(*Template submission for owners/residents not 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 a Special Character Area (SCA) overlay in the Unitary Plan.

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

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

My/our reasons are :

Reasons:

1. Auckland's SCA's are of international significance. They are a taonga – a collection of documented and protected timber architecture from the 19th and 20th centuries unrivalled worldwide in scale and quality.
2. There are approximately 21000 properties within the SCA overlay in the Unitary Plan. The proposed plan would remove about 15357 of them
3. The proposed plan will provide capacity for more than two million dwellings on residential zoned land.
4. The properties proposed for removal from the overlay make up less than 1% of that capacity.
5. 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.

6. 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.
7. 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 a Special Character Area Overlay in the Unitary Plan within the overlay.
2. Zone all properties that are in a 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