

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Mei Zheng and Xiaoyu Wang

Organisation name:

Agent's full name:

Email address: [fishyu12345@hotmail.com](mailto:fishyu12345@hotmail.com)

Contact phone number: 02108453925

Postal address:  
27 Ranui Road  
Remuera  
Auckland 1050

## Submission details

### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

### My submission relates to

Rule or rules:  
Proposed Plan Change 26 related to chapter D18, special character Areas Overlay-Residential And Chapter E38, Subdivision

Property address: 27 Ranui Road, Remuera, Auckland,

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

My house was originally built in later 1940's and we did major renovation, extension and addition during 2012-2016. therefore, our house is morden and it dosen't seem to carry any specific character. Our street dosen't seem to have any specific character houses around. The most of neighbour streets are zoned Mixed Housing Suburban.

I or we seek the following decision by council: Decline the plan modification

Submission date: 30 May 2019

**| 1.1**

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Louise Anne Malone

Organisation name:

Agent's full name: Louise Malone

Email address: [louisemalone2882@gmail.com](mailto:louisemalone2882@gmail.com)

Contact phone number:

Postal address:  
5 Fitzroy Street  
Ponsonby  
Auckland 1021

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
D18.4.1

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We support the proposal to clarify that the Special Character Areas Overlay will prevail over the corresponding provision in the underlying zone. We support efforts to preserve the historic character of our neighbourhood, not only the forms and features of the buildings, but also ensuring sufficient space for privately planted trees and gardens. We are concerned at the extensive land coverage and non-historic styling of some nearby 'renovations'.

I or we seek the following decision by council: Accept the plan modification

| 2.1

Submission date: 31 May 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? No

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

To: The Auckland Council

I would like to make a submission with regards to the Special Characters Areas Overlay and underlying zone provisions within the Auckland Unitary Plan.

In particular, the following passage which relates to front and side fences.

D18.6.1.7. Fences and walls and other structures Purpose: • To retain the boundary fences and walls that contribute to the character of the area and ensure that new fences and walls complement the existing character of the streetscape. (1) Fences and walls and other structures, or any combination of these, in the Special Character Areas Overlay - Residential must not exceed a the height specified below, measured from of 1.2m above ground level.: (a) On the front boundary or between the front façade of the house and the front boundary, 1.2m in height. (b) On the side boundary of the front yard, or between the house and the side boundary, where the fence or wall is located forward of the front façade of the house, 1.2m in height.

I do not understand why such a limitation has been placed when we have existing fences higher than the proposed 1.2 metre height that look in keeping with the historic values of Devonport and in no way de-value the heritage features of the area.

3.1

At times, a higher fence is required for a number of reasons including privacy, wind protection and aesthetics. Wouldn't common sense prevail.

3.2

I totally agree that we must maintain the heritage values and beautiful landscapes which include building architecture. Having firm fencing restrictions add no value based on many current fence heights that tie in with heritage values, landscapes and practicality reasons.

I look forward to your response.

Kind regards  
Glen Marsh

MB: 0211386914

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Eldon Roberts

Organisation name:

Agent's full name:

Email address: [Canadians@xtra.co.nz](mailto:Canadians@xtra.co.nz)

Contact phone number:

Postal address:

My Albert  
Auckland 1025

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

Property address: 32 Allendale Road, Mt Albert. Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We have received correspondence from AC which we appreciate but the precise details on how the proposed changes affect our property have not been disclosed in a manner that enables us to be informed on this matter. E.g. What are changes to our existing the height to boundary changes, fencing rules, permeable area etc. Please provide precise detail of the changes to our property so we can make an informed decision and submission on this proposal.

I or we seek the following decision by council: Decline the plan modification

4.1

Submission date: 31 May 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Camily Sun

Organisation name:

Agent's full name:

Email address: [sunzhuoyue888@gmail.com](mailto:sunzhuoyue888@gmail.com)

Contact phone number: 02102663888

Postal address:

Remuera  
Auckland 1050

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

Property address: 72F Ladies Mile, Remuera Auckland

Map or maps: 72F Ladies Mile

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
change to freehold is more convenience

I or we seek the following decision by council: Accept the plan modification

5.1

Submission date: 31 May 2019

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? Yes

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Neale Jackson

Organisation name:

Agent's full name:

Email address: [mnjackson@xtra.co.nz](mailto:mnjackson@xtra.co.nz)

Contact phone number:

Postal address:  
13 Vincent Rd  
Northcote Pt  
Auckland 0627

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
Changes to the rear yard requirement - removing the 3m yard rule

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It is appropriate to have a 3m set back to ensure density is restricted. In the heritage area density has been low historically and should remain so

| 6.2

I or we seek the following decision by council: Decline the plan modification

| 6.1

Submission date: 1 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

AUCKLAND COUNCIL  
06 JUN 2019  
CBD - ALBERT ST

For office use only
Submission No:
Receipt Date:

### Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Graham William Arthur Bush & Norma Ann Bush

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

26 C Alberon St, Parnell, Auckland 1052

Telephone: 09 334 0000 Fax/Email: graham.w.a.bush@outlook.co.nz

Contact Person: (Name and designation, if applicable)

### Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number PC ~~23~~ 26

Plan Change/Variation Name Smaies Farm clarifying the relationship between the special character areas overlay & underlying zone provisions.

The specific provisions that my submission relates to are:  
(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s) D 18.6.1.1; D 18.6.1.3.1; D18 616.

Or Property Address

Or Map

Or Other (specify)

### Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

one of  
I support the specific provisions identified above

one of  
I oppose the specific provisions identified above

one of  
I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

D18.6.1.1. Building height; Strongly support the proposed change | 7.1  
 Table D18.6.1.3.1 yards Reinstated: Rear yard of 3 metres | 7.2  
 D18.6.1.6 Impervious area. Concern that revised in table D18.6.1.6.1 | 7.3  
 eq. up to 200m<sup>2</sup> 42% of site area may allow larger (continue on a separate sheet if necessary)  
 impervious areas than in original Unitary Plan

I seek the following decision by Council:

- Accept the proposed plan change / variation  <sup>one of</sup>
- Accept the proposed plan change / variation with amendments as outlined below  <sup>one of</sup>
- Decline the proposed plan change / variation  <sup>one of</sup>
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Ma Bush Gwa Bush  
 Signature of Submitter  
 (or person authorised to sign on behalf of submitter)

1.6.19  
 Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

**If you could gain an advantage in trade competition through this submission please complete the following:**

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Adonis Souloglou

Organisation name:

Agent's full name:

Email address: [adonis@souloglou.com](mailto:adonis@souloglou.com)

Contact phone number:

Postal address:  
201 St Heliers Bay Road  
Saint Heliers  
Auckland 1071

### Submission details

**This is a submission to:**

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

**My submission relates to**

Rule or rules:

D18.6.1.2 - Height to Boundary - I oppose only one part of this - the need for a distinction between sites with frontage less than 15m and those with greater than 15m.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The purpose of PC26 as stated is to "clarify" and in most areas this is the case and I support the changes proposed. However, in the very specific case of height to boundary, the distinction between sites of less than and greater than 15m frontage goes further than clarifying. It sets a new standard not in the original plan. The current plan is simple, clear and therefore should remain the same - i.e 3m height at ground level. The proposal will disadvantage wider frontage sites from the original plan for no obvious reason.

I or we seek the following decision by council: Accept the plan modification with amendments

8.1

Details of amendments: Remove the 15m frontage distinction from D18.6.1.2 in the proposed plan change

| 8.1

Submission date: 3 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Raymond John Turner and Robin Anne Turner

Organisation name:

Agent's full name:

Email address: [rturner@xtra.co.nz](mailto:rturner@xtra.co.nz)

Contact phone number:

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

Property address: 43 Wapiti Ave, Epsom

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We agree that proposed clarifications will make the Special Character Area provisions easier to understand, and should therefore improve compliance.

