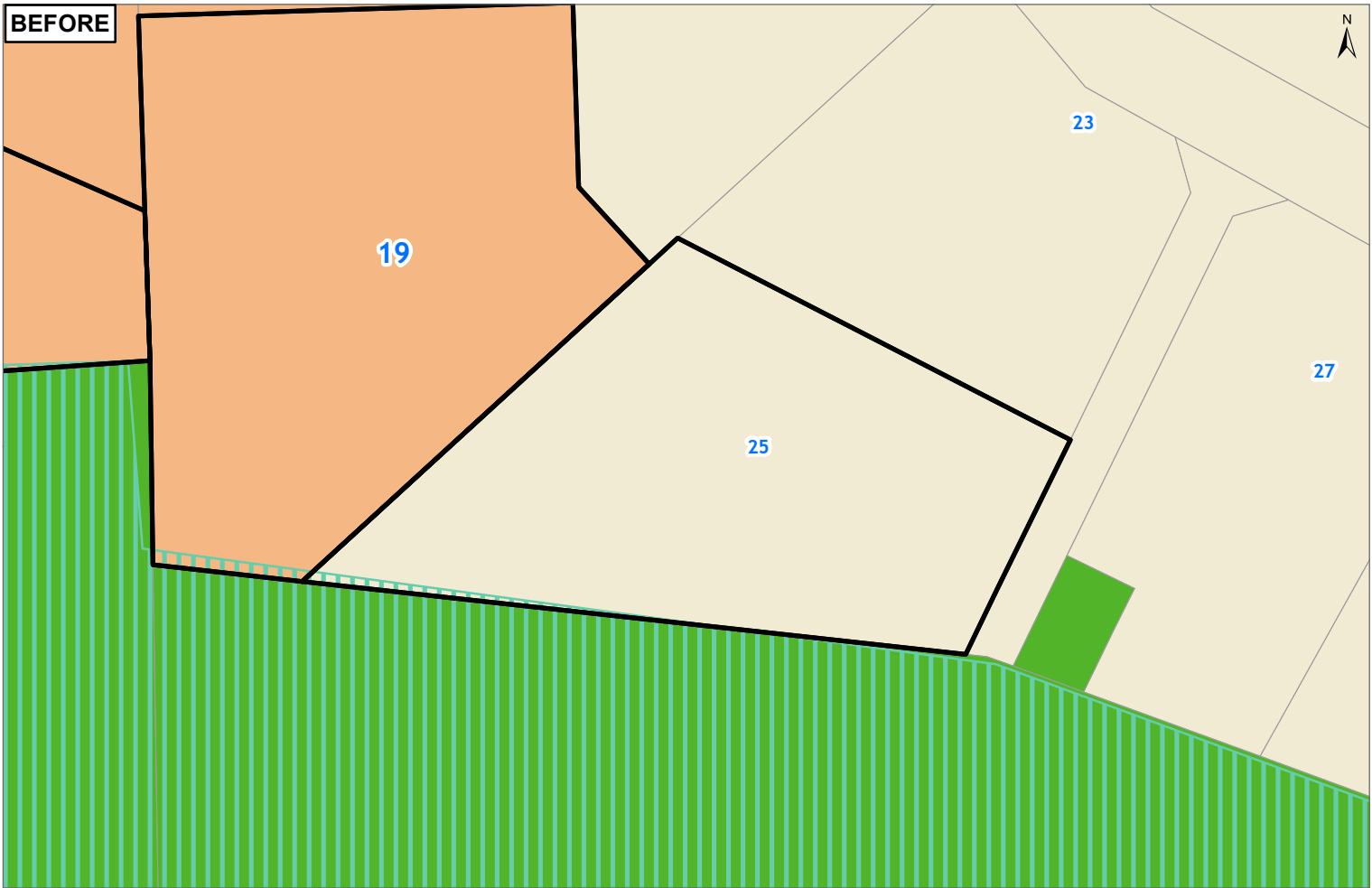
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Clause 20A - High Natural Character 24 LOWTHERHURST ROAD MASSEY

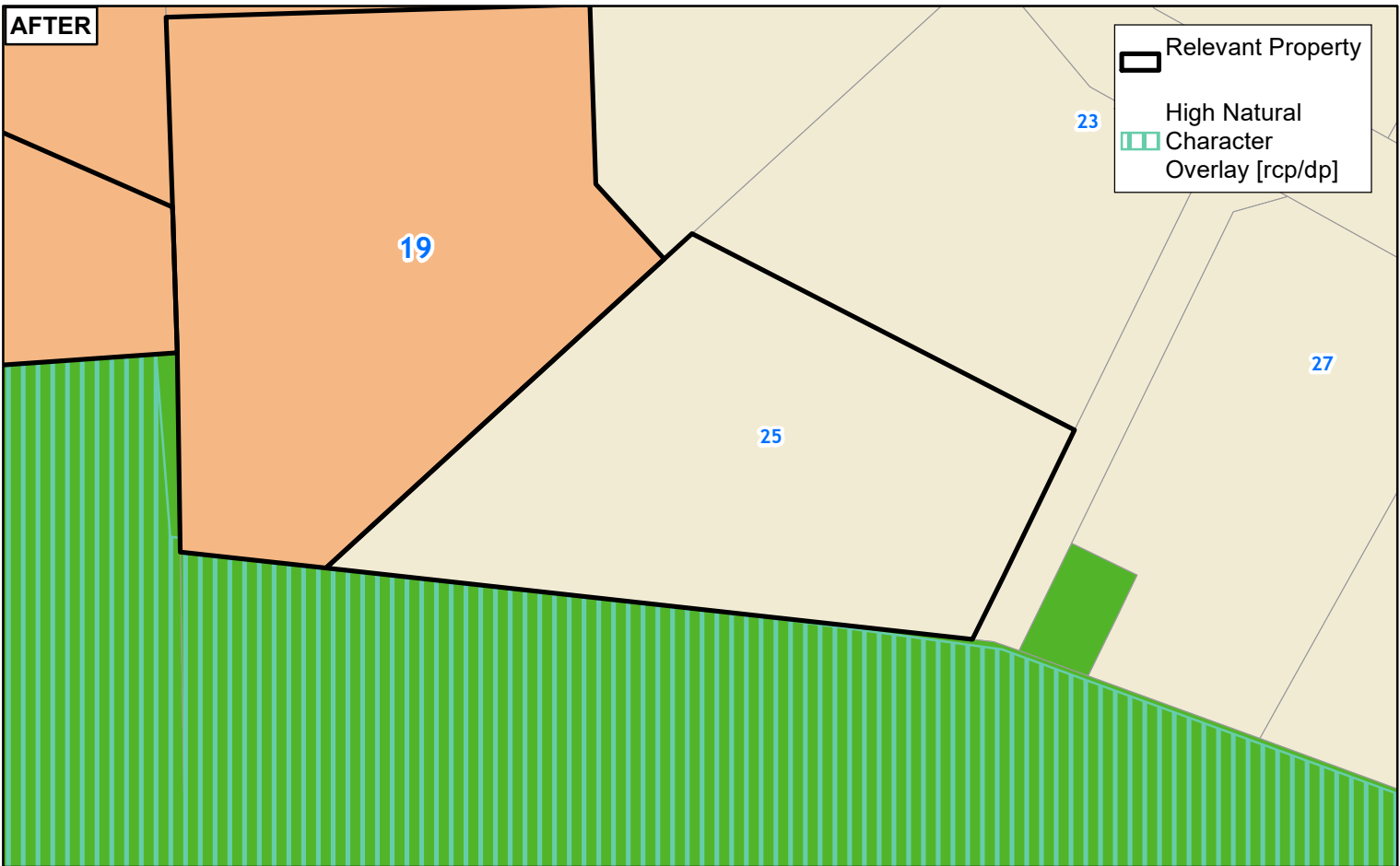




Plans and Places

BEFORE



AFTER



-  Relevant Property
-  High Natural Character Overlay [rcp/dp]

0 4 8 16 Metres

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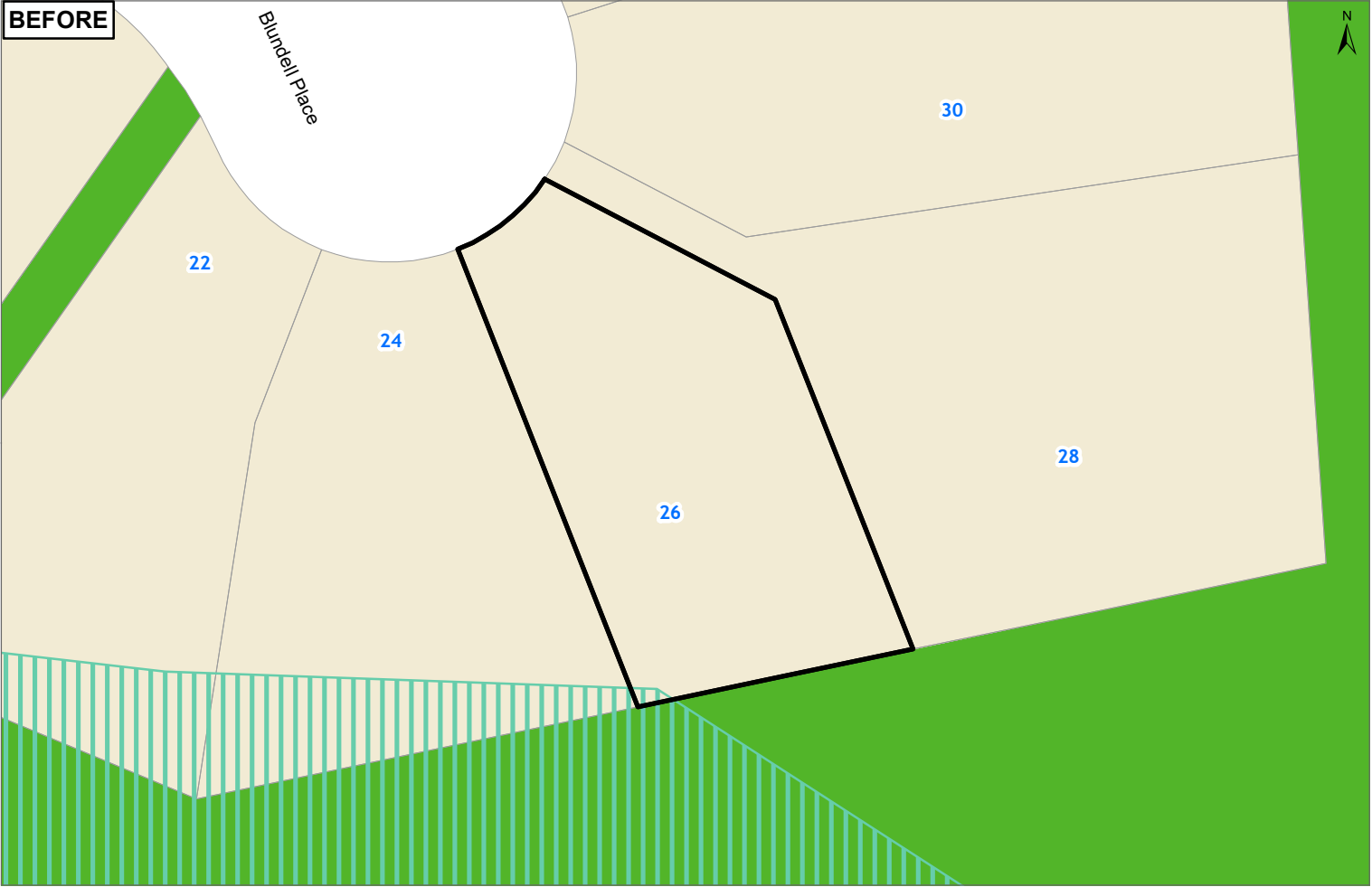
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Clause 20A - High Natural Character 25 DARCY PLACE MASSEY

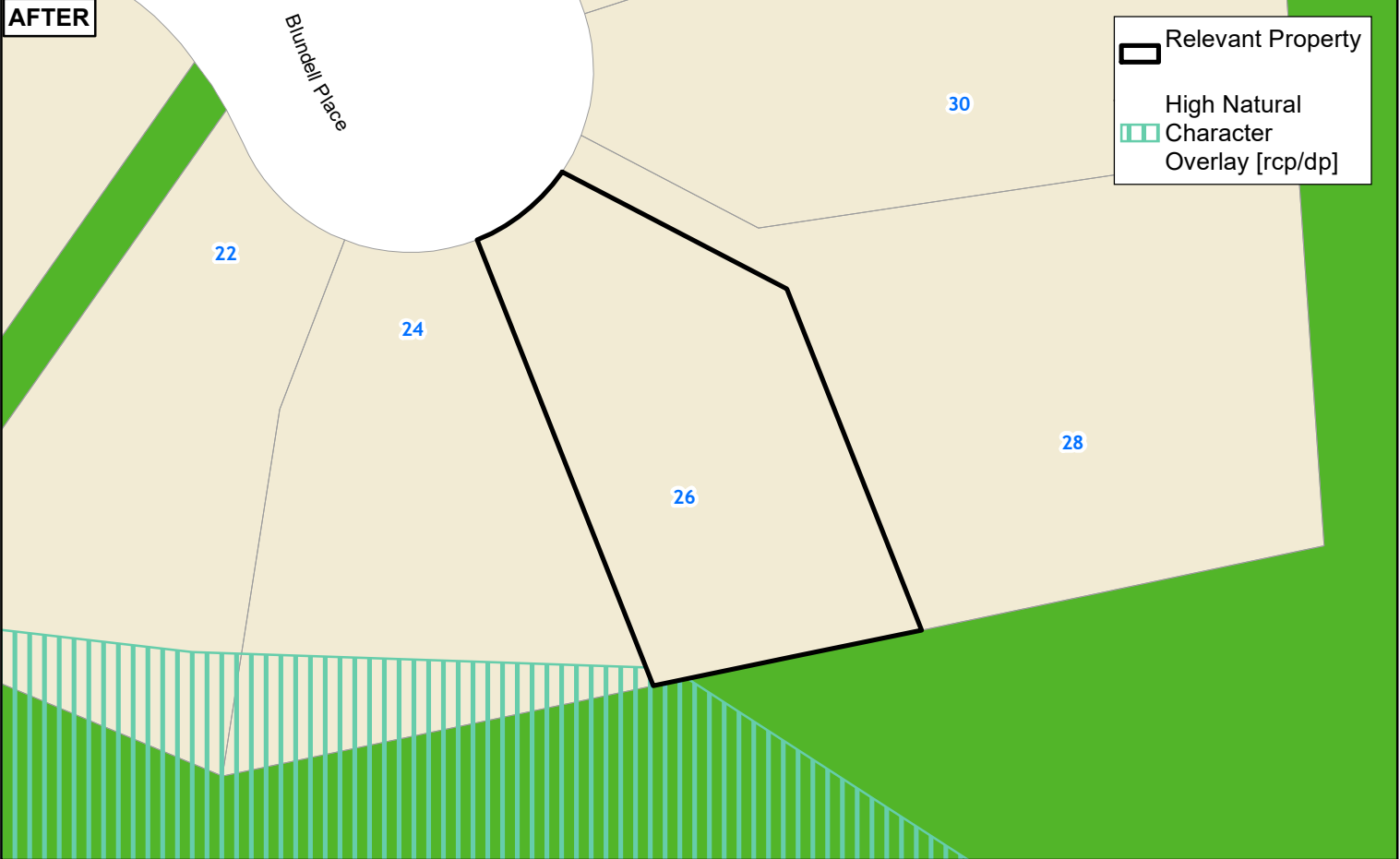




Plans and Places

BEFORE



AFTER



 Relevant Property
 High Natural Character Overlay [rcp/dp]



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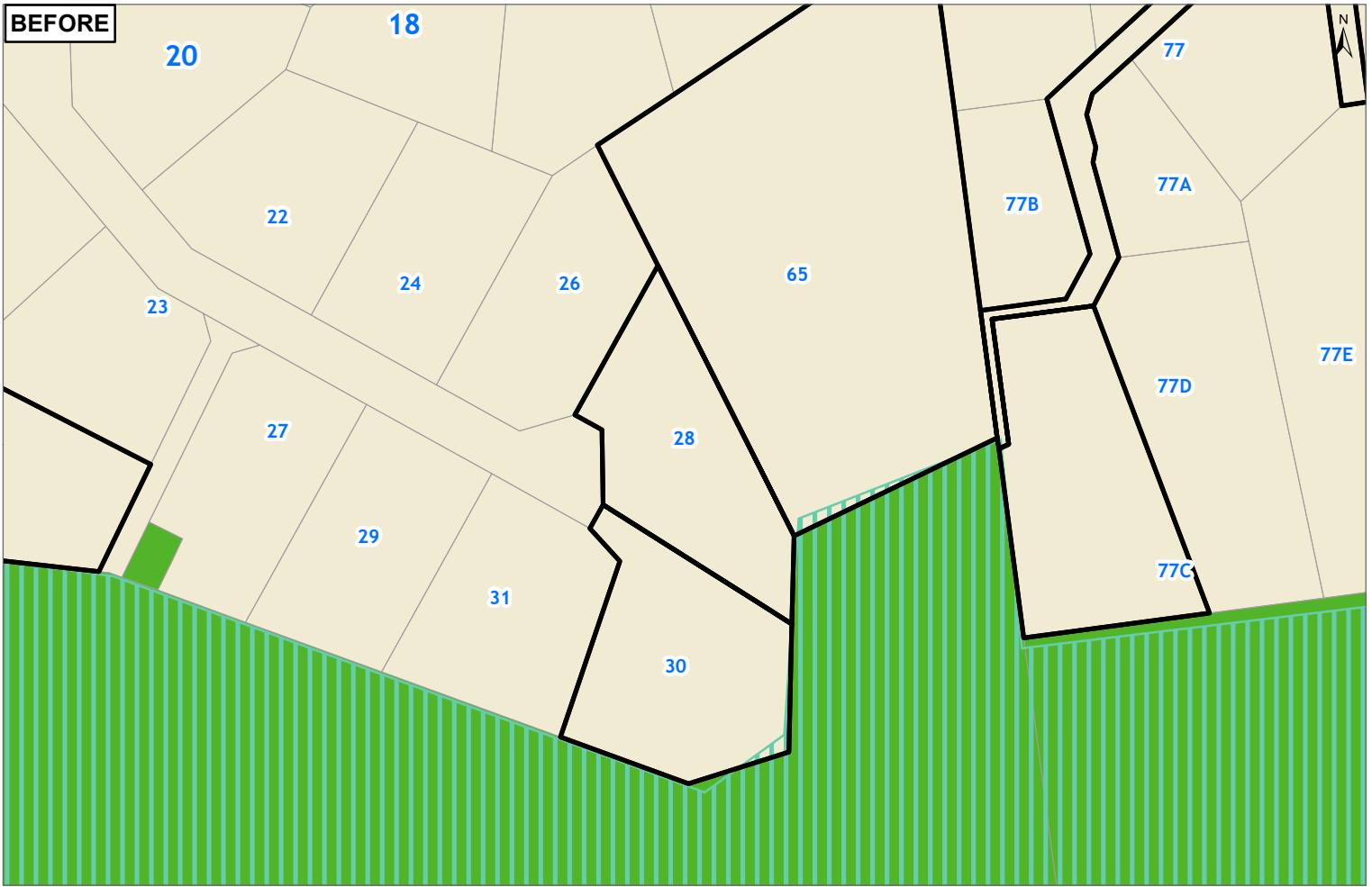
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Clause 20A - High Natural Character
26 BLUNDELL PLACE CHATSWOOD 0626

