

*(Template submission for owners/residents within a Special Character Area)*

Submission on notified proposal - Auckland Council Plan Change 120

**To:** Auckland Council

Name of submitter: *[full name]*

This is a submission to Auckland Council on proposed Plan Change 120 to the Auckland Unitary Plan.

I/we could not gain an advantage in trade competition through this submission.

The specific provisions of the proposed plan change that my/our submission relates to are the provisions relating to the properties which are within the *(name)* Special Character Area (SCA) overlay in the Unitary Plan and in particular my property at *(insert)* .

I/we support the retention of these properties in the overlay and oppose the removal of any of those properties from the overlay.

I/we support the inclusion of those properties in the single house zone and oppose any zoning of them other than as single house zone.

My/our reasons are :

Reasons:

I/we own and/or live in the property at *(inset address)* which is included in the *(name)* Special Character Area Overlay in the Unitary Plan.

*Personalise. Eg*

- *How long have you lived there?*
- *With family?*
- *Why do you enjoy living there?*
- *Have you restored/ renovated/upgraded your property*
- *Have your neighbours done so?*
- *Did / does your property flood?*
- *Did/do other properties in the area flood?*

- *What will be the effects on you/your property that concern you if your property is removed from the Special Character Area Overlay?*
- *What will be the effects on the area/neighbourhood that concern you if other properties in the area are removed from it?*
- *What will be the effects on you/ your property/the neighbourhood if your property are not zoned single house*
- *What will be the effects on you / your property/the neighbourhood if the zoning of your property and/or others in the area is changed as proposed in PC120?*

Further reasons:

1. Auckland's SCA's are of international significance. They are a taonga – a collection of documented and protected timber architecture from the 19<sup>th</sup> and 20<sup>th</sup> centuries unrivalled worldwide in scale and quality.
2. The (*name*) SCA is of high quality in terms of its character values. The 2022 Council survey of all properties within SCAs found that (*number*) % of individual properties within it scored either 5 or 6 on the Council's evaluation scale (6 being the highest value).
3. The proposal is to remove (*number*) properties from the overlay.
4. The proposed plan will provide capacity for more than two million dwellings on residential zoned land.
5. The properties proposed for removal from the overlay make up xx% of that capacity.
6. The removal of those properties will destroy the cohesiveness and values of the SCA, and the amenity and features of the area which are enjoyed by those who own and/or live in properties within it , the people of Auckland and visitors to Auckland.
7. The removal of those properties will have significant and irreversible adverse effects on my property and on the environment, and in particular on the people and the community of Auckland.
8. Given the huge increase in residential capacity which the plan change proposes, the removal of those properties from the overlay will have no effect on the affordability or availability of homes in Auckland .

Relief Sought:

I seek the following decision from Council:

1. Retain all properties that are in the *(name)* Special Character Area overlay in the Unitary Plan within the overlay.
2. Zone all properties that are in the *(name)* Special Character Area overlay in the Unitary Plan as single house zone
3. Any other changes needed to the proposed plan change to give effect to these requests.

\*I wish/do not wish† to be heard in support of my submission.

†*Select one.*

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

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Signature of submitter  
(or person authorised to sign  
on behalf of submitter)

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Date

*(A signature is not required if you make your submission by electronic means.)*

Electronic address for service of submitter:

Telephone:

Postal address