I or we seek the following decision by council: Accept the plan modification

9.1

Submission date: 3 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

### Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: John Mark JONES

Organisation name:

Agent's full name:

Email address: [mark.jones@ifm.com](mailto:mark.jones@ifm.com)

Contact phone number: 0272330593

Postal address:  
15 Ambury Ave  
Royal Oak  
Auckland 1023

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
New Building Height limits!

Property address: 2/11 Wapiti

Map or maps:

Other provisions:

I am deeply opposed to allowing developers new rights to build massive structures next top single level homes. Restricting present Sunlight levels, and affecting the quality of life of existing residents. Including damper/colder homes, and added noise from far more crowded living areas.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Leave the planning rules as they are! If you wish to build up, do so in NEW AREAS! Not existing residential areas. What is being proposed will make the area overcrowded by 3-4 times the number of residents. Similar to what is now happening in Royal oak.

I or we seek the following decision by council: Decline the plan modification

Submission date: 3 June 2019

10.2

10.1

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Sherrie Ann Wallace

Organisation name:

Agent's full name:

Email address: [sherrie@xtra.co.nz](mailto:sherrie@xtra.co.nz)

Contact phone number:

Postal address:

34 London St  
St Mary's Bay  
Auckland 1011

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

Proposed plan change 26

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

| 11.1

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

There is insufficient detail as to the proposed plan change. We have been referred to your website which discloses no more than the one page leaflet posted out to us relating to PPC26. There is no detail as to permitted heights as to building, fencing, impervious areas and yard requirements. As you are aware, until these details are released, we cannot make an informed decision as to the merits of this proposed change.

I or we seek the following decision by council: Amend the plan modification if it is not declined

| 11.2

Details of amendments: As above - further information is required before an informed decision can be made.

Submission date: 4 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: yuan cheng

Organisation name:

Agent's full name: yuan cheng

Email address: [yuancheng38@hotmail.com](mailto:yuancheng38@hotmail.com)

Contact phone number: 0211572571

Postal address:  
2/80 Prospect Tce  
Mt Eden  
Mt Eden  
Auckland 1024

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
N/A

Property address: 2/80 Prospect Tce, Mt Eden, Auckland

Map or maps: N/A

Other provisions:  
N/A

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The values of the houses in this area will be declined. The new properties will potentially affect the light of many existing houses. The quiet and safe environment will be totally changed which will deteriorate the quality of life in Mt Eden. There will be more vehicles causing a big problem for parking. Lots of traffic will not be safe for children living in the double grammar zone.

I or we seek the following decision by council: Decline the plan modification

Submission date: 4 June 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Sue Elgar

Organisation name:

Agent's full name:

Email address: [suemelgar@gmail.com](mailto:suemelgar@gmail.com)

Contact phone number:

Postal address:  
6C Cecil Road  
Epsom  
Auckland 1023

### Submission details

**This is a submission to:**

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

**My submission relates to**

Rule or rules:  
Cecil Road and Marama Ave

Property address: 6C Cecil Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Marama Avenue and Cecil Road should remain Residential 1- Heritage- Special character as they are unique residential streets, They are also part of the coast to coast walkway a unique tourist attraction

| 13.2

I or we seek the following decision by council: Decline the plan modification

| 13.1

Submission date: 4 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Yanping Hu and Zhijian Li

Organisation name:

Agent's full name:

Email address: [dimon762k2@gmail.com](mailto:dimon762k2@gmail.com)

Contact phone number:

Postal address:  
137 St Andrews Road,  
Epsom  
Auckland 1023

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

Property address: 137 St Andrews Road,Epsom,Auckland 1023

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We believe the St Andrews Road is just a normal street.We don't think there are special characters at the street,and the street can't embody the charaters of Auckland.The street is just the place the people reside.Thanks.

14.2

I or we seek the following decision by council: Accept the plan modification

14.1

Submission date: 5 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Steven Colson

Organisation name:

Agent's full name:

Email address: [steve.colson@crc.co.nz](mailto:steve.colson@crc.co.nz)

Contact phone number:

Postal address:  
34 Normans Hill Road  
Onehunga  
Auckland 1061

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
PC 26 Clarifying the relationship between the Special Character Overlay and the underlying zone provisions.

Property address: 34 Normans Hill Road, Onehunga, Auckland 1061

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

On Normans Hill Road we have a large section of land between 32 Normans Hill Rd and 26 Normans Hill Road which we would like assurances will have to follow the same rules as laid out in PC26 and keep the special character of the street should the land ever be sold or used.

15.2

I or we seek the following decision by council: Accept the plan modification with amendments

15.1

Details of amendments: Any vacant land on Normans Hill Road if developed must be done in line with PC26 rules.

Submission date: 5 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: John Brockies

Organisation name: Natomi Family Trust

Agent's full name:

Email address: [john@walworth.co.nz](mailto:john@walworth.co.nz)

Contact phone number: 021900995

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

D18.6.1.1. Building height D18.6.1.7.(d)

Property address: 12 Elizabeth Street

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The plan provisions do not allow flexibility of application for sloping sites or parts of them to achieve privacy and up to date functionality of a modern residential dwelling. Such sites are the norm in the Freemans Bay area. The provisions are silent or ambiguous on normal regular renewal of existing structures which have never been compliant with the new provisions and /or cannot be made to be.

I or we seek the following decision by council: Decline the plan modification

Submission date: 5 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Kimberley McLean

Organisation name:

Agent's full name: Kimberley McLean

Email address: [kimberley.mcl@gmail.com](mailto:kimberley.mcl@gmail.com)

Contact phone number:

Postal address:  
46 Selbourne Street  
Grey Lynn  
Auckland 1021

### Submission details

**This is a submission to:**

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

**My submission relates to**

Rule or rules:

Property address: 46 Selbourne Street, Grey Lynn

Map or maps:

Other provisions:  
Yard requirements

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Selbourne Street is becoming an incredibly busy street, not only due to school pick ups and drop offs, but also now with the parking regulations/restrictions around surrounding areas. People from outside the area are now parking all day along Selbourne Street. I would like the council to consider, where appropriate, to allow the build of double garages, as long as it does not compete with the heritage factor/home on the street. Council has also recently allowed the build of a 3 story/9 unit build on Surrey Crescent that only has minimal car parking for it's residents. This will also add parking issues for the street. PLEASE, for the sake of it's residents, allow the building of double garages where appropriate, and not a blanket rule of no double garaging. Double garaging would also ease the parking issue on the street.

17.2

I or we seek the following decision by council: Accept the plan modification with amendments

| 17.1

Details of amendments: as above

Submission date: 5 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Tony Batterton

Organisation name:

Agent's full name: Tony Batterton

Email address: [tony@evergreenpartners.co.nz](mailto:tony@evergreenpartners.co.nz)

Contact phone number:

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

That the Special Character Areas Overlay will take precedence over the Unitary Plan, where applicable.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I am a resident of a street which is covered by the Special Character Areas Overlay. I believe that the character nature of the residential properties in my neighborhood is a major attraction for the residents who choose to live there. I wouldn't wish to see the provisions of the Special Character Areas Overlay diluted by the more general provisions which apply to these streets under the Unitary Plan (which in my opinion does otherwise provide a very useful framework for the future development of Auckland). I am not qualified however to opine on the specific provisions of the Special Character Areas Overlay, and whether they require amendment. As a general rule though I would not wish to see the provisions of the Overlay loosened or diluted.