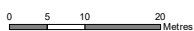
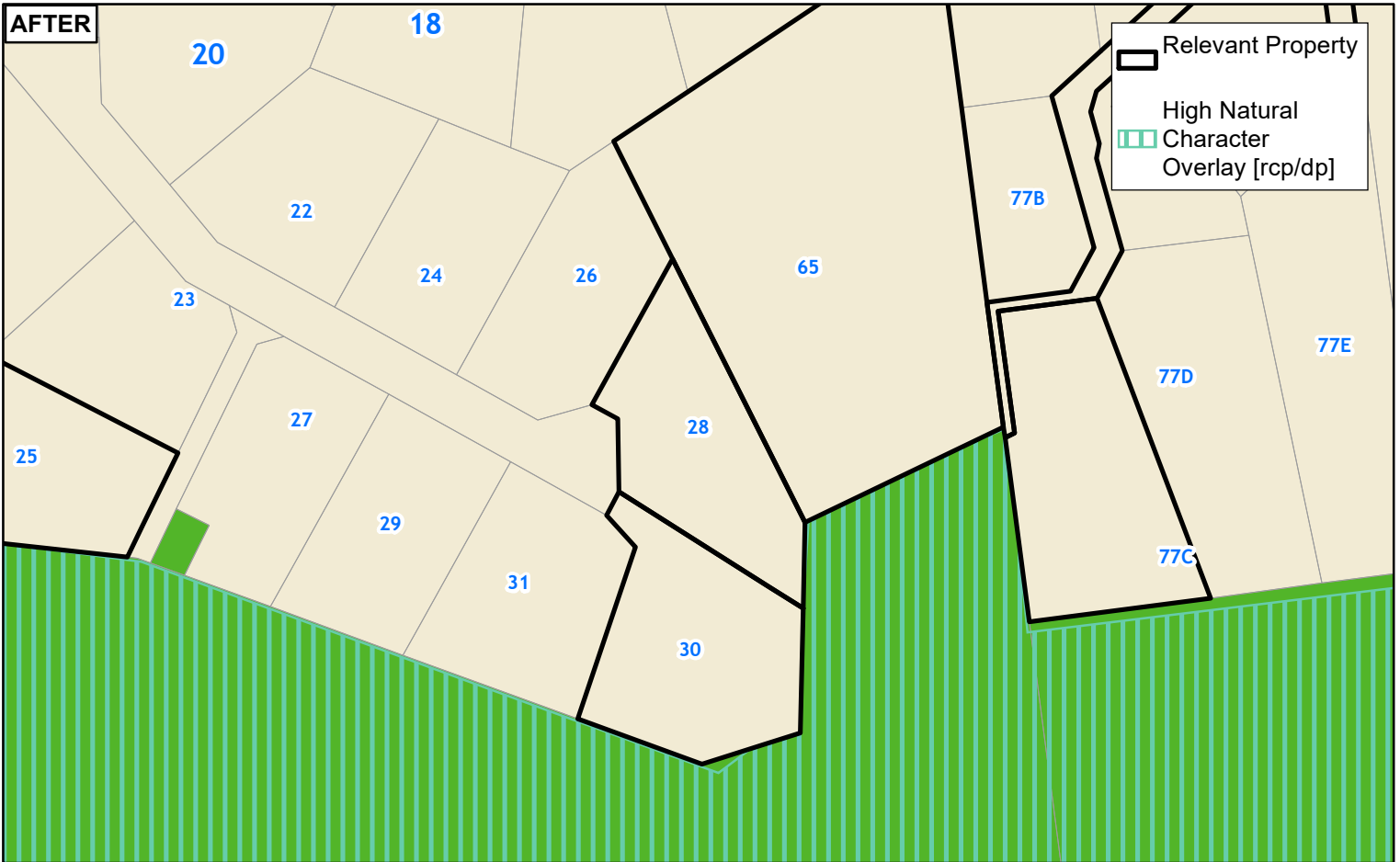


Plans and Places

BEFORE



AFTER



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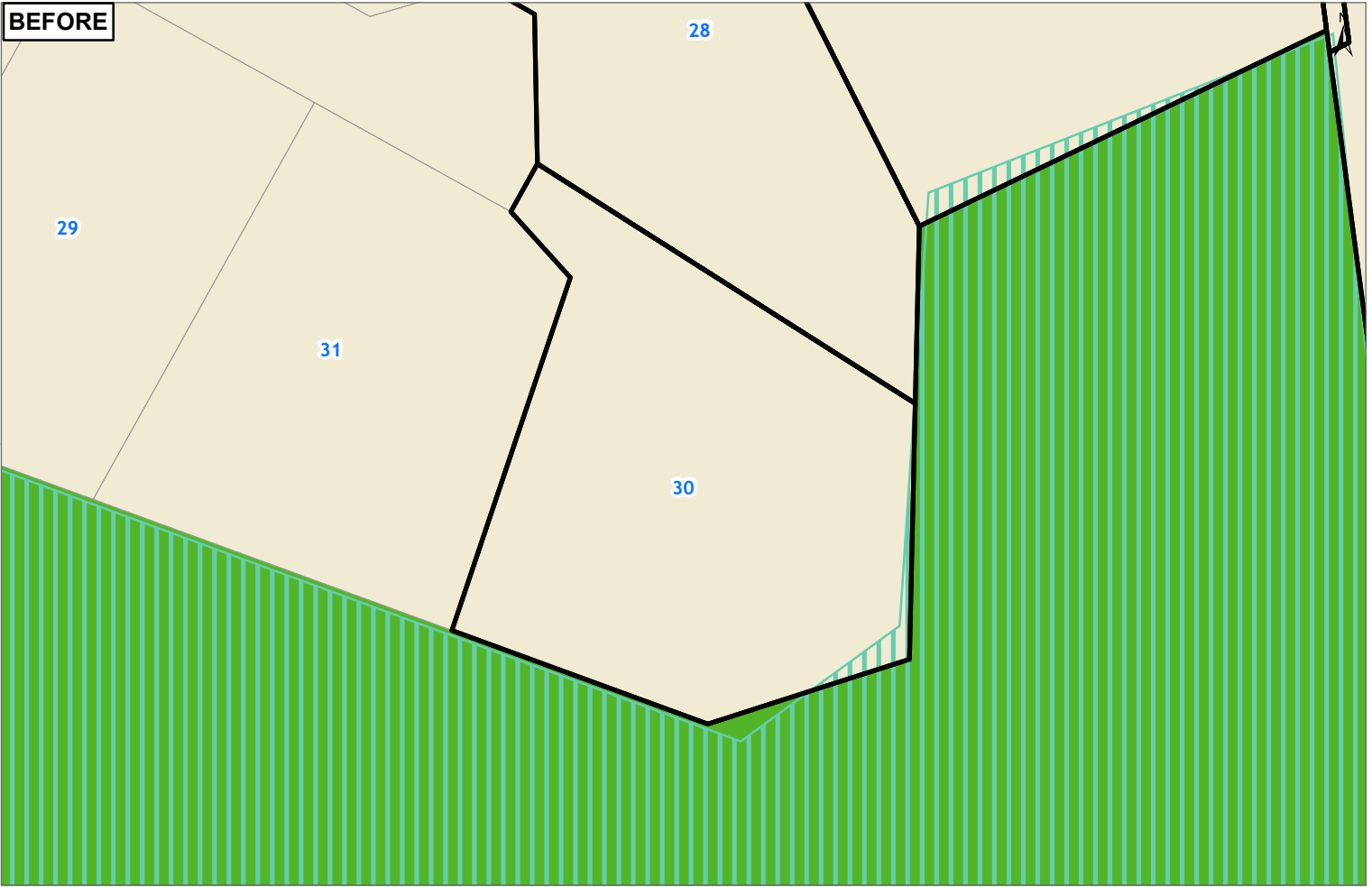
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Clause 20A - High Natural Character 28 DARCY PLACE MASSEY

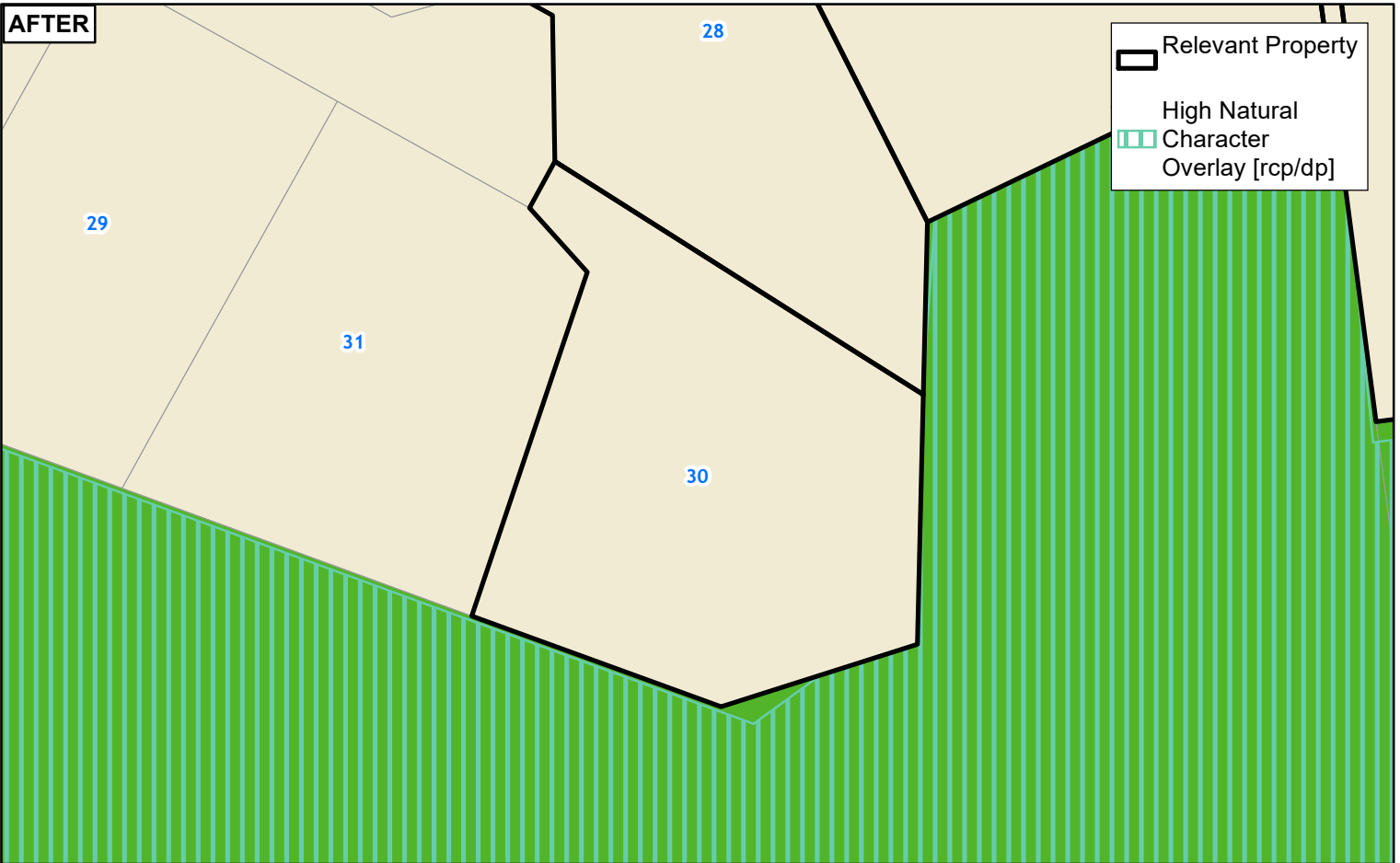


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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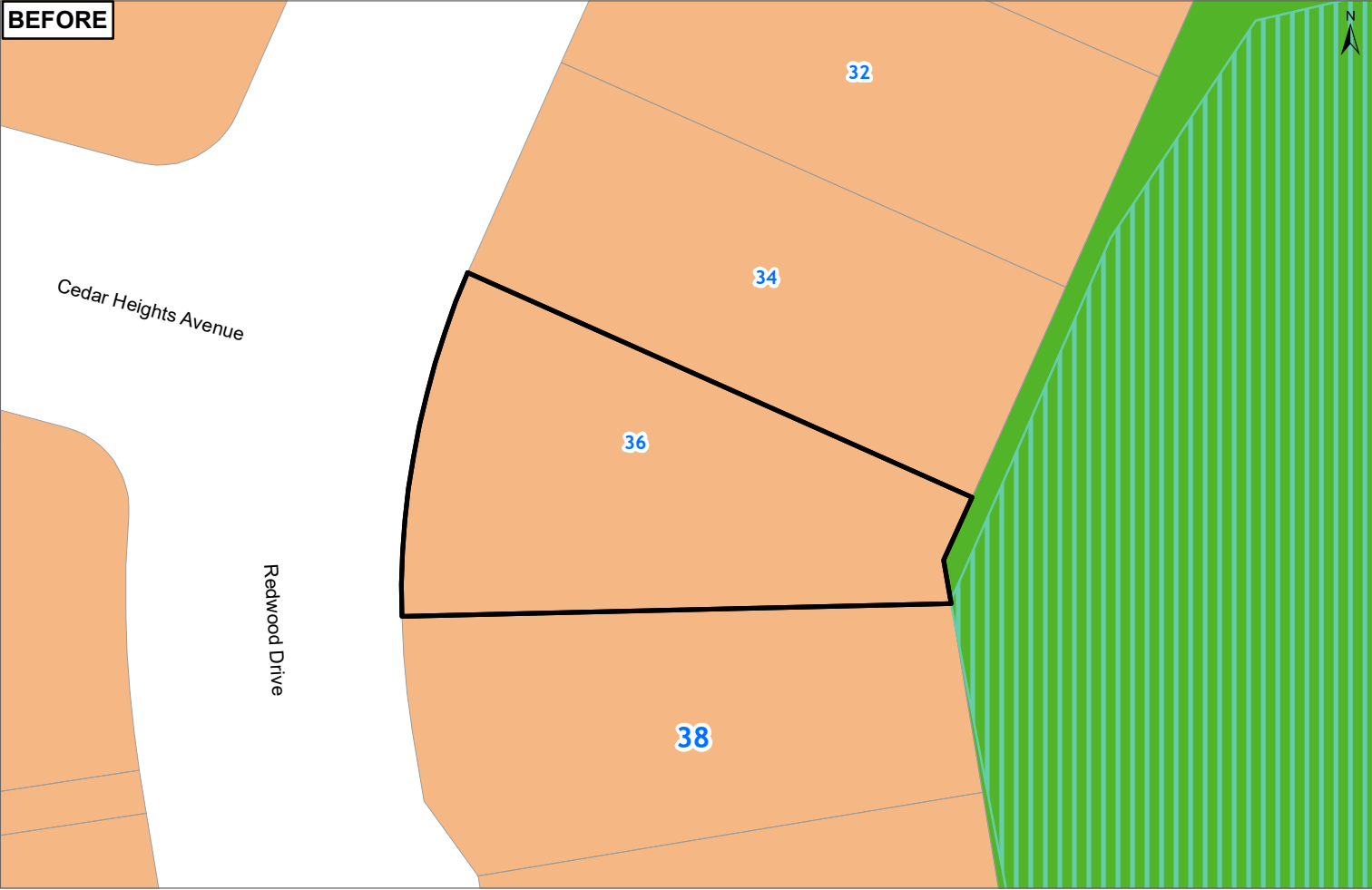
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Clause 20A - High Natural Character 30 DARCY PLACE MASSEY