18.2

I or we seek the following decision by council: Accept the plan modification

18.1

Submission date: 5 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: ZHIMING YANG

Organisation name:

Agent's full name:

Email address: [zhmyang@gmail.com](mailto:zhmyang@gmail.com)

Contact phone number: +61 477745254

Postal address:  
89 KING GEORGE AVENUE  
EPSOM  
AUCKLAND 1023

### Submission details

**This is a submission to:**

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

**My submission relates to**

Rule or rules:

Property address: 89 KING GEORGE AVENUE, EPSOM, AUCKLAND

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Why does only my house 89 King George Avenue Unitary Plan be the Zone: Residential – Single House Zone, and the Unitary Plan of all the other houses in King George Avenue are the Zone: Residential – Mixed Housing Suburban Zone? Back in 2017, my house, 89 King George Avenue and a few of my neighbour's houses in King George Avenue were in the Residential Zone 2 plan. After 2017 all the house Unitary Plan in King George Avenue have been changed to the Zone: Residential – Mixed Housing Suburban Zone except my house. Only my house Unitary Plan has been changed to Zone: Residential – Single House Zone in King George Avenue. This definitely devalue my house compared to my neighbour's houses. Because we cannot find any other land in Epsom close to my house to build a new house for our son, and also the land are too expensive now, we need to plan to subdivide our house land which is 950m<sup>2</sup> and it could be enough for two houses.

19.2

I or we seek the following decision by council: Accept the plan modification

Submission date: 5 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? Yes

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Amrit Jagayat

Organisation name:

Agent's full name: Amrit Jagayat

Email address: [amrit@tssconsultantsltd.com](mailto:amrit@tssconsultantsltd.com)

Contact phone number: 02102457868

Postal address:

East Tamaki  
Auckland 2019

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

Residential - Single House Zone 1 dwelling per 600m<sup>2</sup> is permitted in this zone.

Property address: 22 Hill Road, Hill Park Auckland 2102

Map or maps:

Other provisions:

Zone to be modified or changed to Residential - Mixed housing Suburban Zone

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We are very interested in developing the property as a multiple lot subdivision, however it is zoned as a single house zone.

I or we seek the following decision by council: Accept the plan modification with amendments

| 20.1

Details of amendments: Zone to be modified to allow for a multiple residential lot subdivision

| 20.2

Submission date: 5 June 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Martin Evans

Organisation name:

Agent's full name:

Email address: [maevans@actrix.co.nz](mailto:maevans@actrix.co.nz)

Contact phone number:

Postal address:  
74 Kitenui Avenue  
Mt Albert,  
Auckland 1025

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
Refer attached submission

Property address:

Map or maps:

Other provisions:  
Refer attached submission

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
Refer attached submission

I or we seek the following decision by council: Amend the plan modification if it is not declined

| 21.1

Details of amendments: Refer attached submission

Submission date: 6 June 2019

Supporting documents  
Plan Change 26 submission.pdf  
akl\_sunpath.pdf

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

**Auckland Plan Change Operative in part**

**Plan Change 26 Submission**

From Martin Evans

74 Kitenui Avenue, Mt Albert, Auckland 1025

**1. Submission on Overall Plan Change**

I support the initiative to avoid conflicting requirements between the Special Character Areas and the underlying Zoning requirements. It is imperative that there is full consistency between the provisions in the Unitary Plan. The activity tables also need to be consistent.

However, there are some proposals in the Plan Change detail to which I object and request be declined or amended.

**2. Rule changes to be Declined**

The following are the proposed plan change provisions to which I object and request that they be declined or amended.

Rules D18.6.1.1 and D18.6.1.2

I am concerned about the loss of sunlight to neighbouring properties.

The use of the words “reasonable level of sunlight” is too open to abuse and argument and a definition and detailed description based on science is needed.

Side yards of 1.2 m seem to be appropriate giving a total wall to wall separation of 2.4 metres, provided fences are retained at 1.8 m maximum height. Height to eaves of a more northern property, as proposed, at 3 m seems reasonable.

21.2

The height to boundary ratio and the angle of the neighbouring property need to be directly rated to the winter solstice sun level so that the neighbouring southern property still keeps sunlight in the depths of winter.

The proposed angle of 45 degrees appears to be too much (as the neighbouring property windows will be shaded about 5.5 months of the year- assuming a 0.9 m sill height). The angle needs to reduce to at least 35 degrees and preferably 30 degrees (refer attached sunpath diagram).

21.3

There are strong environmental, ambiance and energy conservation issues at risk if the sun is not permitted to enter neighbouring properties. For example, our basement garage has a concrete slab which is heated by the winter sun during the day which then radiates this heat at night keeping electrical costs lower. It also means that one does not have to use lighting during the day.

Refer also rule D18.6.1.7 regarding fences.

Rule D18.6.1.3

The proposed rule completely deletes the rear yard requirement and I object to this proposal. A rear yard is still required for ambiance reasons to be in keeping with the Special Area Character.

21.4

Rule D18.6.1.6

I agree with the wording change from “paved” to “impervious”

21.5

I object to the rule change regarding increasing impervious areas and strongly recommend that Council do not proceed with this change for the following reasons.

21.6

There are already major issues with stormwater runoff into people’s properties and roads resulting in flooding, causing damage and creating a hazard. With climate change bringing higher intensity rainstorms, stormwater runoff is only going to become worse.

I wonder whether Council’s Healthy Waters Department has seen the proposed changes, as this very large increase in impermeable area will result in the need for a substantial increase in stormwater pipe capacity.

There are already many constraints (like infill housing) to the installation of increased piped capacity resulting in the need to undertake expensive tunnelling rather than open cut construction (costs around 10 times as much to tunnel as well as higher H&S risks).

The design basis for the new major sewer infrastructure has not included for such a huge increase from 17% to 77% impermeable areas across large parts of the city as is being proposed here.

The consequential cost of this part of the proposed Plan change on the city is huge.

In addition, it goes against all best environmental practice around the world where permeable paving, stormwater treatment on site and attention of surface flows is now recognised as being the best option. Allowing stormwater to recharge the aquifers is a better option, particularly in light of Auckland’s sharp and high intensity rainfall peaks.

Therefore, I propose that the current percentages of impermeable area be reduced by at least 25% to mitigate for climate change rainfall intensity and peak flows (currently estimated to increase by at least 10% due to climate change) and to further reduce costs of upgrading the current stormwater management system.

21.7

The existing allowance for impermeable area needs to be further qualified to require on site treatment prior to discharge in order to protect our waterways.

21.8

Rule D18.6.1. 7 – Fencing

I oppose the rule change to restricting the fence height in the front to only 1.2 metres. People erect fences for many reasons but it is mainly privacy and to stop noise. A 1.2 m restriction as proposed is too low and a 1.5 or 1.6 metre height is more appropriate.

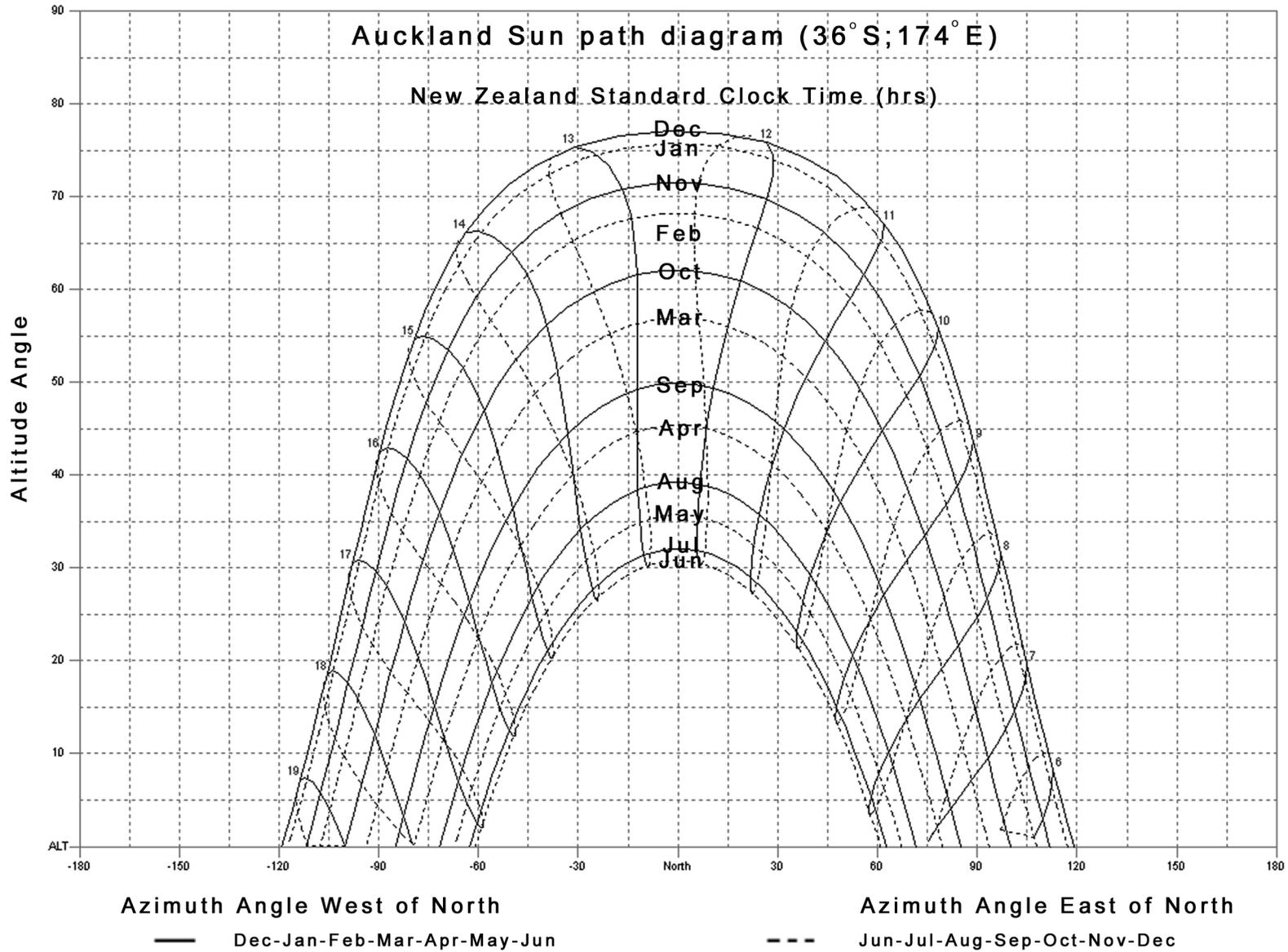
21.9

In addition, I object to a 2-metre height along the sides and rear of properties as it is too high. I suggest an amendment and the fence height scaled back to 1.8 metres to avoid adverse effects on people’s sunlight in their gardens.

21.10

Martin Evans

6<sup>th</sup> June 2019



John Duguid  
General Manager  
Plans and Places  
Auckland Council.

Re the Proposed Plan Change 26.

Firstly I would like to draw the Auckland Council attention to the fact that members must be responsible as to making responsible decisions or The Auditor General may take a very serious view.

The six pages that arrived today are obviously arranged to confuse and mislead in an effort to hide the actual meaning of the proposal.

By the very nature of the name given ; Special Character Areas Overlay, this would be a way of bringing pressure on a ratepayer or land owner by an opinion of an official without specifics.

I object to the changes on the basis that the Proposed Plan Change 26 is a direct invasion of privacy.

| 22.1

Signed,  
Rodger Anderson,  
Monterey Trust.  
P.O.Box 31-484,  
Milford,  
Auckland 741.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Shuangqian Huang

Organisation name: Bakers Delight New Lynn

Agent's full name:

Email address: [kevinye71@gmail.com](mailto:kevinye71@gmail.com)

Contact phone number:

Postal address:  
25 Vermeer Place  
West Harbour  
Auckland 0612

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
Special Character Areas Overlay and the underlying zone provisions

Property address: 74 Owens Road, Epsom, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
The house is not suitable for living and no any cultural value.

I or we seek the following decision by council: Decline the plan modification

Submission date: 7 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Steven Lloyd Francis

Organisation name:

Agent's full name:

Email address: [stevengeorgie@gmail.com](mailto:stevengeorgie@gmail.com)

Contact phone number:

Postal address:  
5 Tranmere Road  
Sandringham  
Auckland 1041

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
D18.6.1.2 Height in relation to boundary control

Property address: 5 Tranmere Road, Sandringham

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I believe that the 3m+45 height-to-boundary control is appropriate for all older parts of town, where the original buildings were constructed without any of the modern planning controls, meaning houses were built much closer to (and higher in relation to) boundaries than would be allowed today. The 3m+45 control means it is much more likely that the original house will be able to be extended by projecting the existing wall lines or roof lines. Putting the 15m street boundary limit on the use of the 3m+45 control ignores the fact that the ability to extend the existing house (as it is) is not contingent on the width of the property, but on the proximity of the existing house to the boundary and the relative ground levels along that boundary. I would like to see the plan amended so that the 3m+45 control applied to all additions/extensions of existing buildings, and the 2.5m+45 control applied only to new buildings. I believe that would better meet the council's stated goal to "retain and manage the

special character values of identified residential areas", with the key being that the 3m+45 control is far more likely to allow additions/extensions to retain the character of the existing building.

I or we seek the following decision by council: Accept the plan modification with amendments | 24.1

Details of amendments: Amend the height-in-relation to boundary control to allow the 3m+45 control to apply to all additions/extensions to existing buildings. | 24.2

Submission date: 7 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Johan Willem Barend van der Maas

Organisation name:

Agent's full name:

Email address: [bvdmaas@me.com](mailto:bvdmaas@me.com)

Contact phone number: 021607108

Postal address:  
2/1 Owens road  
devonport  
auckland 0624

## Submission details

### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

### My submission relates to

Rule or rules:

proposed plan change 26: I oppose to the change that the 'special character area' overlay prevails over corresponding other provisions in the underlying zone.

25.2

Property address: 2/1 Owens road, devonport

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

we own a back section with a property that has been built in 1995 with no specific historic villa facing to the street or historic special character. Any ruling that in the future might make getting consent for renovations more difficult or expensive should be abolished. The current consent procedures and cost in itself are already too complex and costly and should be differentiated for the year the property was built.

I or we seek the following decision by council: Decline the plan modification

25.1

Submission date: 8 June 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Elisabeth Sullivan

Organisation name:

Agent's full name:

Email address: [ersullivan@gmail.com](mailto:ersullivan@gmail.com)

Contact phone number: 02102746430

Postal address:  
40 Williamson Avenue  
Grey Lynn  
Auckland 1021

## Submission details

### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

### My submission relates to

Rule or rules:

I agree with: D18.6.1 specifying that the development standards in the overlay overwrite the development standards in the underlying zone - particularly support D18.6.1.2. reinstating max height to boundary of 3m for properties with frontages of less than 15m; and D18.6.1.7 reinstating max fence height of 2m for rear yard  
Disagree with: Table D18.6.1.3.1 Yards side yard of 1.2m this should be 1m

| 26.3

| 26.4

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I agree with overall proposal to reinstate the development standards in the Special Character overlay for the special character areas. These are essentially the same or similar to the standards that have been in effect for the last 20 years under the previous Auckland District plan. They help protect the special heritage character by enabling greater development to the rear, and reflect the pattern of existing development on narrow sites. The one rule I disagree with is D18.6.1.3.1 - the retention of the minimum side yard at 1.2m for all properties covered by the overlay. The report to the November 2018 Regulatory Committee notes that this rule reflects the historic pattern of development on the North Shore. This rule is not appropriate for the areas of Grey Lynn and Ponsonby where buildings

were traditionally built on or very close to the boundary. Side yards are often inaccessible as a result. In the case of our property, our existing house is 80 cm from the boundary, and the side yard is inaccessible from the front. This rule has required us to design an extension with a significant instep from our existing building, losing valuable space from our main yard to an unusable side yard. There is no purpose to this - the instep will be invisible to all but our next door neighbour. If the 1.2m side yard is appropriate for the North Shore the rule could be specified as applying to this area, while the Isthmus A area can revert to the underlying zoning with the standard 1m side yard.