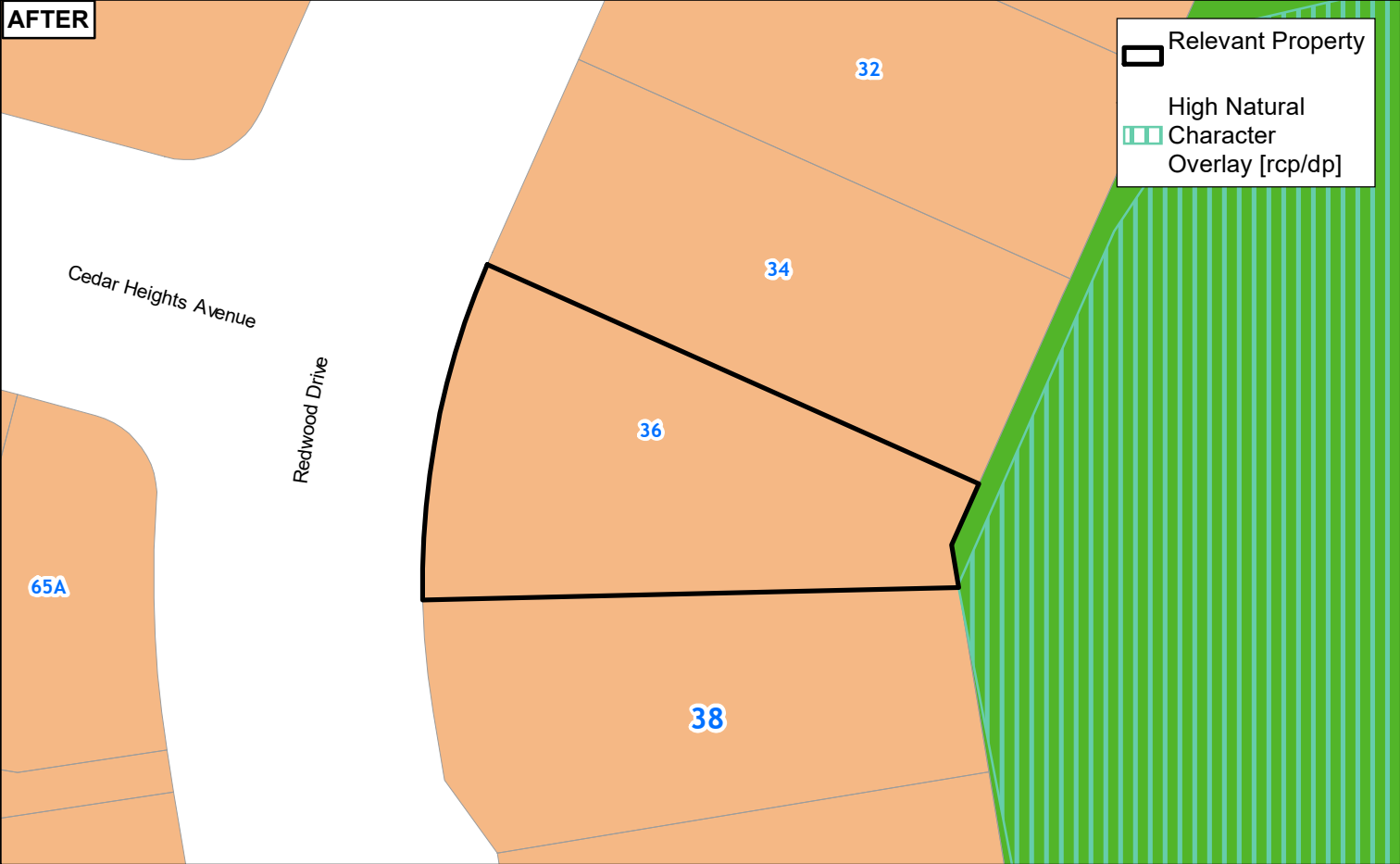


Plans and Places

BEFORE



AFTER



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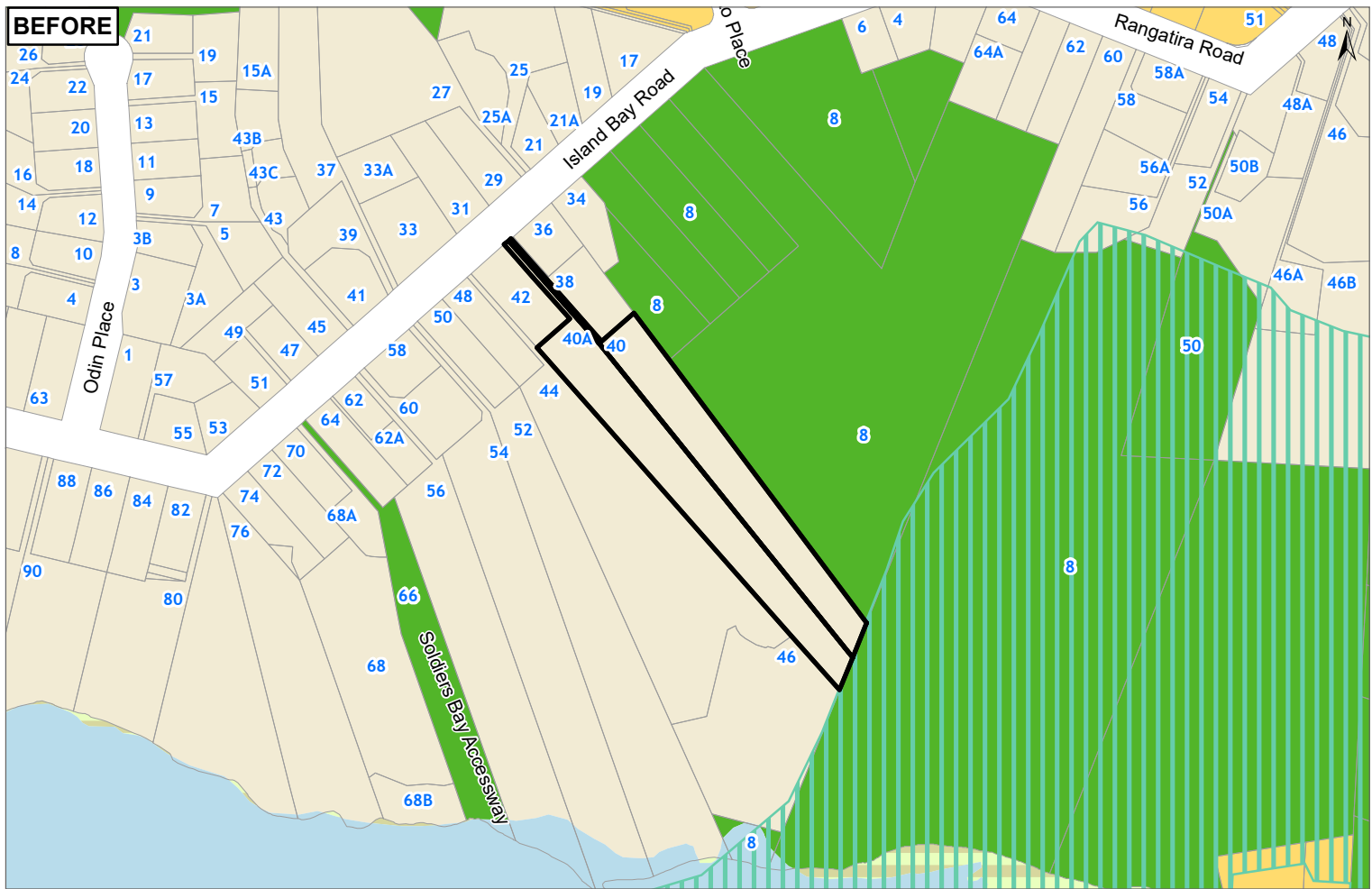
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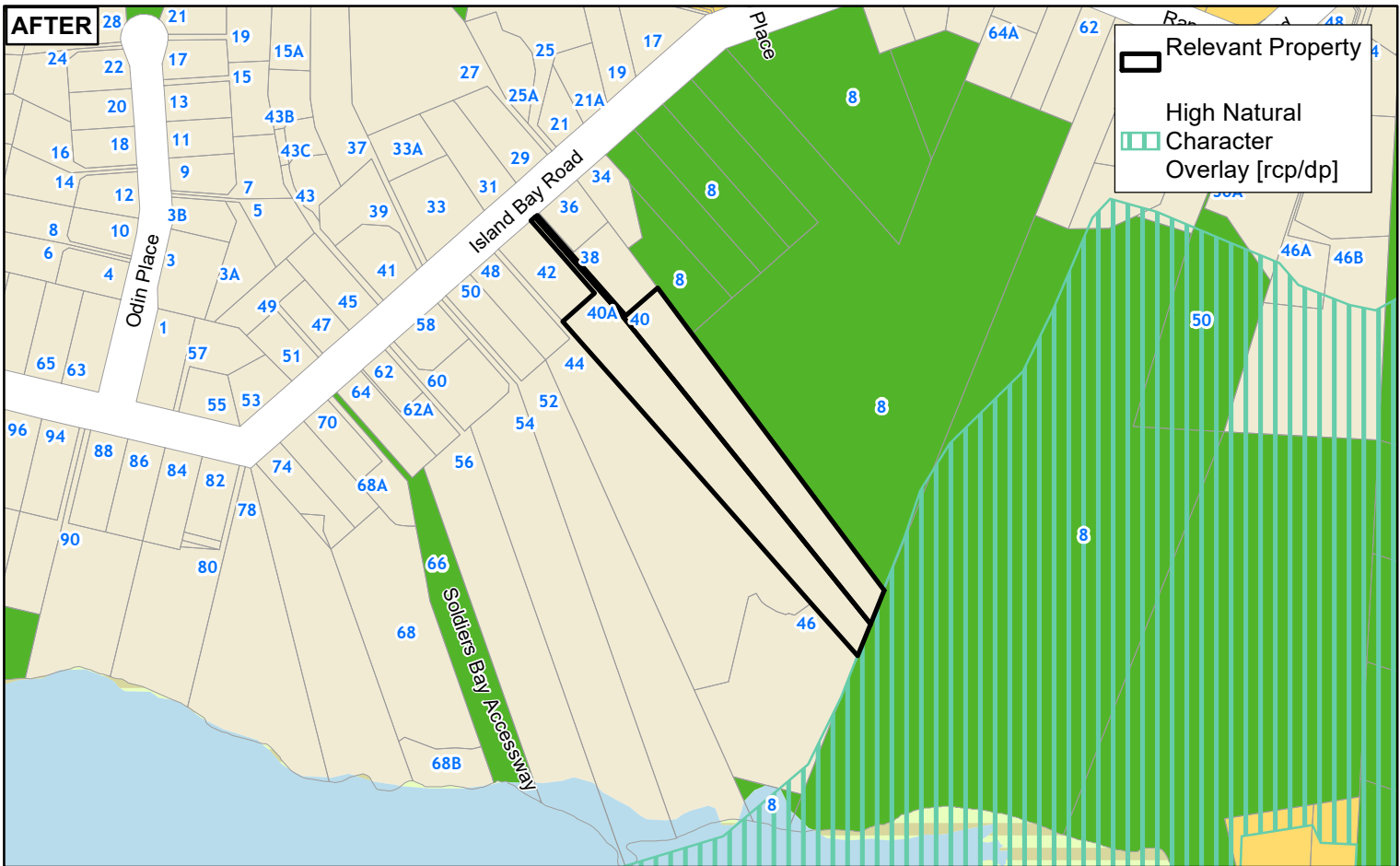
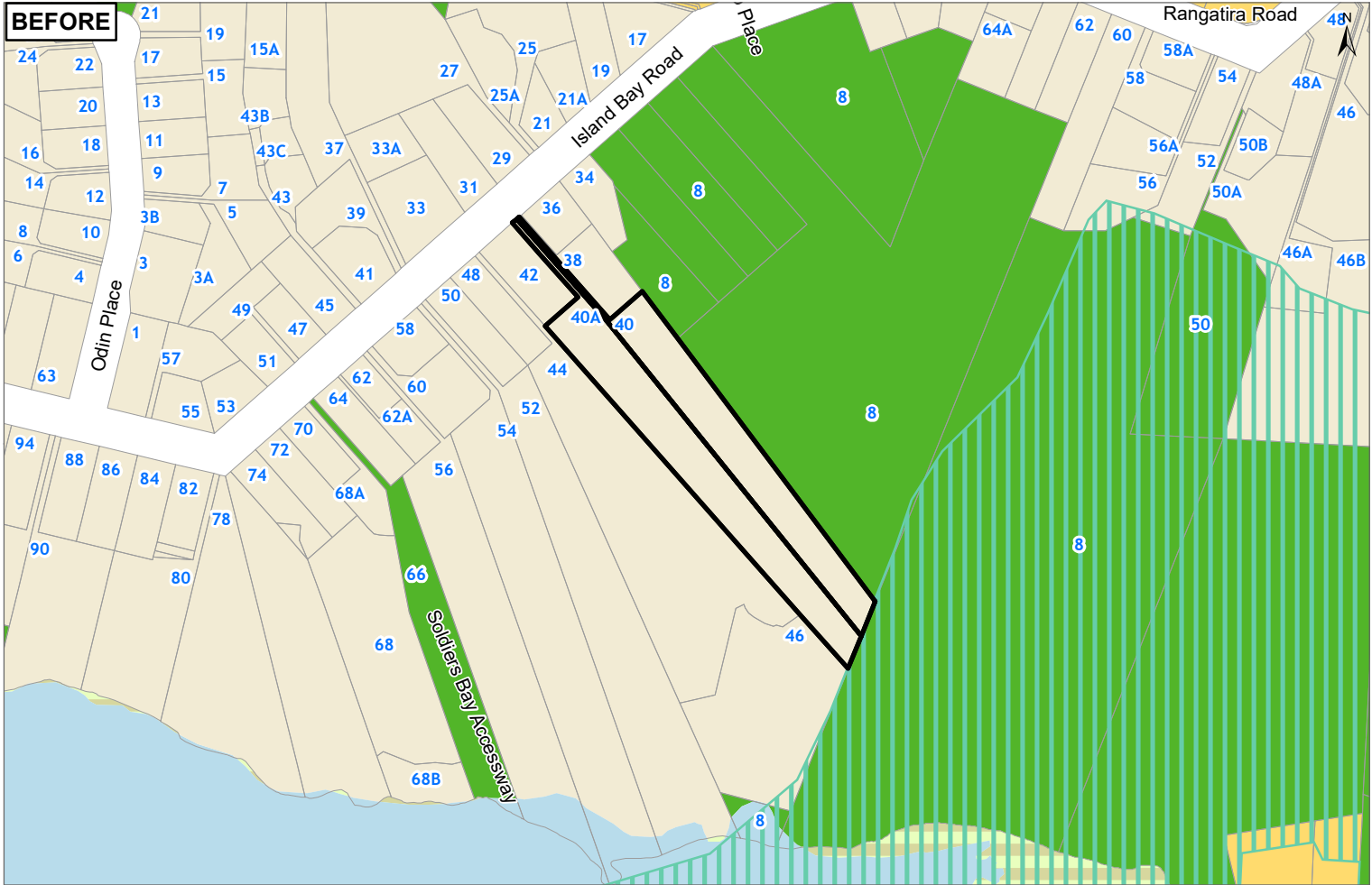
Clause 20A - High Natural Character
36 REDWOOD DRIVE MASSEY



Plans and Places

BEFORE





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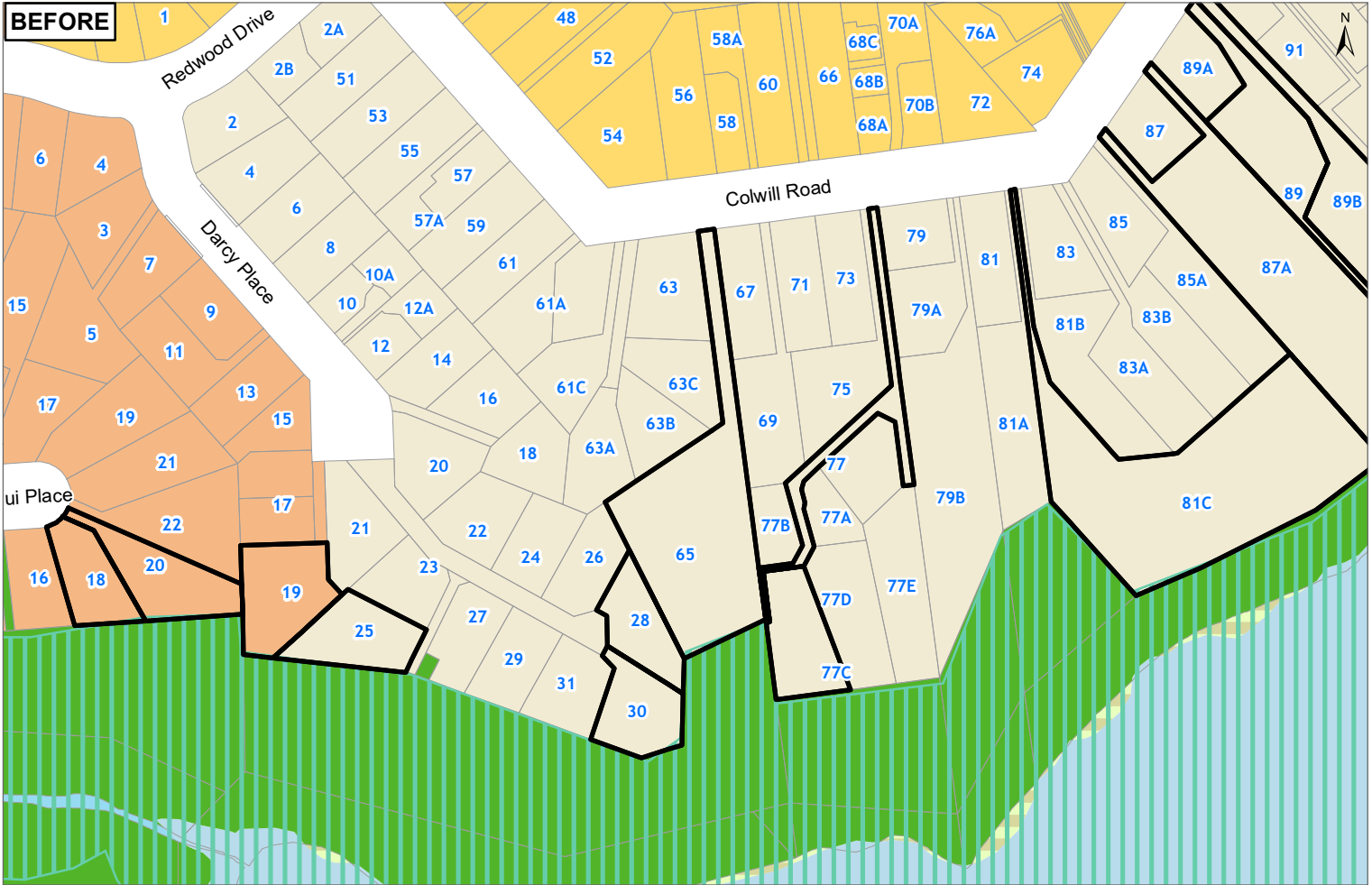
Clause 20A - High Natural Character