I or we seek the following decision by council: Accept the plan modification with amendments | 26.1

Details of amendments: D18.6.1.3.1 Remove the requirement for 1.2m minimum side yard for Isthmus A properties, should be 1m | 26.2

Submission date: 8 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Ross George Stanley

Organisation name:

Agent's full name:

Email address: [rossgstanley@gmail.com](mailto:rossgstanley@gmail.com)

Contact phone number:

Postal address:  
2 Halston Rd  
Balmoral  
Auckland 1024

## Submission details

### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

### My submission relates to

Rule or rules:

Property address: 2 Halston Road, Balmoral.

Map or maps:

Other provisions:

The right of the public to receive information about changes in a way that is actually understandable by the public.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I oppose going forward with a change because the change is not explained in any way in the letter I have received or the information online (<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Pages/pc-26-clarifying-relationship-special-character-areas-overlay-underlying-zone-provisions.aspx> and <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Documents/bit-more-information-proposed-plan-change-26.pdf>) The best explanation I can see is "The proposed plan change seeks changes to the Auckland Unitary Plan to make it clear that certain planning provisions of the Special Character Areas Overlay would prevail over the corresponding provisions of the underlying residential zones. ... The proposed plan change also

refines some of the standards within the Special Character Areas Overlay, including height in relation to boundary, yards, paved areas and fences." So, you're proposing to make a change to make a clarification, but you haven't shared what that clarification IS. Is there some detail that I'm missing? If there's not detail of what the proposed changes ARE, I can't see how anyone can support them. I'm happy to support the idea of making a clarification (if that's what you're asking for), but I can't support a clarification that is not explained (if that's hidden somewhere). I think your communications could be improved (less jargon, greater clarity) to avoid misunderstandings like mine and increase engagement with the public. Also: for your information, in the final step of this submission I'm being asked to declare yes or no to the following question: "Are you directly affected by an effect of the subject matter of this submission that: Adversely affects the environment; and Does not relate to trade competition or the effects of trade competition" Honestly what on Earth does this mean? I'm going to randomly select an answer and hope that it doesn't preclude my submission from being considered. I like to think that I'm an intelligent person but this process makes me feel very ignorant and will definitely deter people from being part of local decision-making. Thanks, Ross Stanley.

I or we seek the following decision by council: Decline the plan modification

27.1

Submission date: 9 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Katrina King

Organisation name:

Agent's full name:

Email address: [kanddking@xtra.co.nz](mailto:kanddking@xtra.co.nz)

Contact phone number:

Postal address:  
67 Hinemoa Street  
Birkenhead  
Auckland 0626

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
Not specific, this covers all rule changes

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
The proposed changes make sense and we are in agreement.

I or we seek the following decision by council: Accept the plan modification

Submission date: 10 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Liza Roberta Clark

Organisation name:

Agent's full name:

Email address: [liza.clark@uprealestate.co.nz](mailto:liza.clark@uprealestate.co.nz)

Contact phone number: 021378145

Postal address:  
124 Bassett Rd  
Remuera  
Auckland 1050

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

Property address: 124 Bassett Rd

Map or maps:

Other provisions:

- how high you can build a new dwelling or additions to an existing dwelling in relation to a side or rear boundary -the height of any new fence on the side boundary -how much of your property can be covered by impervious areas & -yard requirements (ie. areas around the side perimeter of your property where you cannot build).

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We purchased where we did for our family to enjoy peace and privacy and not to be next door to infill housing. We do not want large multi story dwellings on our boundary blocking our sun and light and peering into our back yard. We love the integrity of the character homes that surround us and would like this to remain and protect the beauty of the past architecture.

I or we seek the following decision by council: Decline the plan modification

29.1

Submission date: 10 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Weimin Tan

Organisation name:

Agent's full name:

Email address: [tanweimin@vip.sina.com](mailto:tanweimin@vip.sina.com)

Contact phone number:

Postal address:  
81 St. Leonards road  
Mount Eden  
Auckland  
Mount Eden  
Auckland 1024

### Submission details

**This is a submission to:**

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

**My submission relates to**

Rule or rules:

Property address: 81, St. Leonards road, Mount Eden

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I don't wish more peoples flock into this area that have more than 100 years history and stable building strycture

I or we seek the following decision by council: Decline the plan modification

Submission date: 10 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

### Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

#### Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) MR ROBERT LOWAN BEGE

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

34 CAROLINE HEIGHTS, ROB. JARROWAY.

Telephone: 0274959815 Fax/Email: Robert@theboat.co.nz

Contact Person: (Name and designation, if applicable)

#### Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number PC 26

Plan Change/Variation Name Clarifying the relationship between the Special Character Areas Overlay and underlying zone provisions

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address 26 HACKETT ST. ST MARYS BAY

Or

Map

Or

Other (specify)

#### Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: I have tried to view to understand the implications that PC 26 will have on my home. Unfortunately we are about to travel overseas until August & I don't wish to incur the expense of solicitors  
(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

until I can get a clear understanding of the changes that affect 26 Hackett st without incurring legal costs

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

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

8-6-2019  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

31.1

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Colin Lucas

Organisation name:

Agent's full name:

Email address: [colinl@sellarbone.co.nz](mailto:colinl@sellarbone.co.nz)

Contact phone number:

Postal address:  
191 Sandringham Road,  
Sandringham  
Auckland 1025

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

I support the plan change and retaining the special character overlays especially as they relate to heritage character protection.

Property address: 191 Sandringham Road, Sandringham, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I support the plan change as it re-affirms the importance of special character overlays in the Auckland Unitary Plan.

I or we seek the following decision by council: Accept the plan modification

Submission date: 11 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Peter Antony Radich

Organisation name:

Agent's full name:

Email address: [peter\\_radich@xtra.co.nz](mailto:peter_radich@xtra.co.nz)

Contact phone number:

Postal address:  
28 Martin Avenue  
Remuera  
Auckland 1050

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
PC26

Property address: 28 Martin Avenue Remuera Auckland 1050

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We choose to live in character area and feel the unitary plan is compromising the character of our area. It seems anyone with enough budget to fund lawyers can essentially build anything they want without reference to character of the area.

I or we seek the following decision by council: Accept the plan modification

Submission date: 11 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: william wu

Organisation name:

Agent's full name: william wu

Email address: [williamwu01@yahoo.com](mailto:williamwu01@yahoo.com)

Contact phone number:

Postal address:

[williamwu01@yahoo.com](mailto:williamwu01@yahoo.com)

BALMORAL AUCKLAND

BALMORAL AUCKLAND 1041

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

H3.6.6,H3.6.7 H3.6.12 H3.6.9 H3.6.8

Property address: Calgary St, Barmoral Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The current provisions are good enough, no need for any changes

I or we seek the following decision by council: Decline the plan modification

Submission date: 11 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

34.2  
34.3  
34.4  
34.5  
34.6

34.1

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Amanda McMullin

Organisation name: Heritage Landscapes

Agent's full name: Amanda McMullin

Email address: [mandymc@xtra.co.nz](mailto:mandymc@xtra.co.nz)

Contact phone number: 0273642877

Postal address:

[mandymc@xtra.co.nz](mailto:mandymc@xtra.co.nz)

Mt eden

Auckland 1024

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

I SUPPORT THE PROPOSED PLAN CHANGE IE THE SPECIAL CHARACTER OVERLAY TAKING PRECEDENCE OVER THE UNDERLYING RESIDENTIAL ZONING IN THE UNITARY PLAN

Property address:

Map or maps:

Other provisions:

D18.6.1.3.1 Yards D18.6.1.6. Maximum paved impervious area

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

D18.6.1.3.1 Yard may not be visible from the road but the scale and relationship of the dwelling to the landscape is part of heritage character. Buildings that dominate the site have a visual effect and adversely effect character and amenity. D18.6.1.6. support the wording change from paved to impermeable. Oppose the reduction to the maximum paved impervious area. support this being retained at original %. The proposed changes greatly reduce the permeable area of a site - lead to increased stormwater runoff, flooding. greater carbon footprint, adverse effects on heritage character by allowing the dwelling to be out of scale and visually dominant.

I or we seek the following decision by council: Accept the plan modification with amendments | 35.1

Details of amendments: Back yard to be kept at 3m minimum. Maximum impermeable area to be kept at existing % of site. D18.6.1.7. Fences and walls and other structures Support proposed changes to wording. Support the existing rules limiting the height of fences and walls. | 35.2  
| 35.3  
| 35.4

Submission date: 11 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Romily Properties Mt Eden Limited

Organisation name:

Agent's full name:

Email address: [romilyholdings@xtra.co.nz](mailto:romilyholdings@xtra.co.nz)

Contact phone number: 027 4962 901

Postal address:  
PO Box 300-088  
Albany  
AUCKLAND 0752

0752

### Submission details

**This is a submission to:**

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

**My submission relates to**

Rule or rules:  
Special Character Areas Overlay of the Unitary Plan

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
The proposed change seeks to clarify activity rules and development standards

I or we seek the following decision by council: Accept the plan modification

Submission date: 11 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Sheryll Diane Mitchell

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

1/28 Coronation Road  
Epsom 1023 Auckland

Telephone:

(09) 624 3428

Fax/Email:

sheryllm@extra.co.nz

Contact Person: (Name and designation, if applicable)

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 26

Plan Change/Variation Name

Clarifying the relationship between the Special Character Areas Overlay and underlying zone provisions

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

[Empty box]

Or

Property Address

Unit 1, 28 Coronation Road, Epsom, Auckland

Or

Map

[Empty box]

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes  No

The reasons for my views are: The above property I own is part of a complex of 11 units constructed in 1966. There is nothing of a "special character" about the complex and the proposed special character area overlay should not apply to my unit or prevail over (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

The proposed plan change should be modified so that it only applies to dwellings that are in fact of special character within the affected zone.

37.1

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

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

S. S. Mitchell  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

11 June 2019  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

**If you could gain an advantage in trade competition through this submission please complete the following:**

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

the corresponding provisions of the underlying residential zones within the Auckland Unitary Plan #37.

The value in my above property is in the land value rather than in the value of the improvements and with time there may be greater value in the land without the existing improvements on it, than there would be if they were to remain on the land.

However, at such time, any potential interest in my site for redevelopment purposes might be reduced significantly and thereby negatively impact on the market value of my property, if the height restrictions etc that the proposed plan change 26 entail, were to become operative and apply to my property and any plans for redevelopment.

**Before you fill out the attached submission form, you should know:**

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Peter Lucas

Organisation name:

Agent's full name:

Email address: [peterlucas@xtra.co.nz](mailto:peterlucas@xtra.co.nz)

Contact phone number:

Postal address:

8 Rata Rd  
Devonport  
Auckland 0624

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

Fencing Rules

Property address: 8 Rata Rd Devonport

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Allowing 2 meter fences along the boundaries with Cheltenham Beach and 2m fences along the boundaries between properties along the current seaside yard will detract from the public's enjoyment of the beach. Restricting fences between the house and the road to 1.2 meters will detract from the residents enjoyment of there own property without benefiting the public. In effect the beach side of the houses fronting the beach should be defined as the front of the properties and the road side the back

I or we seek the following decision by council: Amend the plan modification if it is not declined

| 38.1

Details of amendments: Define the front of the beach side houses as the front.

| 38.2

Submission date: 11 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Simon Angelo

Organisation name:

Agent's full name:

Email address: [simonangelo@gmail.com](mailto:simonangelo@gmail.com)

Contact phone number:

Postal address:

Stanley Point  
Auckland 0624

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
Unitary Plan Change 26

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
Stop messing with the heritage overlay and weakening the protections. You should be strengthening heritage protection and protecting the single house zone - not further encroaching on it.

I or we seek the following decision by council: Decline the plan modification

| 39.1

Submission date: 11 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Andrew Cox

Organisation name:

Agent's full name:

Email address: [arcox@xtra.co.nz](mailto:arcox@xtra.co.nz)

Contact phone number:

Postal address:

37 Kiwi Rd  
Stanley Point  
Auckland 0624

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

**My submission relates to**

Rule or rules:

Proposed plan change 26

Property address: 37 Kiwi Rd Stanley Point

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Development needs to be managed to retain the heritage aspects of this area. There is an increasing trend to infringe height and boundary restrictions and fencing is poorly policed. There are many 1.8 metre fences on front boundaries now in Devonport that significantly impact on streetscape.

I or we seek the following decision by council: Accept the plan modification

| 40.1

Submission date: 31 May 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Christine Major

Organisation name:

Agent's full name:

Email address: [christinemajor25@gmail.com](mailto:christinemajor25@gmail.com)

Contact phone number:

Postal address:

36 Lincoln St  
Ponsonby  
Auckland 1021

### Submission details

**This is a submission to:**

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

**My submission relates to**

Rule or rules:  
D18.6.1.7

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Clause (1) (d) would allow 2 fences or walls to be built around property backyards than the current 1.2m. I believe this would have significant shading effect in small sections especially in winter and in sections that are down slope of the fence or wall. Therefore the original D18.6.1.7 (1) should be unmodified.

I or we seek the following decision by council: Decline the plan modification

| 41.1

Submission date: 12 June 2019

**Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Ui Young Byun

Organisation name:

Agent's full name:

Email address: [brian.byun@aucklandcouncil.govt.nz](mailto:brian.byun@aucklandcouncil.govt.nz)

Contact phone number: 021523262

Postal address:  
171 Victoria Ave  
Remuera  
Auckland 1050

## Submission details

### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

### My submission relates to

Rule or rules:

Proposed Plan Change - Clarifying the relationship between the Special Character Areas Overlay and underlying zone provisions within the Auckland Unitary Plan

Property address: 171 Victoria Ave, Remuera, Auckland

Map or maps:

Other provisions:

We also look in to possible sub-division opportunity on our property.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We are seeking a sub-division opportunity for our property since our property is - not a character house (build in 1990s) - residential zone of nearby blocks are all mixed housing zone. - at the rare section from the street

I or we seek the following decision by council: Decline the plan modification

Submission date: 12 June 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Frank William Frazer and Mary Catherine Frazer

Organisation name:

Agent's full name:

Email address: [ffrazer7@outlook.com](mailto:ffrazer7@outlook.com)

Contact phone number: 021646225

Postal address:

122 Ladies Mile

Ellerslie

Auckland 1051

### Submission details

**This is a submission to:**

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

**My submission relates to**

Rule or rules:

PC 26 Clarifying the relationship between Special Character Overlay and the underlying zone provisions

Property address: 122 Ladies Mile, Ellerslie, Auckland 1051

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Where an individual Agreement relating to a property has been made with Council, this Agreement must prevail over the requirements of the Special Character Overlay.

I or we seek the following decision by council: Accept the plan modification with amendments

| 43.1

Details of amendments: The following clause should be inserted. "Where the Council has entered into a specific Agreement with a property owner relating to a property, the provisions of the Agreement shall prevail over the requirements of the Special Character Overlay.

| 43.2

Submission date: 12 June 2019

Supporting documents

Submission to AC\_20190612160352.260.pdf

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

**Submission on Proposed Plan Change – Clarifying the Special Relationship between the Special Character Areas and Underlying Zone Provisions within the Auckland Unitary Plan.**

**Summary of Submission**

We submit that where the Council has entered into a specific Agreement with a property owner on the provisions and requirements of the said property then the Agreement shall prevail over the requirements of the Special Character Overlay.