40A ISLAND BAY ROAD BEACH HAVEN 0626

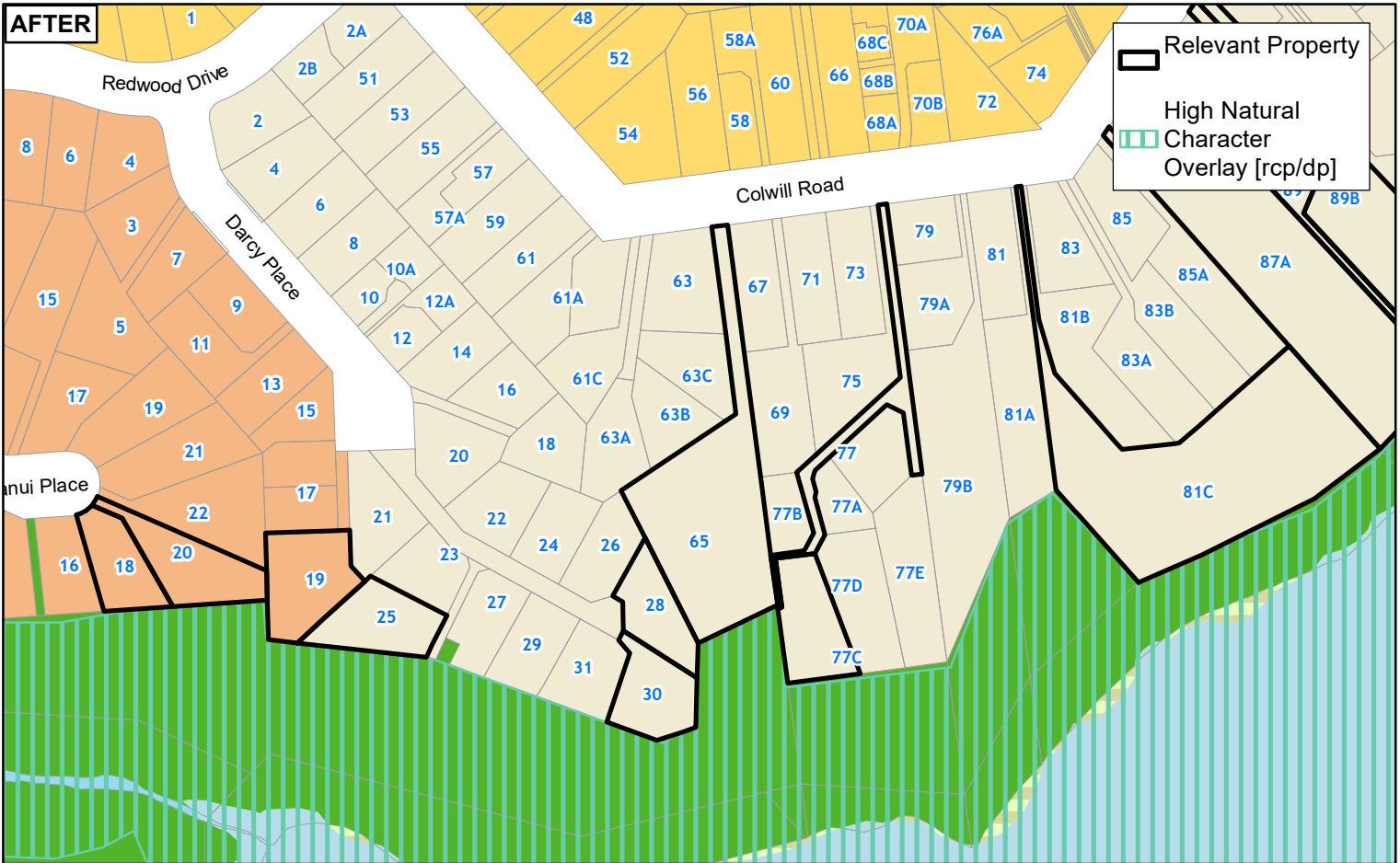


Plans and Places

BEFORE



AFTER



0 20 40 80 Metres

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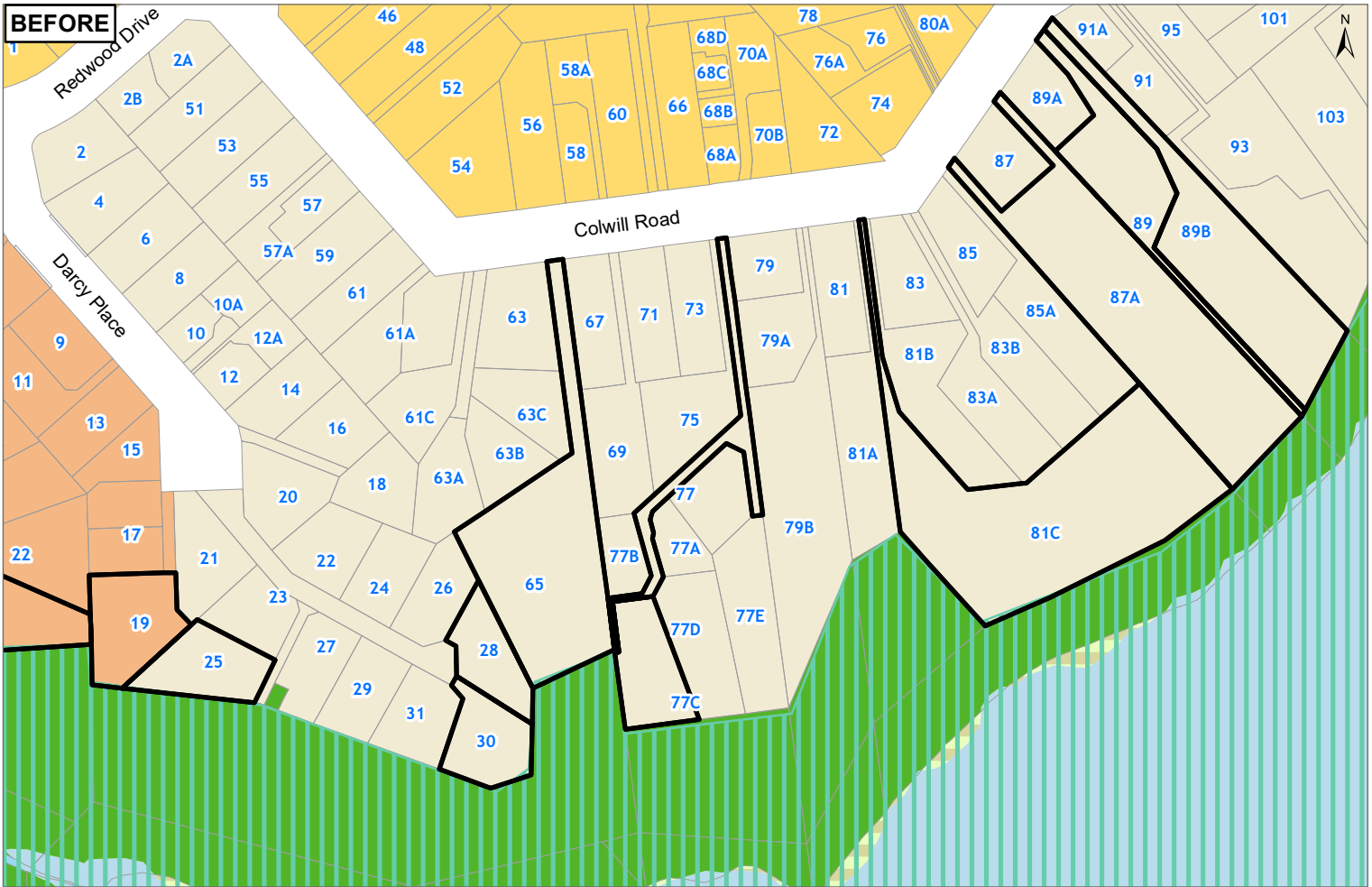
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Clause 20A - High Natural Character 65 COLWILL ROAD MASSEY

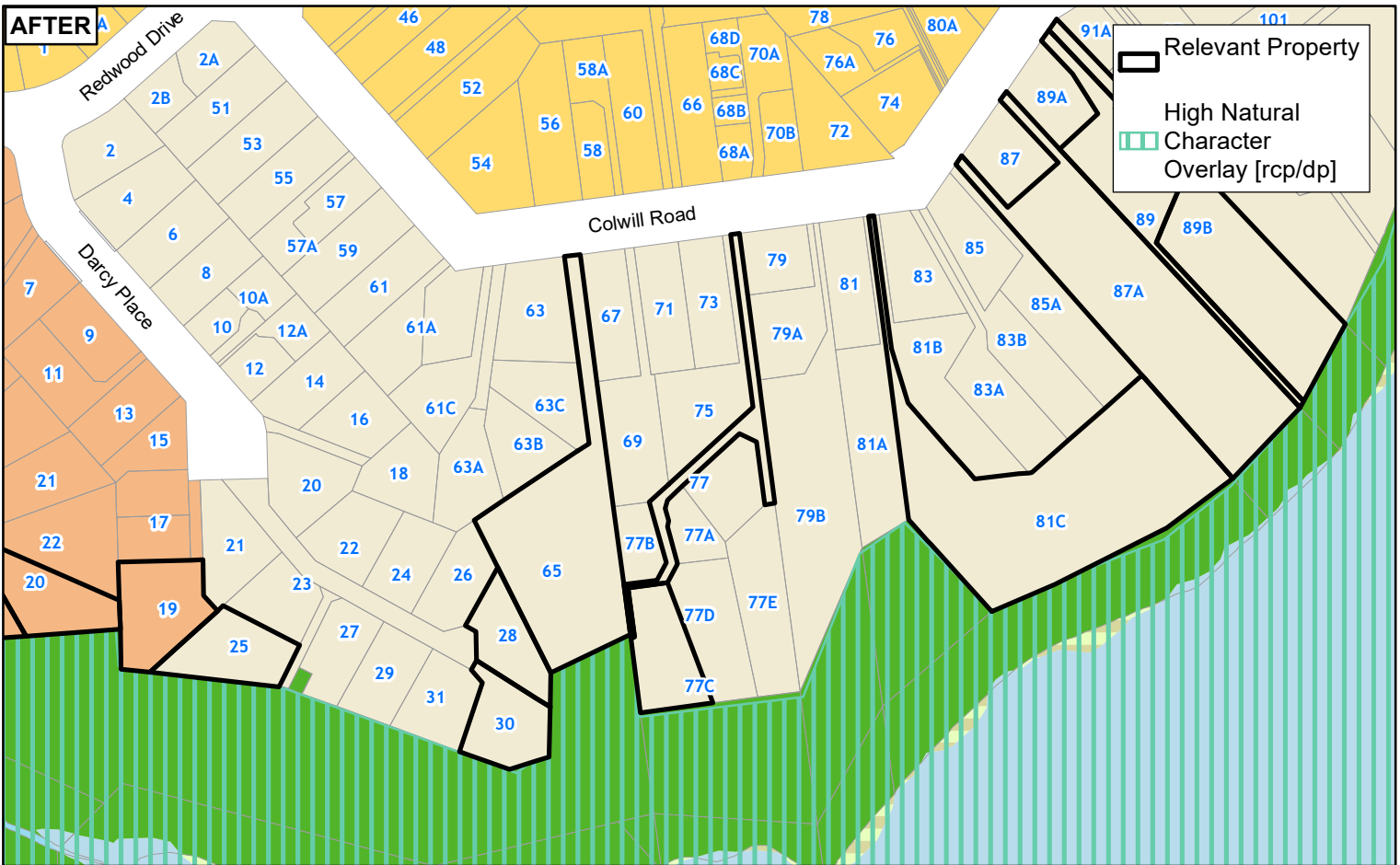


Plans and Places

BEFORE



AFTER



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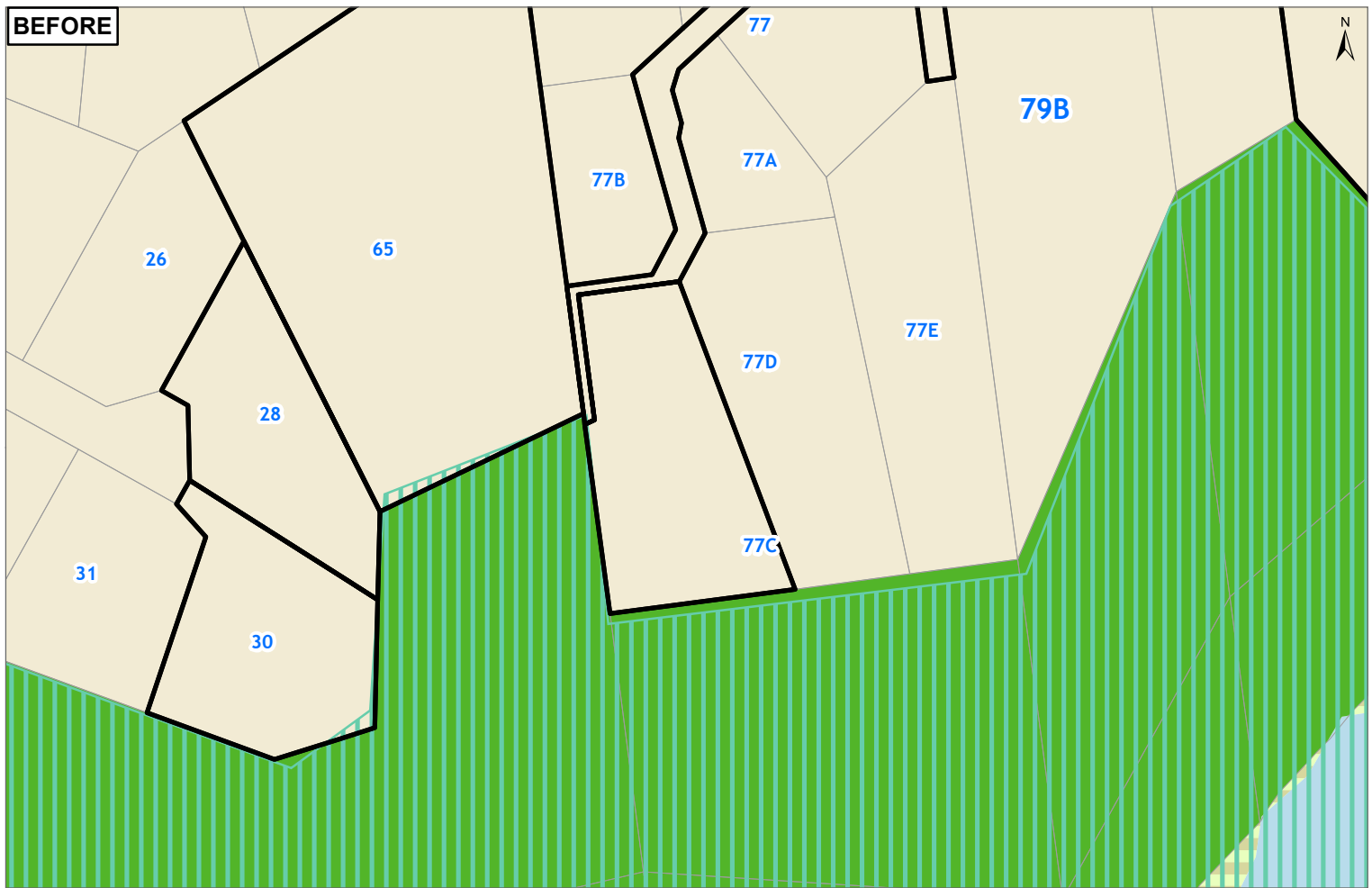
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Clause 20A - High Natural Character 77B COLWILL ROAD MASSEY

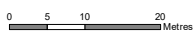
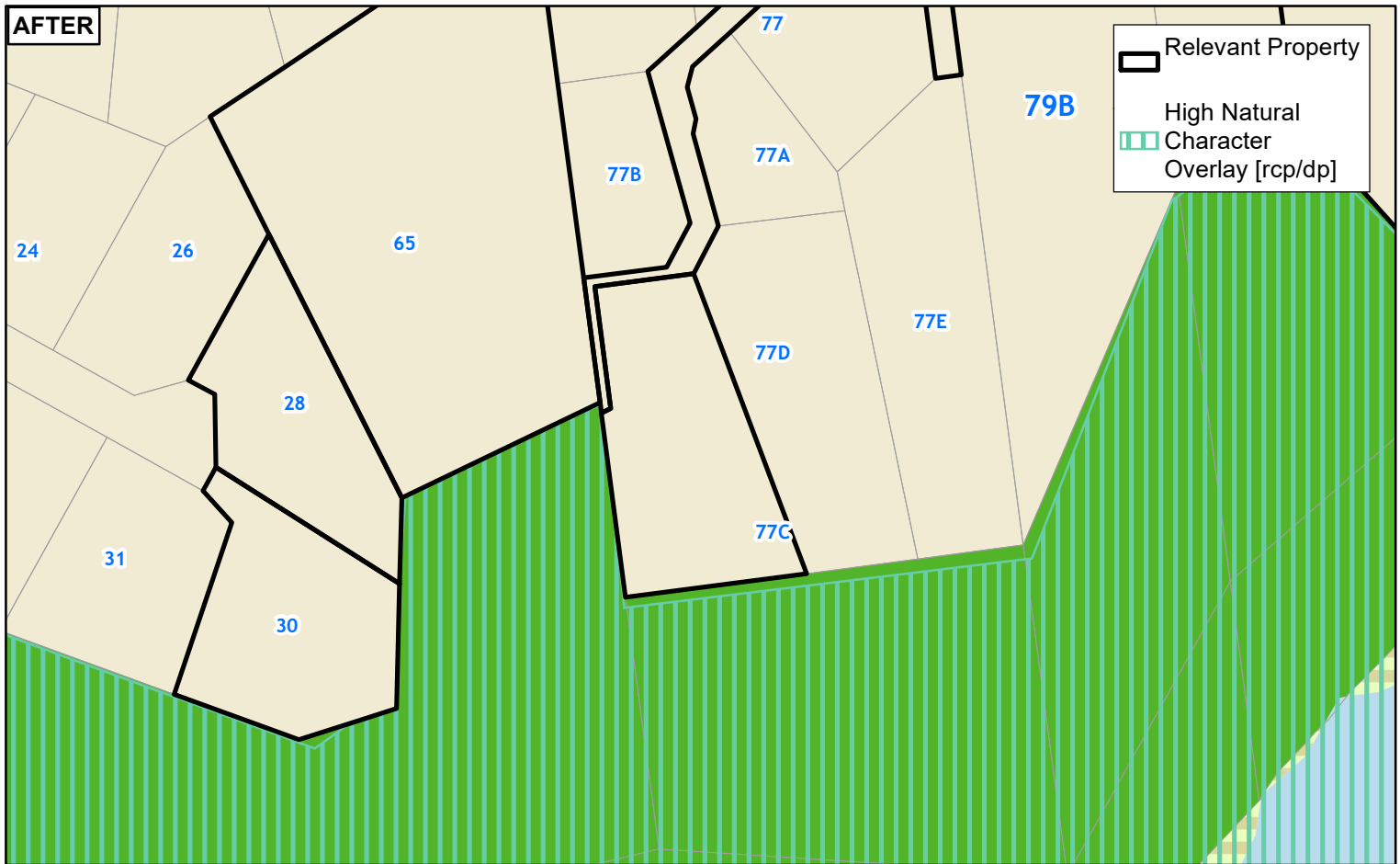


Plans and Places

BEFORE



AFTER



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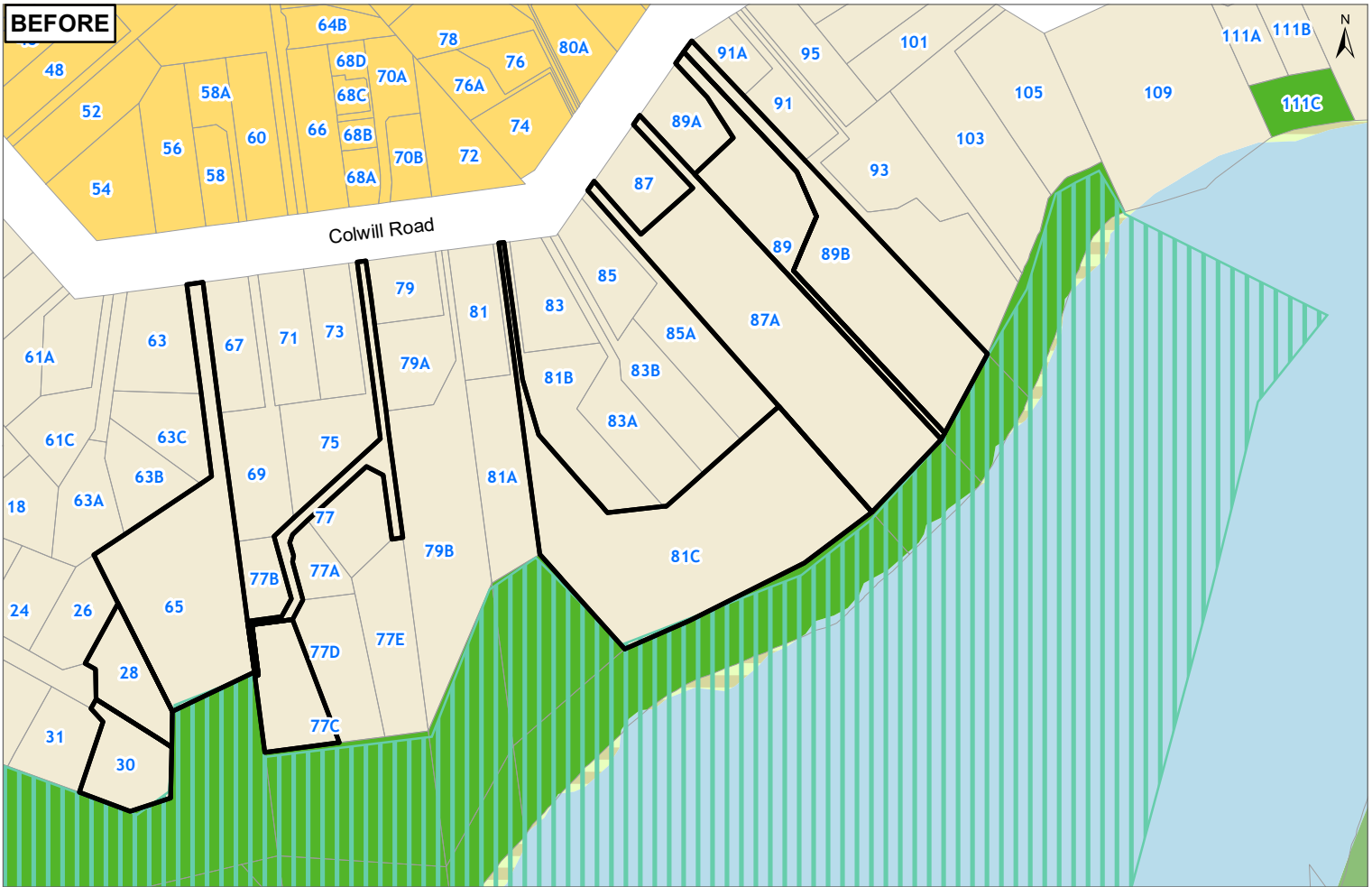
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Clause 20A - High Natural Character 77C COLWILL ROAD MASSEY

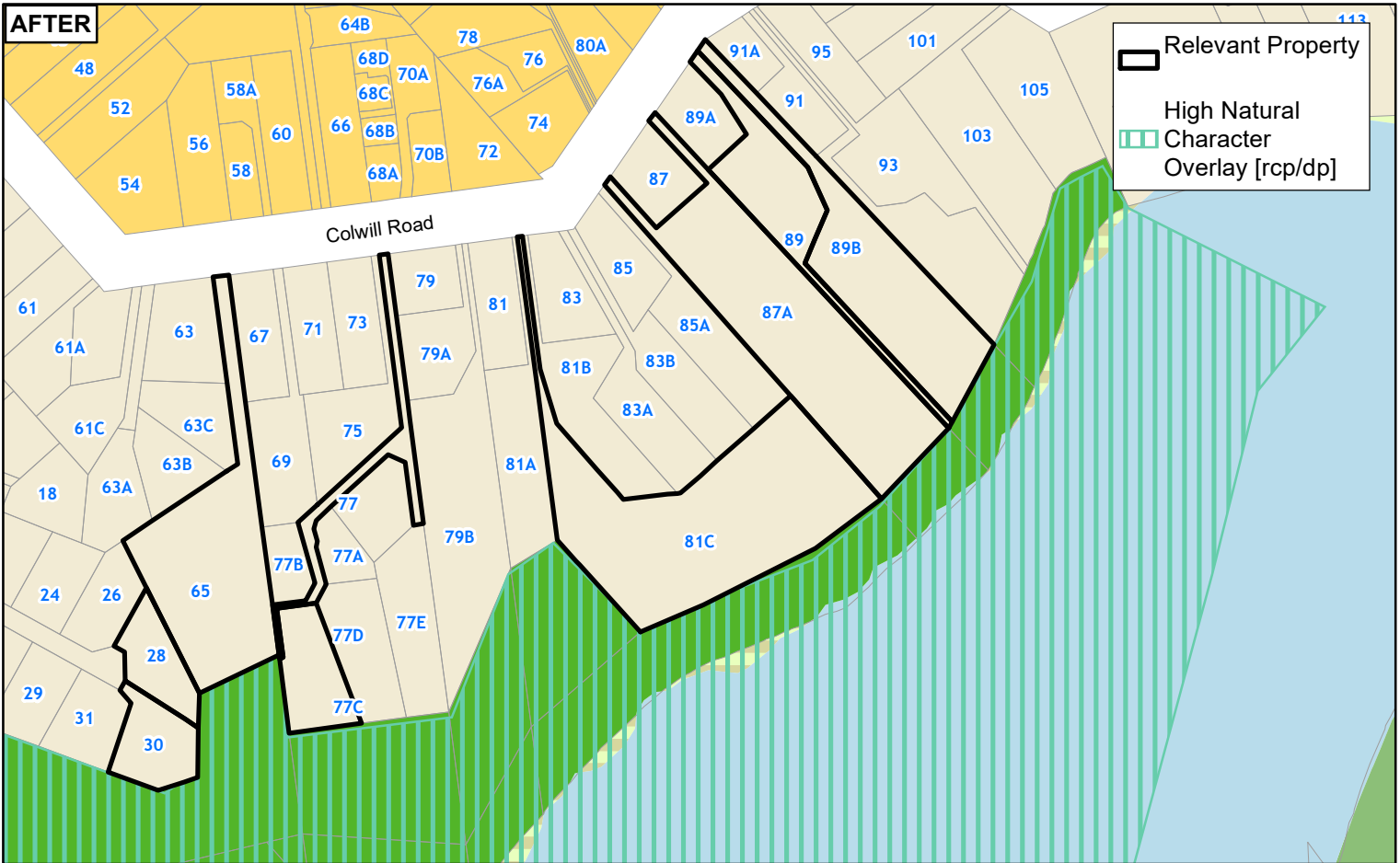


Plans and Places

BEFORE



AFTER



Clause 20A - High Natural Character
81C COLWILL ROAD MASSEY

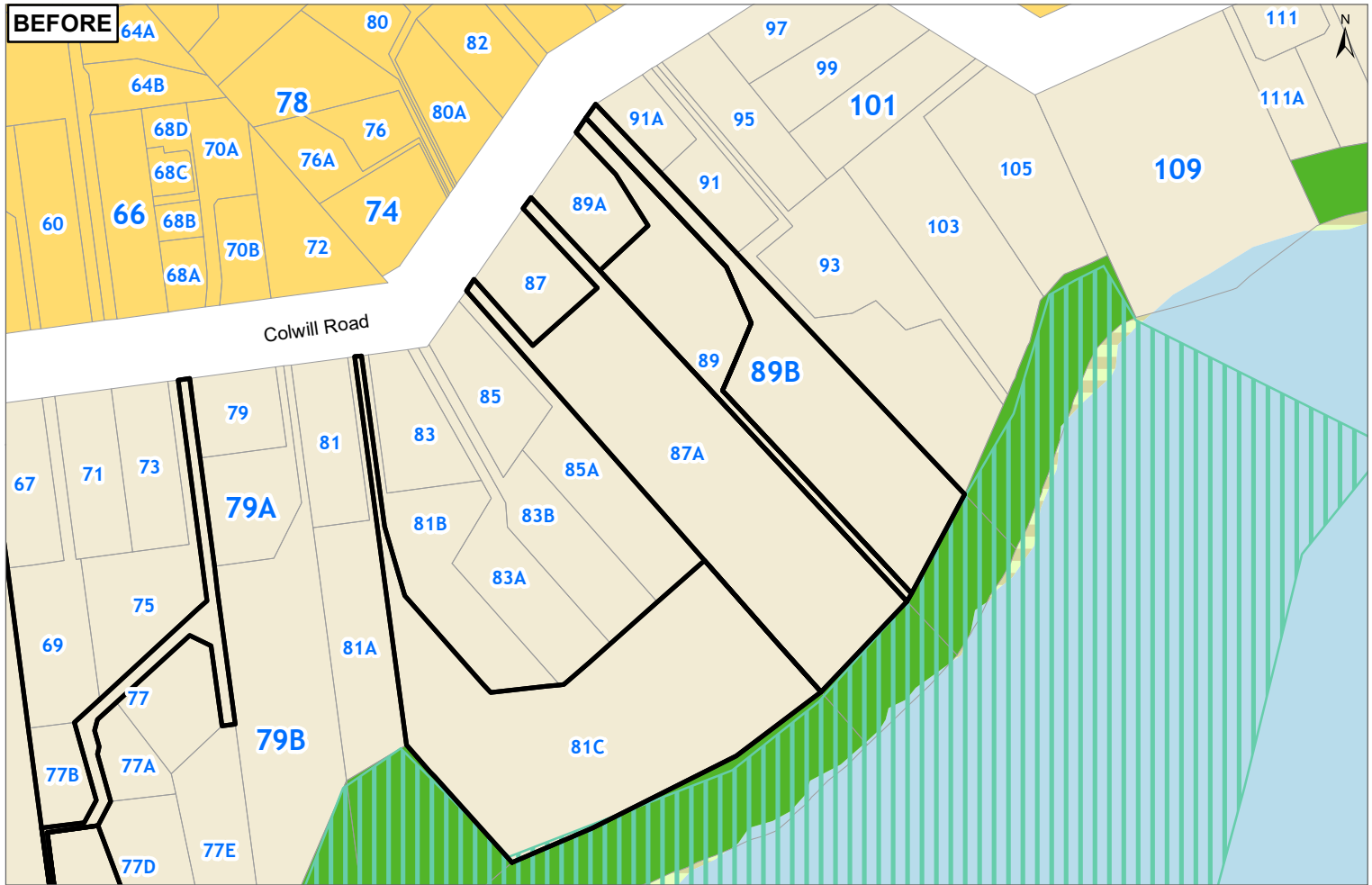


Plans and Places

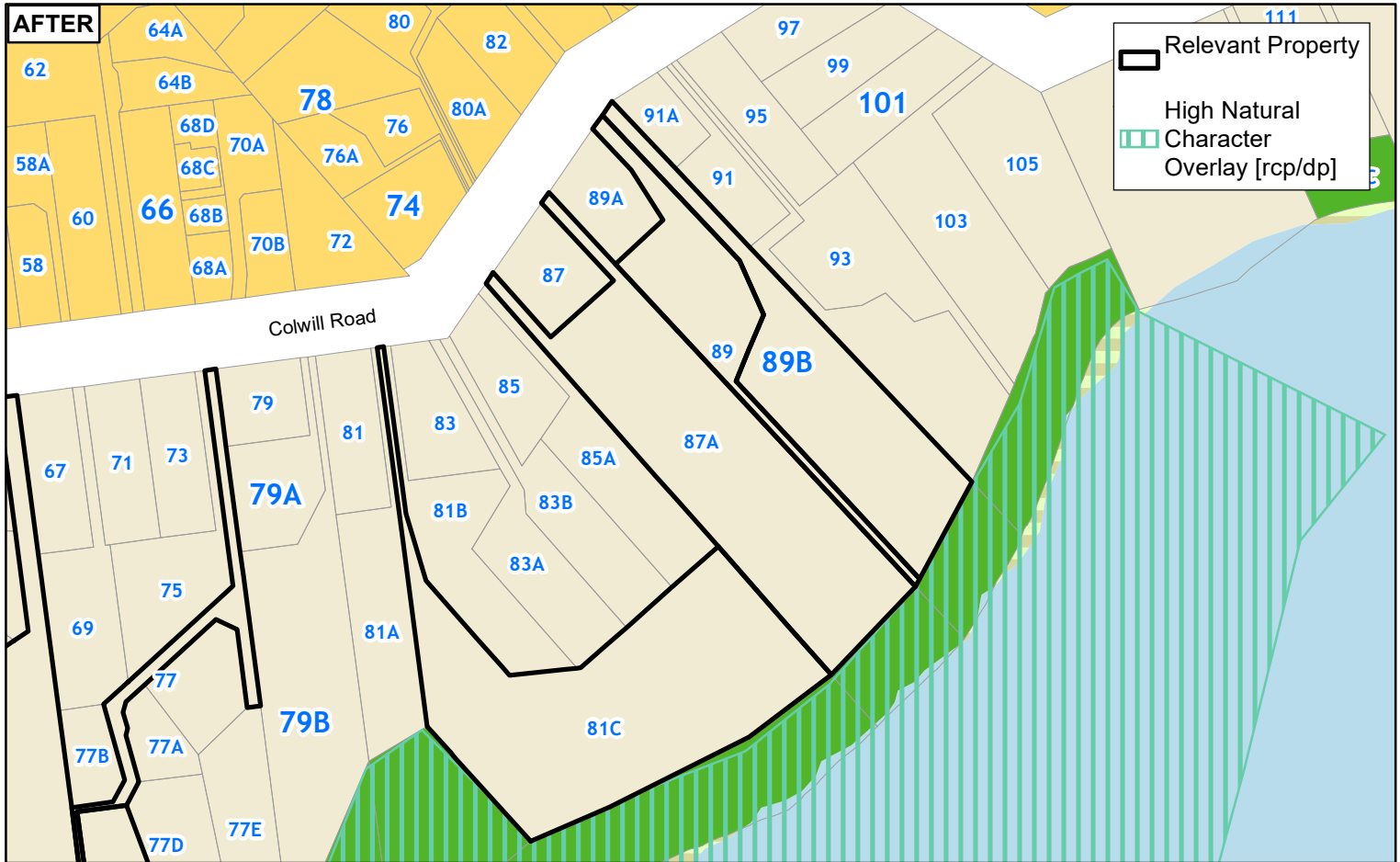
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Date: 10/08/2022