**Background to the Submission**

The property 122 Ladies Mile Ellerslie, owned by F W and M C Frazer, was subject to the PC 163 hearings from 2008-2013. The basis of our Appeal was that 122 Ladies Mile did not fulfil the criteria of “architectural value” and “to contribute to the distinctive quality of streetscape character” to be classified as Zone 2b under the old District Plan.

Eventually (April 2013), the Council acceded to our arguments and removed the 2b green zoning of our property. An integral part of this acceptance was the elimination of Council demolition or removal controls of buildings on the property. This is confirmed in a letter to us, dated 27 March 2013, from the Council’s lawyers, (signed W Loutit of Simpson Grierson) which states (paragraph 7):

“The Council will agree not to pursue its position that your property should be subject to the demolition or removal control and advise the Court accordingly”.

We assume the Environment Court was advised accordingly.

Our understanding is that the Special Character Overlay would require any exterior demolition or alteration to be subject to consent from the Council. This is clearly inconsistent with an Agreement with the Council that buildings on the property shall have no removal or demolition controls.

Thus it is our submission that the results of the individual assessment of 122 Ladies Mile, as registered with the Environmental Court, should take precedence over the provisions of the Special Character Overlay which were devised in-house by the Council.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Jennifer Anne Clark

Organisation name:

Agent's full name:

Email address: [Jennifer.Clark@xtra.co.nz](mailto:Jennifer.Clark@xtra.co.nz)

Contact phone number:

Postal address:

[Jennifer.Clark@xtra.co.nz](mailto:Jennifer.Clark@xtra.co.nz)

Northcote Point

Auckland 0627

## Submission details

### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

### My submission relates to

Rule or rules:

D18.6.1.7

Property address: 94 and 96 Queen Street, Northcote Point

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I am opposed to the requirement for front fences to be limited to 1.2m in height. This provides very little privacy in our front gardens, which in today's climate of reduced section size are often residents' only sanctuary of peace. At 94 Queen Street, which is my home, I have a 1.8m white picket fence set in a brick base. It is fully in keeping with the house, while affording me the opportunity to work or sit out in my garden without being observed by passers by. The beauty of the house, which is considerable, can be seen clearly from the street as the house is elevated. At 96 Queen Street, which belonged to my mother and is now rented to tenants who love living in it, there is an ancient acmena hedge which I keep trimmed. The tenants love it because it both gives them privacy and they can watch the native birds (mainly waxeyes) foraging in it. This hedge would not survive being radically trimmed to 1.2m. Again, the house - a rare double brick villa - can be observed from across the street or from the side fence, which is only 1.2m. Overall, I wish the requirement for front fence height to be

| 44.2

up to the discretion of owners, to the previous maximum of 1.8m - and I would support an amendment that says the fence should be in keeping with the style of the house. | 44.3

I or we seek the following decision by council: Accept the plan modification with amendments | 44.1

Details of amendments: I find the above confusing - is my objection a proposed amendment or not?

Submission date: 14 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Peter Stone

Organisation name: N/A

Agent's full name: N/A

Email address: [p.stone@auckland.ac.nz](mailto:p.stone@auckland.ac.nz)

Contact phone number:

Postal address:  
19 Woodley Avenue  
Remuera  
Auckland 1050

## Submission details

### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

### My submission relates to

Rule or rules:

D18.6.1.5. This needs to be strengthened in terms of retaining significant trees which would need to be identified in the relevant areas. Also, as with much of the proposals, there are concerns regarding implementation, oversight and enforcement and the Proposed Plan does not detail if there are any moves to strengthen oversight and so on. D18.7 It is stated in the Proposal that there are "no controlled activities" yet surely one of the purposes of the Special Character Areas is to define what activities are deemed appropriate. It is submitted that work needs to be done to clarify this. E38.8.2.6 Many sections are in the 600 to 850sqm range. It would be against the spirit and concept of the Special Areas concerned to permit smaller subdivisions certainly <600 sqm because this effectively alters that whole concept and appearances of the areas concerned. In PC26 Attachment 2 there are a number of open spaces which are to be removed. The submitter opposes this as no reasons are given for the loss of this land to recreational use.	45.2   45.3   45.4   45.5   45.6
--	--

Property address: N/A

Map or maps: N/a

Other provisions:

Whilst the aim of the proposal is clear and generally good, there are aspects that are unclear and not supported in the current form as presented and it is on those points that clarification is needed

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
Detailed in the submission

I or we seek the following decision by council: Accept the plan modification with amendments

| 45.1

Details of amendments: As detailed above

Submission date: 15 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Vinod Vyas

Organisation name:

Agent's full name:

Email address: [vinodvyas@gmail.com](mailto:vinodvyas@gmail.com)

Contact phone number: 0223275211

Postal address:

## Submission details

### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

### My submission relates to

Rule or rules:  
D18.6.1.7

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

1. The residential properties marked as heritage should also be reviewed from Safety and Security perspective as well. To make families secure, fence on all sides should be considered high enough to keep intruders away e.g. 2m on ALL sides. There is no point considering front fence differently and making it smaller in height. In fact, council should encourage people to make stronger and higher fence on all sides. 2. Most of the chimney in such old houses are posing danger. These should be allowed to demolish by licensed builder WITHOUT consent. Irrespective of type of chimney and pipe inside. 3. Looking at the needs in residential properties, council should allow to add shower and toilet areas WITHOUT need of consent. The number can be restricted to number of bed rooms. Further, specification of outlets etc can be defined by council.

| 46.3

| 46.4

I or we seek the following decision by council: Accept the plan modification with amendments

| 46.1

Details of amendments: Front fence limit of 2m. Plus few additions mentioned above.

| 46.2

Submission date: 15 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Jamie Ward

Organisation name:

Agent's full name:

Email address: [stormy4720@hotmail.com](mailto:stormy4720@hotmail.com)

Contact phone number:

Postal address:  
20 Hackett Street  
St Mary's Bay  
Auckland 1011

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
General

Property address: 20 Hackett Street

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

A simplification and clarification of the current system is desirable and supported. At the moment the plan seems to be neither, e.g. there are conflicting rules and it is unclear how to determine which rules should prevail. For the layman this makes planning almost impossible. Even as a 20+ year practising solicitor (in three countries, so I am used to analysing a variety of law), I found the rules were time consuming to analyse and contradictory / confused at times. It seems, therefore, a sensible approach from the Council to attempt to now formally engage the overlay as a more meaningful planning tool, unencumbered by the base zone bulk and location standards. • The only way for residents to develop their properties at present seem to be to engage a number of expert consultants - even for comparatively simple projects. This is costly and time consuming. If this is not what the Council intends for residents going forward, it may be helpful detailed guidance on what is and what is not acceptable, in particular from a heritage perspective, could be provided. I am still uncertain of the

| 47.2

objectives and policies of the Council's heritage team. It can feel like the Council's processing planners may be dictated to by the heritage consultants, as opposed to consulting them (together with the residents/owners experts – whose expert opinions are equally valid) as only one of the relevant aspects of any development proposal. The consequence is a protracted and costly process of assessment, analysis, and the production of expert opinion. • More generally, I commend the Council seeking to retain Auckland's heritage (the monuments to Auckland's lost heritage in Western Park are a reminder of the consequences of unchecked development) but this needs to be balanced with allowing people to modernise and expand their properties, otherwise the city will not grow and progress. Any amendments that provide simplification, clarification and greater certainty to the current process should be welcomed.