BEFORE



AFTER



Clause 20A - High Natural Character
87A COLWILL ROAD MASSEY

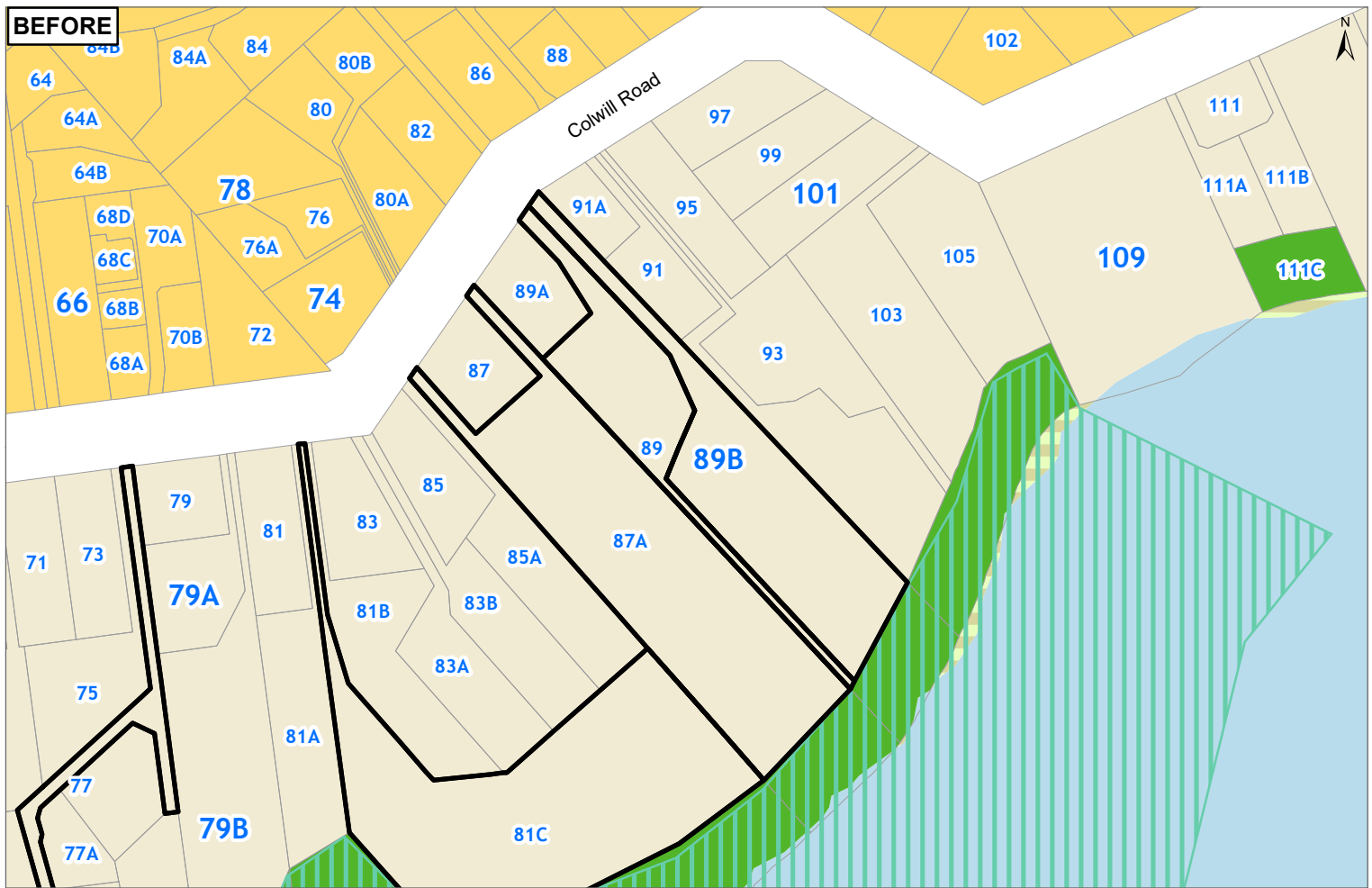
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Date: 10/08/2022

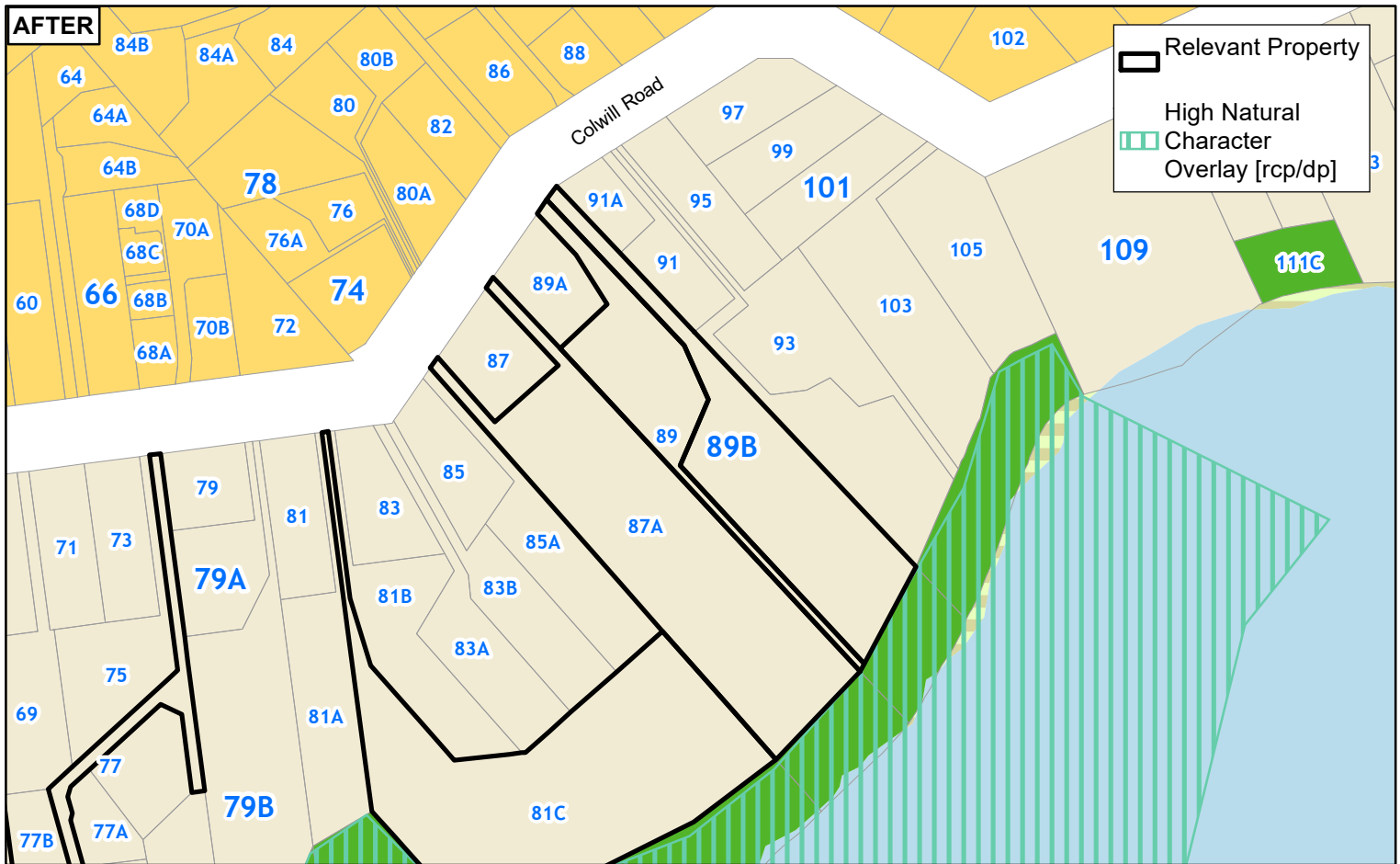


Plans and Places

BEFORE



AFTER



0 15 30 60 Metres

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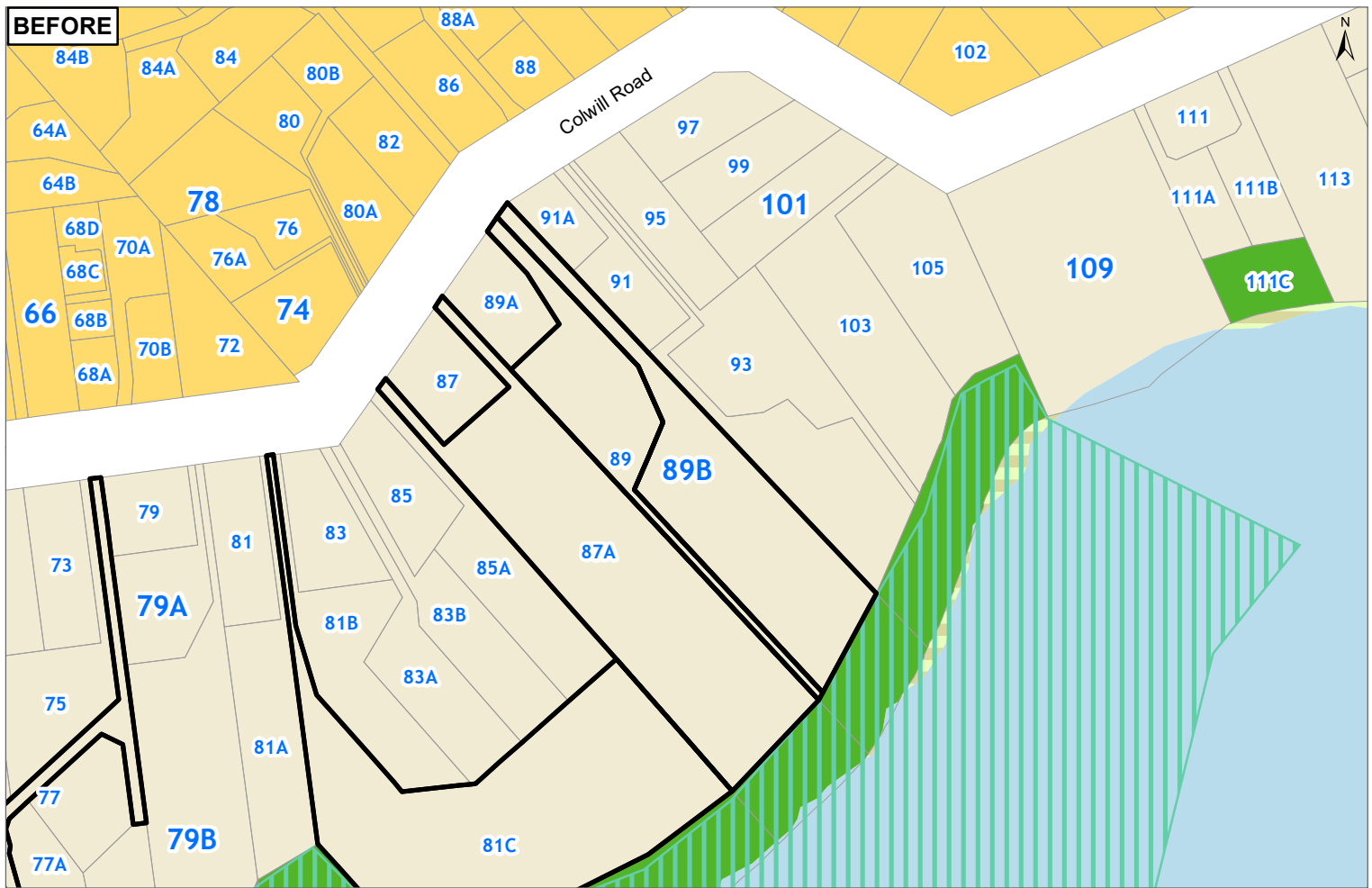
Date: 10/08/2022

Clause 20A - High Natural Character 89 COLWILL ROAD MASSEY

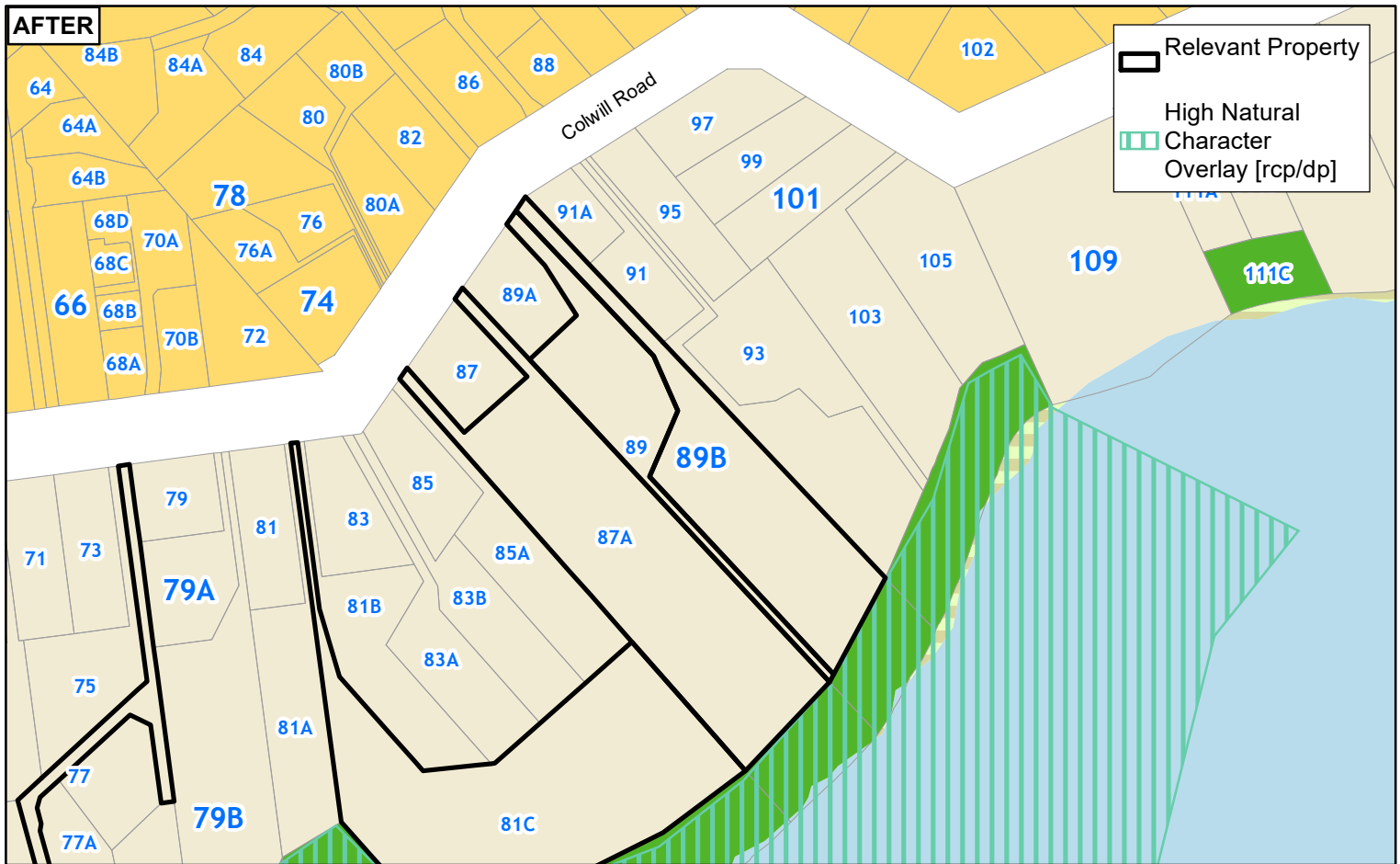


Plans and Places

BEFORE



AFTER



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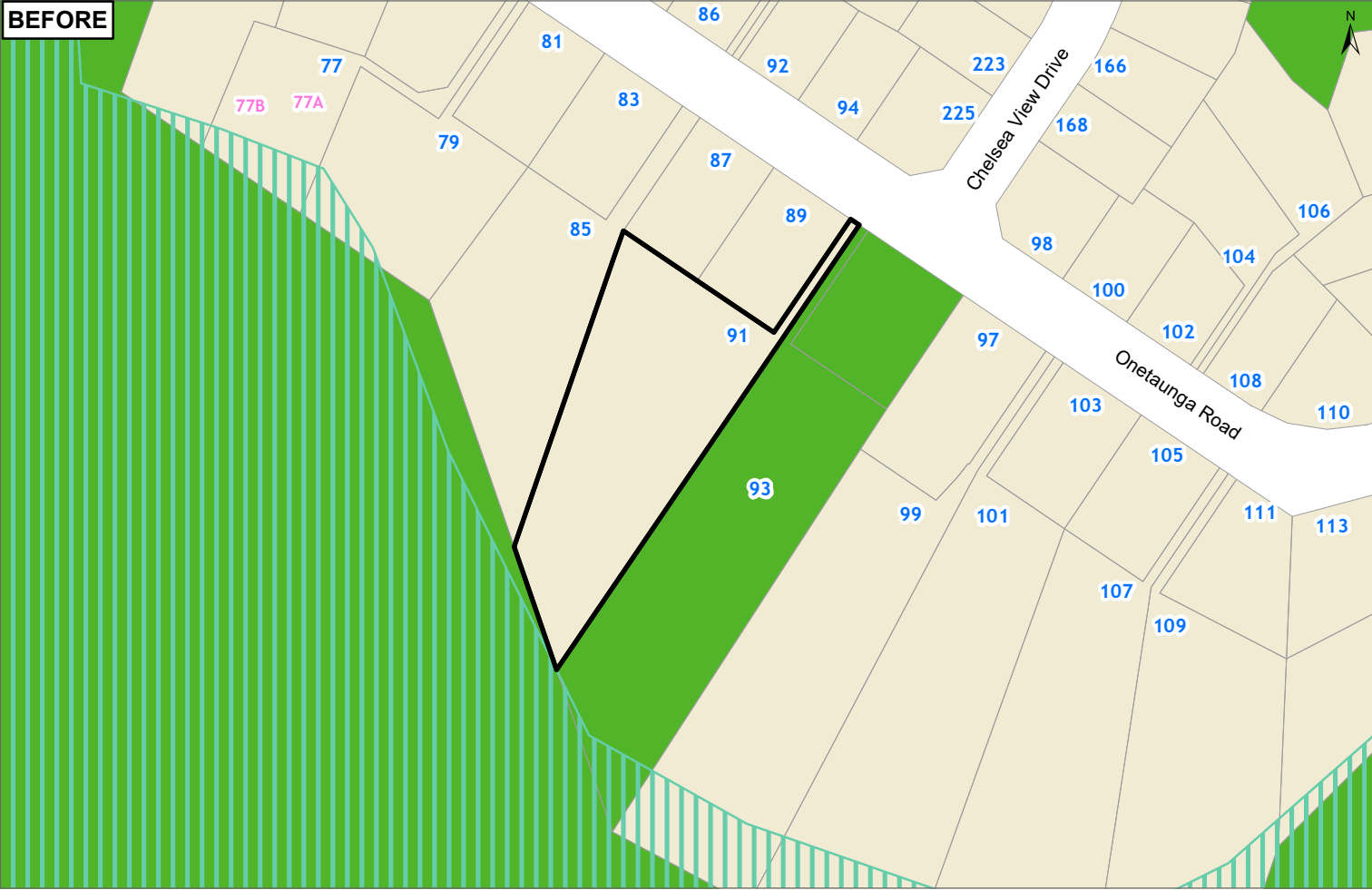
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Clause 20A - High Natural Character 89B COLWILL ROAD MASSEY