I or we seek the following decision by council: Accept the plan modification with amendments

47.1

Details of amendments: TBC

Submission date: 16 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Melissa Anne Brown

Organisation name: Not applicable

Agent's full name: Melissa Brown

Email address: [brownma69@gmail.com](mailto:brownma69@gmail.com)

Contact phone number:

Postal address:  
115 Upland Road Remuera 1050 Auckland  
Remuera  
Auckland 1050

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:  
PC 26 Special Character Areas Overlay - Residential and Subdivision - Urban of the Auckland Unitary Plan

Property address: 115 Upland Road Remuera

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Firstly the plan does not include the specific zone it relates to - is it the suburb, the street or a section of the same? It is unclear which zone and land parcels our home belongs to and the nature of the impact on the streetscape. It would have been preferable for this to be explained in clear simple English - the changes proposed are not clear (e.g. current requirements compared to future requirements). Our home is ageing and requires significant resource and investment to maintain the current facade and streetscape. It has been neglected by previous owners, has not been properly maintained and we feel that having these restrictions on our home will penalise and disadvantage us financially in the future, should we wish to sell the property. It would be our intention to demolish and rebuild in the future. What funding and support will the Council provide for owners such as us? The impact of the new buildings currently dispersed throughout the street and neighbourhood is already

being seen. 111 Upland Road (2 doors down from our home) has been demolished and three double story townhouses are being built. The first of which is only a few steps from the footpath to the front door! It blocks light to other houses and will be a significantly different facade to other homes around it. It also has no front or rear yard. I oppose the changes to the plan as they are unclear and would severely penalise us financially in the future.

| 48.2

I or we seek the following decision by council: Decline the plan modification

| 48.1

Submission date: 16 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Wing Cheuk Chan

Organisation name:

Agent's full name:

Email address: [tohappyfaces@gmail.com](mailto:tohappyfaces@gmail.com)

Contact phone number: 0274082268

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: PC 26

Plan modification name: PC 26 Clarifying the relationship between the Special Character Areas Overlay and the underlying zone provisions

#### My submission relates to

Rule or rules:

the Special Character Areas Overlay applies to specific local areas, in particular 26 St Andrews Road, Epsom

Property address: 26 St Andrews Road, Epsom, Auckland 1023

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

See attached file for detailed

I or we seek the following decision by council: Amend the plan modification if it is not declined

| 49.1

Details of amendments: Special Character Areas Overlay do not apply to 26 St Andrews Road, Epsom, Auckland 2013

Submission date: 16 June 2019

Supporting documents

Council feedback on special character zone\_3.pdf

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

## Feedback on Auckland Unitary Plan Operative in part. PROPOSED PLAN CHANGE 26, the Special Character Areas Overlay

Thank you for the opportunity to feedback on the proposed plan change 26 as part of the consultation. We appreciate the underlying intent of providing better clarify the relationship between the special character area overlap and the underlying zones.

However, we have major concerns that there is limited documented evidence available to the public to demonstrate the impact on specific local areas that have been formally reviewed or actively considered. Indeed, in certain local areas, the current proposal would have virtually no meaningful impact on the overall underlying intent of the special character areas zone. Instead the proposal is likely to result in a substantial increase in unnecessarily administrative burden and inequity to current property owners where sites have significant development potential considering vast majority (if not all) of the nearby properties would not meet current proposed standards in some form. We are concerned that development criteria is inappropriately restrictive in number of areas including height to boundary ratio standards. In some cases, if the proposed rules were to be retrospectively implemented, vast majority of the existing buildings (if not all) in a local neighbourhood would be have significant number of non-complying activities (e.g. properties around 26 St Andrews Road). The proposal would be inequitable to the properties or sites that have not yet newly renovated and fully developed to its full potential, without materially impacting the existing landscape, in particular renovation or redevelopment of smaller run down properties. It would be helpful for the Auckland Council to consider reviewing the special character zone, in particular, the 26 St Andrews road should not be zoned in the special character zone, as the underlying zone already has adequate provision to mitigate any adverse impact of the aesthetic, physical and visual qualities of the area and virtually all nearby properties would not have retrospectively meet the proposed zoning standards. Currently, the property located at 26 St Andrews Road is an ordinary weather board house that can be found in many locations in Auckland not zoned in Special Character Areas. It does not have any meaningful historical or any architecture significance. Any further development at 26 St Andrews Road (without the special character overlap) is likely to have less than minor impact on the aesthetic, physical and visual quality of the local area.

49.2

### **Selected examples of existing properties that violate the proposed rules**

Specifically, we would like to highlight a number of obvious observations in the nearby neighbourhood that would not be consistent with the special character area zone, i.e. the special character zone should not be applied at 26 St Andrews Road. These are only a selected number of examples, a comprehensive review will be required.

49.3

Directly, opposite to the 26 St Andrews road there are 2 subdivided townhouses built in around 1994 (namely, 21 and 21A St Andrews Road, made up of brick and cedar, and brick fence at the front of the property, with limited green garden areas), do not have historical or special character as defined by the council. These properties are unlikely to have met most of the proposed special zone standards if the rules were retrospectively applied, e.g. the new height to boundary ratio, and coverage areas as defined by the proposal. Imposing a proposed new rule that are substantially restrictive on 26 St Andrews Road, appear to be unfair and unjustifiable.

49.4

The next door property 19 and 19A St Andrews Road, and 17 and 17A St Andrews Road, are crossed lease property that would not meet minimum net site area of 600 metres (not consistent rule E38.8.2.6.1). With existing garages at 17 and 19 St Andrews Road, were built right at the front edge.

49.5

The next property of North boundary of 26 St Andrews Road, is 22 St Andrews Road, which is a relatively newly developed property, and at the time of development, there were already a number of non-compiling activities based on the older zoning rules without the current special character zoning restrictions being formally applied. For example, D18.6.1.2 height in relation to boundary. Imposing the special character rules only on a remaining non-developed site with a small property at 26 St Andrews Road which has less than minor impact on the overall of the aesthetic, physical and visual quality of the local area, appears unjustified, and adds unfair burden to the existing owners.

22A is a property that was built in the 1990s that has a plaster external and again do not have any historical special character. This property can be easily seen from road side which makes up part of the street view.

49.6

These show that the PROPOSED PLAN CHANGE 26 strongly discriminate against those existing house owners who have not yet the rebuilt/redeveloped of their properties.

We recommend Auckland council to:

1. Consider financial compensation to these current owners while their applications for further development are restricted by these new rules, or

49.7

2. Alternatively, remove the special character zone overlap from 26 St Andrews Road, as existing zoning already has more than adequate provision to protect the aesthetic and physical quality of the local area.

49.8

We eagerly look forward to the Auckland Council prepared summary of decisions requested by submitters soon after 28 June 2019, and hope that it will be adequately summarised the number of reasons explain why specific areas where special character overlap does not appear to be justified. We also keen to see some documented evidence available for the home owners to show that Auckland Council had in fact actively-and adequately considered the prior feedback in a meaningful way. With anticipation, the current consultation process can be better strengthened in that regard.

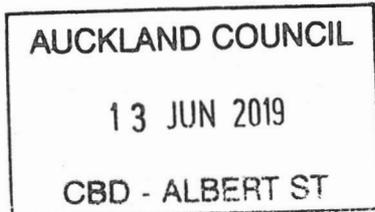
# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142



For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Dr Ralf Schnabel

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

17 Curran St  
Heine Bay 1011

Telephone:

Fax/Email:

Contact Person: (Name and designation, if applicable)

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 26

Plan Change/Variation Name

~~Amendments to Schedule 14.1 Schedule of Historic Heritage~~  
Special Character Areas Overlay, Chapter D18  
Residential and Chapter E 38

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

17 Curran St

Or

Map

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

The reasons for my views are: I find the current restrictions already significant. I oppose additional restrictions.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
  - Accept the proposed plan change / variation with amendments as outlined below
  - Decline the proposed plan change / variation  | 50.1
  - If the proposed plan change / variation is not declined, then amend it as outlined below.
- no additional restrictions be imposed.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

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

10/6/19

Date

**Notes to person making submission:**  
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

You not a person, who has gain/advantage.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

**If you could gain an advantage in trade competition through this submission please complete the following:**

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.