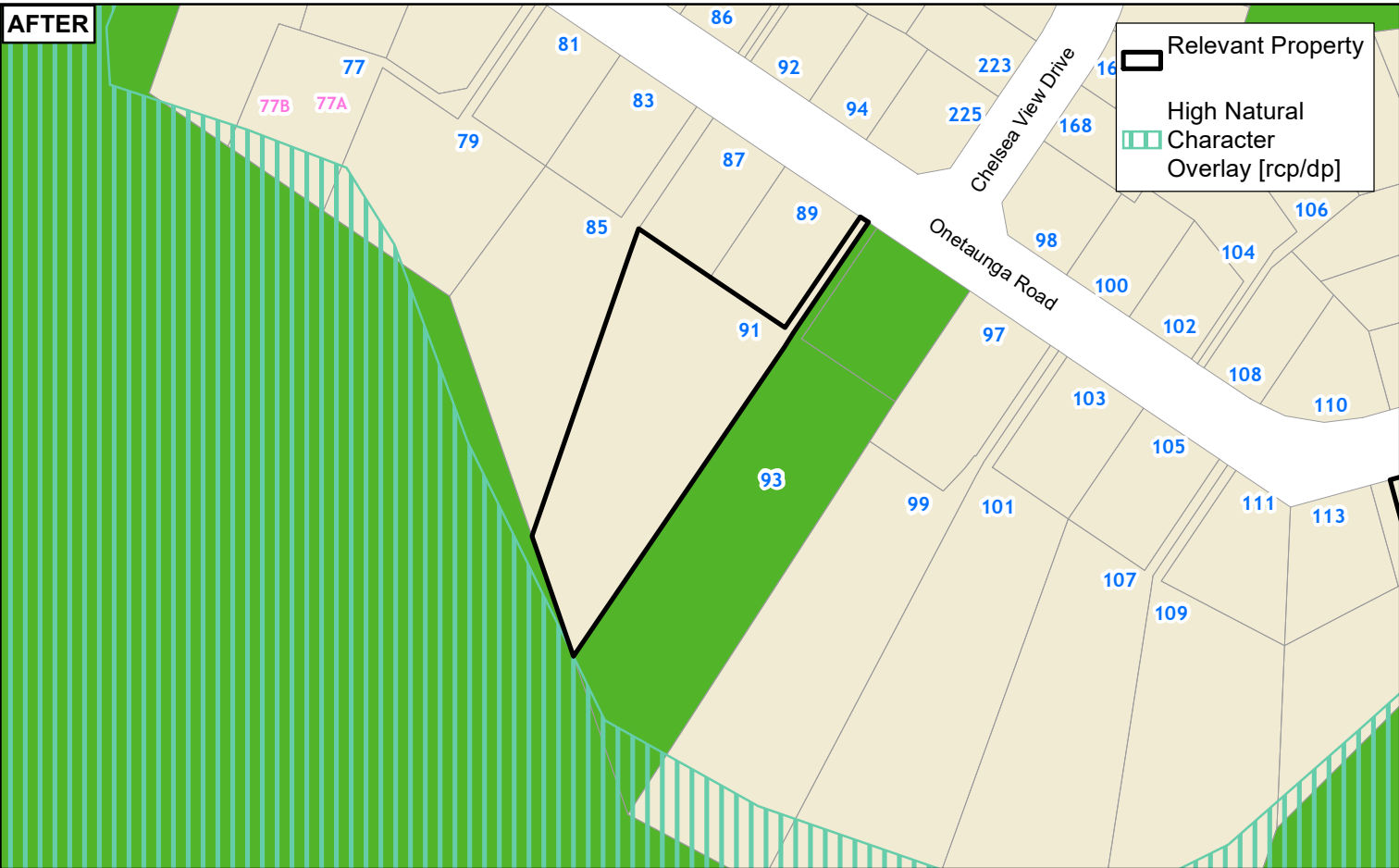


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

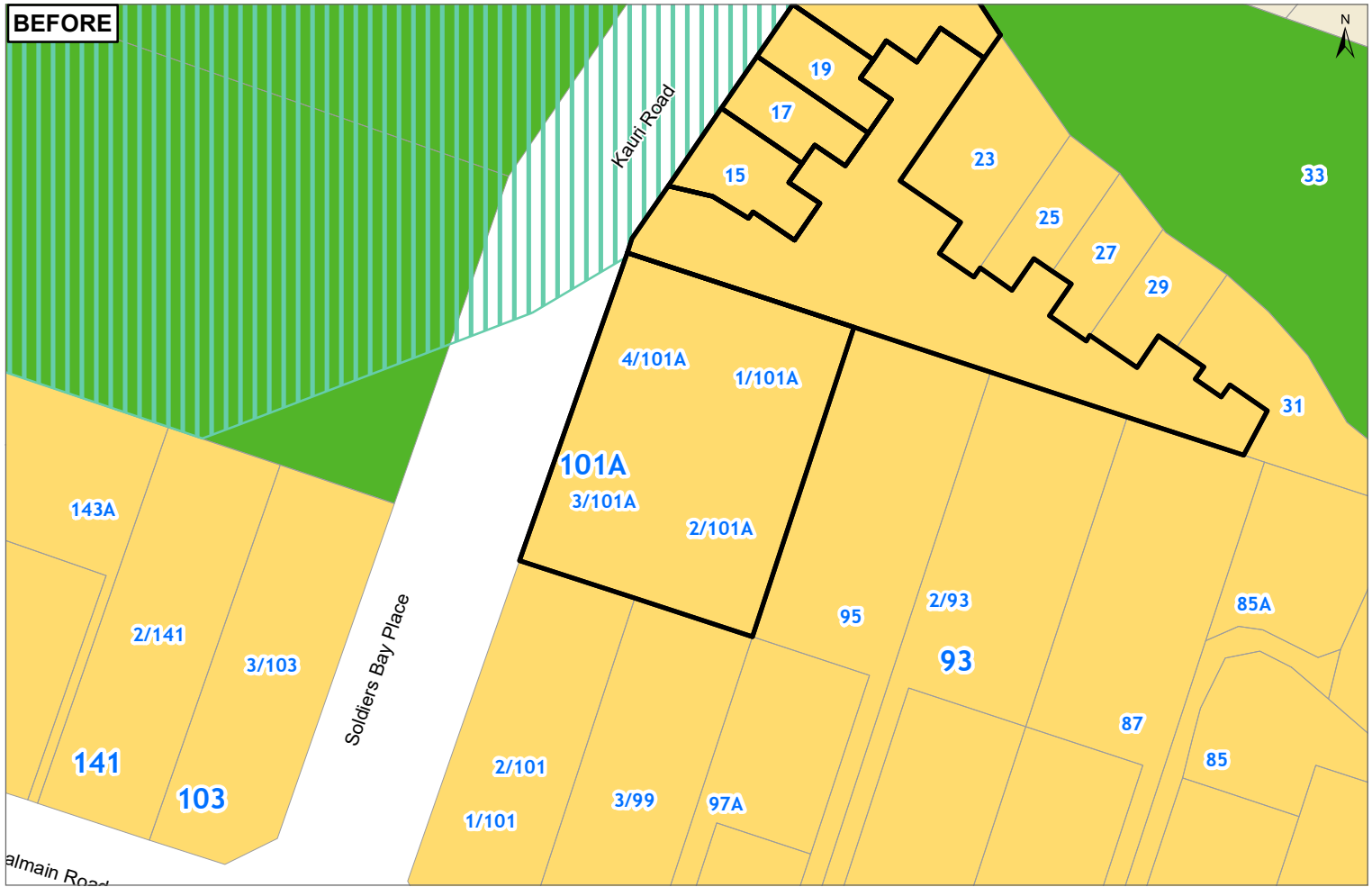
Clause 20A - High Natural Character

91 ONETAUNGA ROAD CHATSWOOD 0626

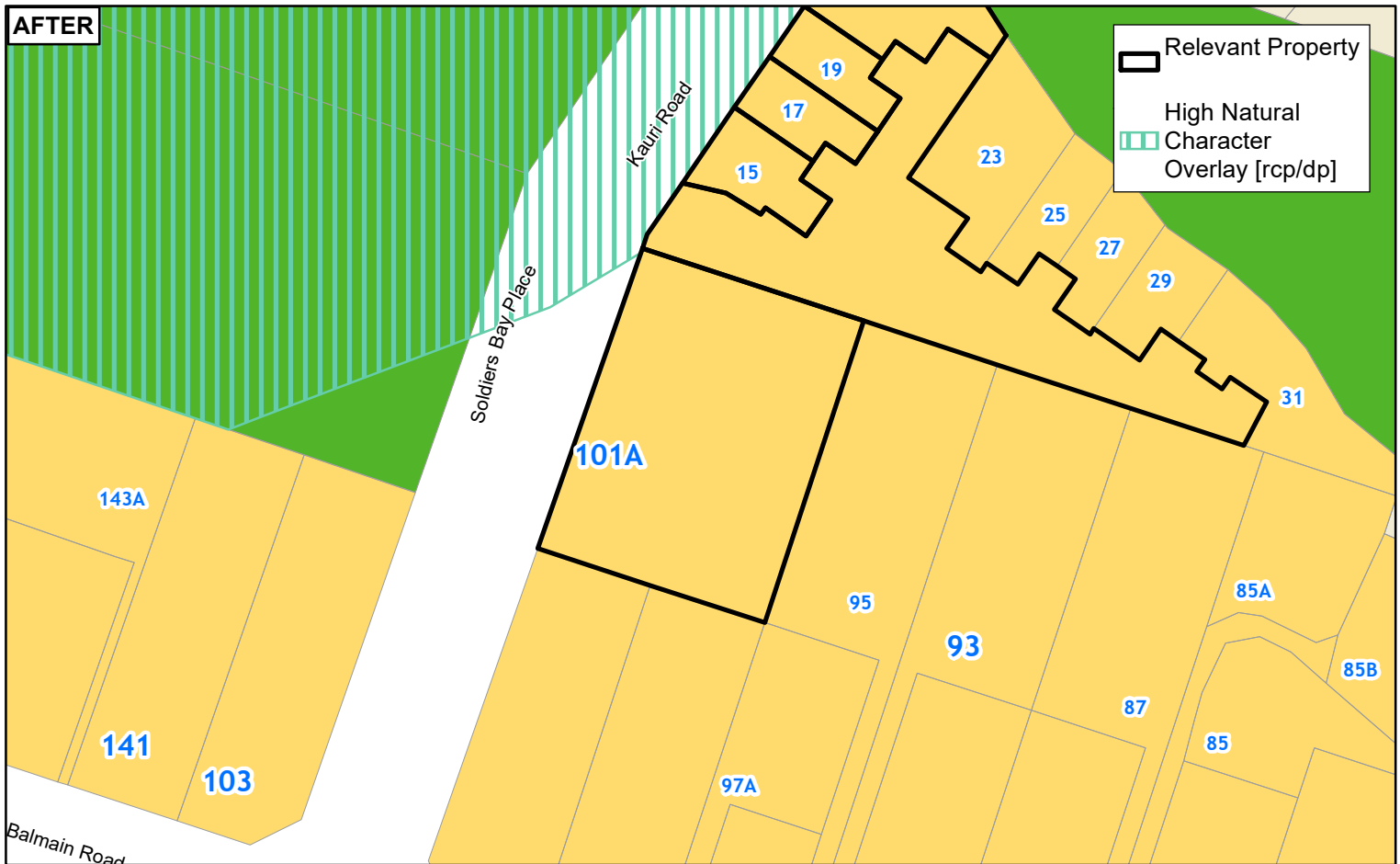


Plans and Places

BEFORE



AFTER



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Date: 10/08/2022

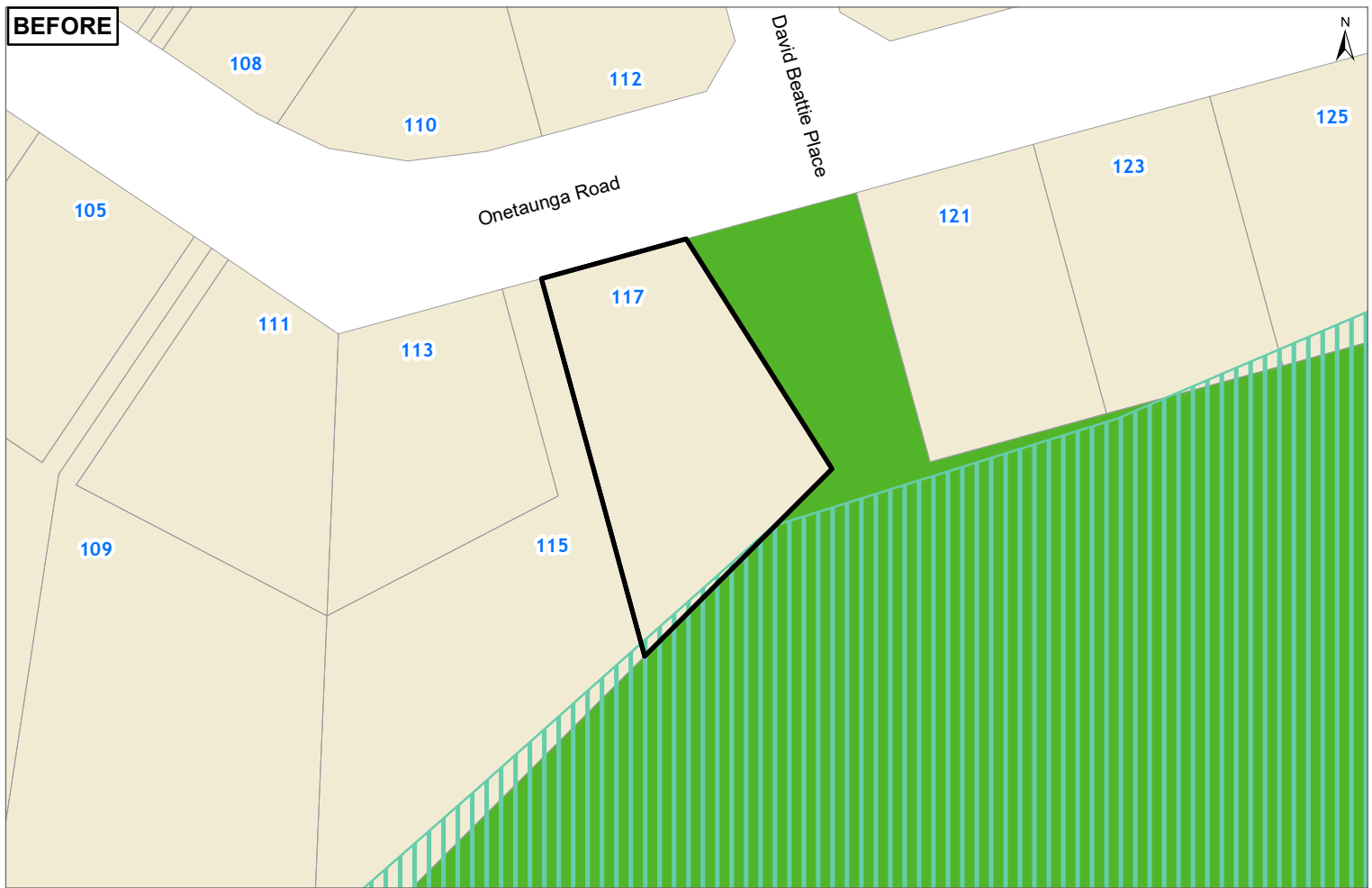
Clause 20A - High Natural Character

101A BALMAIN ROAD BIRKENHEAD 0626

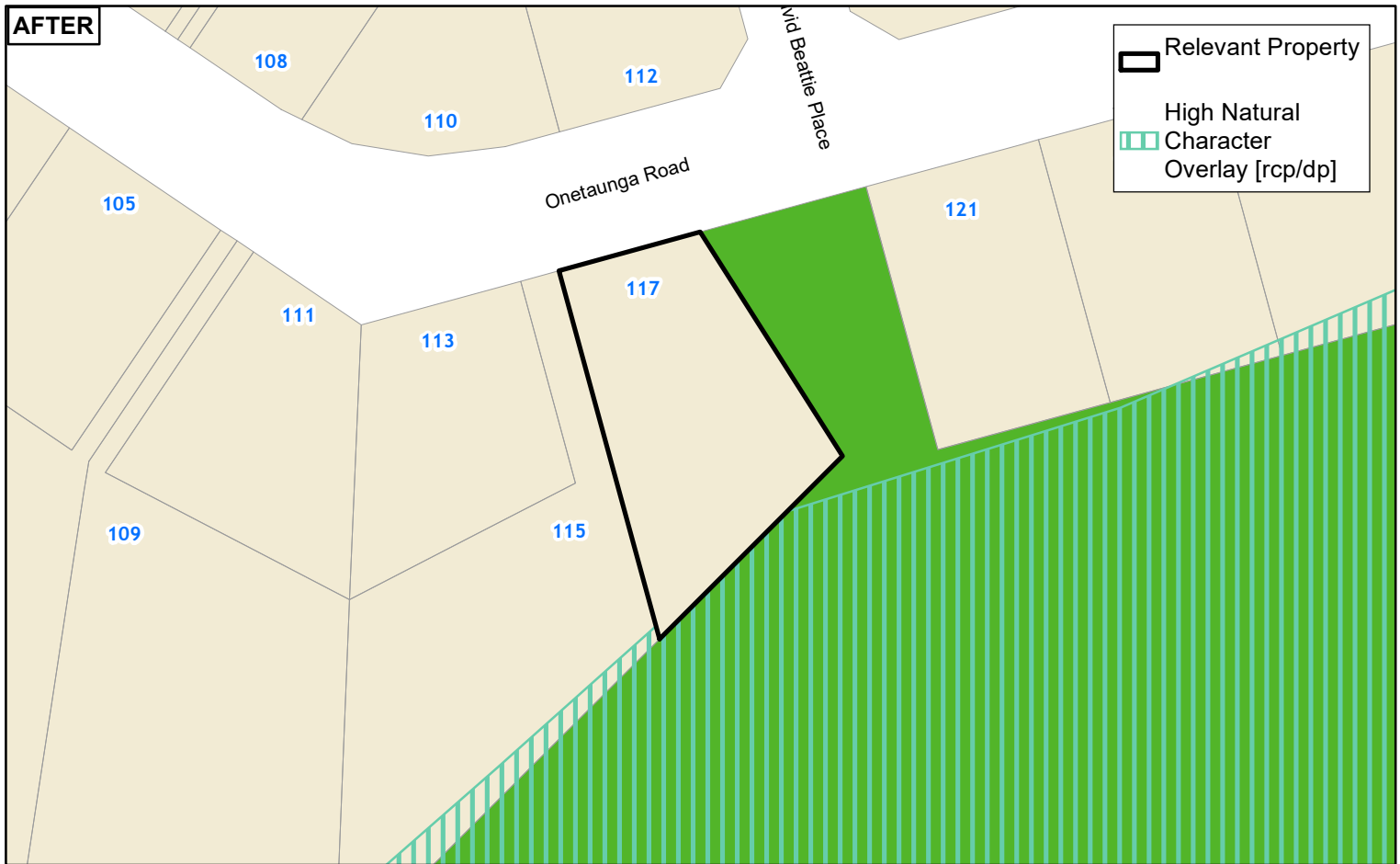


Plans and Places

BEFORE



AFTER



0 5 10 20 Metres

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Date: 10/08/2022

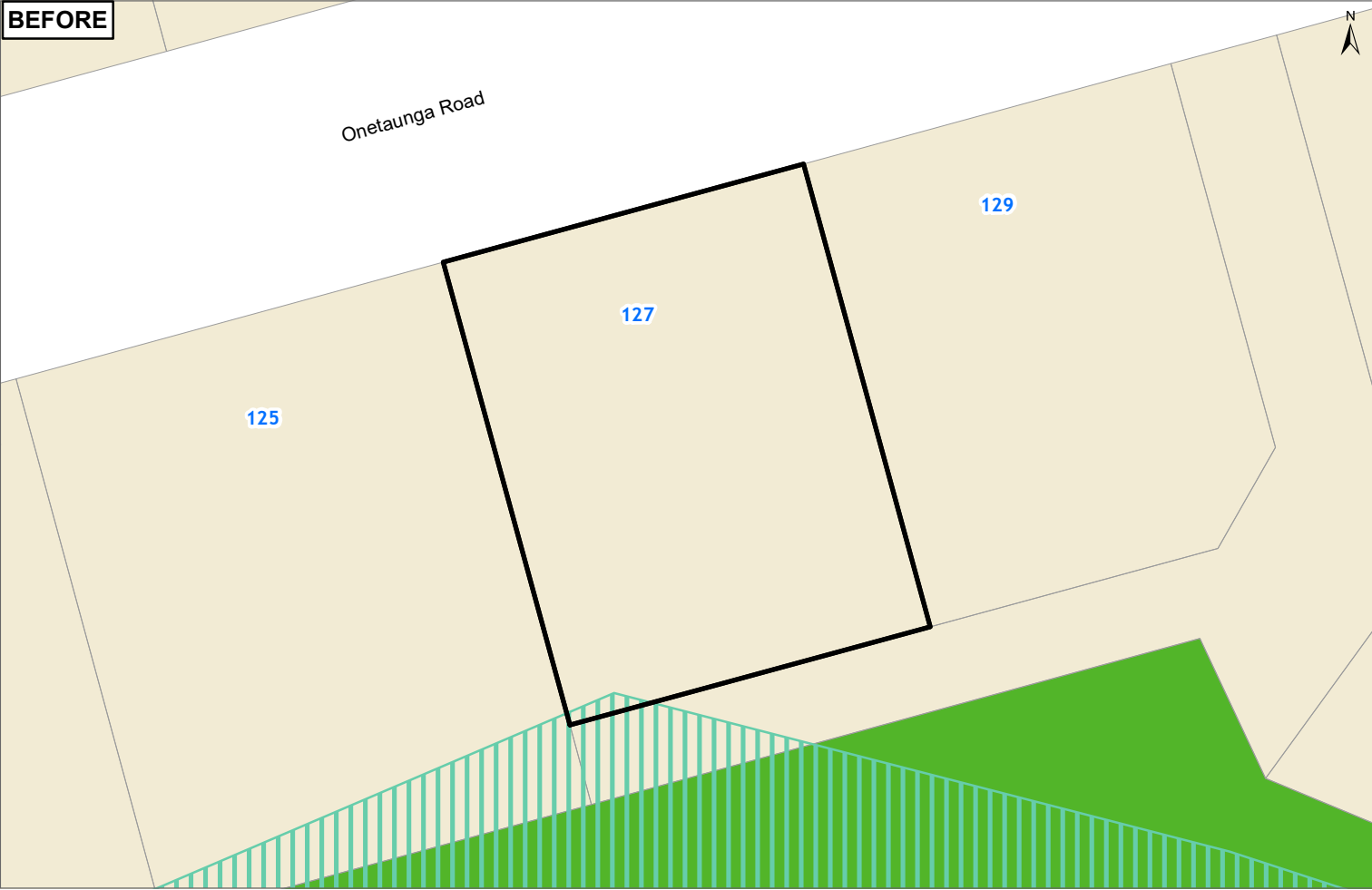
Clause 20A - High Natural Character

117 ONETAUNGA ROAD CHATSWOOD 0626

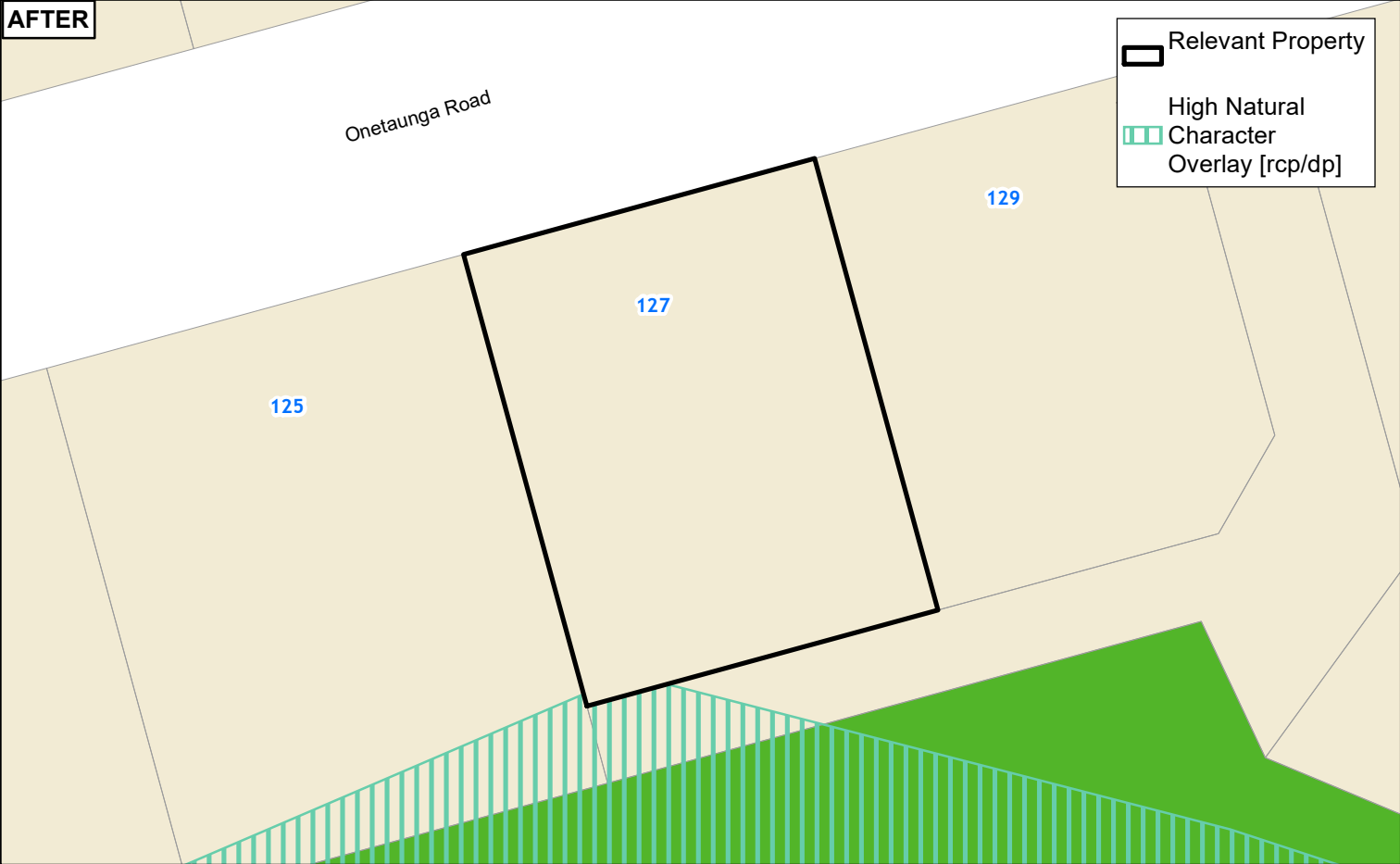


Plans and Places

BEFORE



AFTER



0 4 8 16 Metres

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Date: 10/08/2022

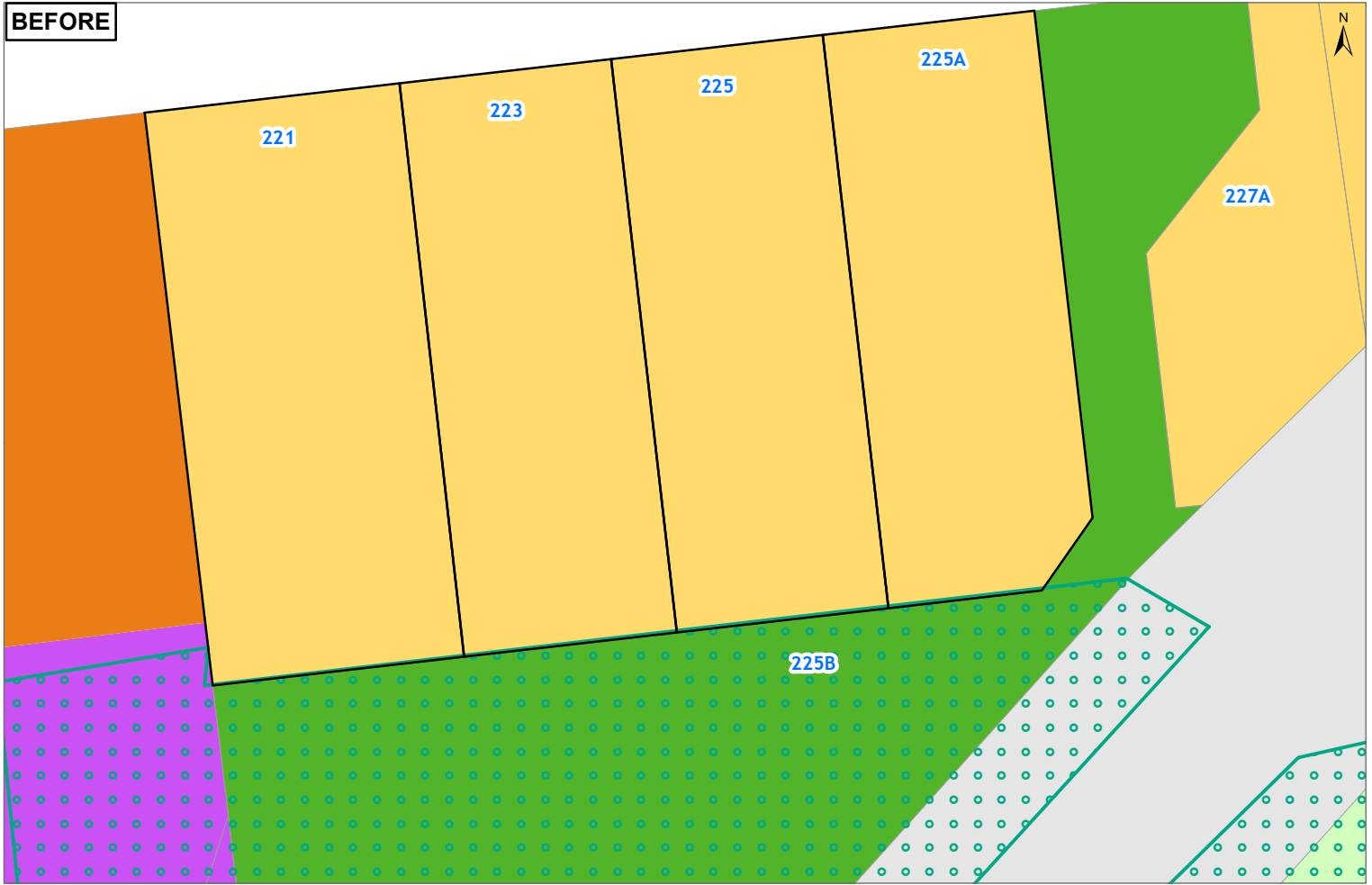
Clause 20A - High Natural Character

127 ONETAUNGA ROAD CHATSWOOD 0626

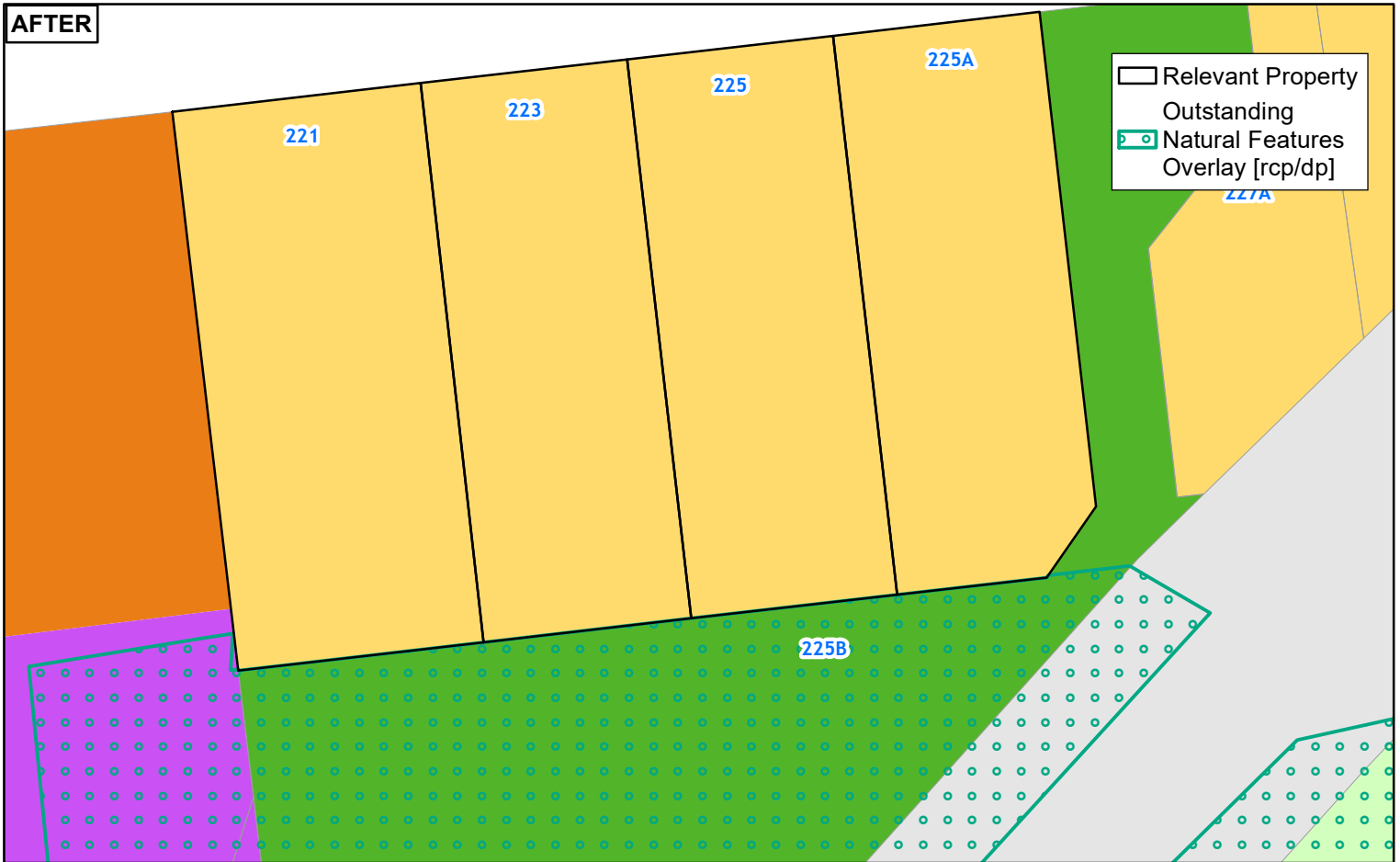


Plans and Places

BEFORE



AFTER



0 3.75 7.5 15 Metres

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Date: 12/08/2022

Clause 20A - Outstanding Natural Features
221, 223, 225, 225A CHURCH STREET,
ONEHUNGA



Plans and Places