

25 May 2026

The Chair
PC 120 Hearings Panel
AUCKLAND

By email: pc120hearings@aucklandcouncil.govt.nz

Dear Ms Shaw

Saint Mary's Bay Association Incorporated

I have been briefed by the St Mary's Bay Association Inc (**Association**) in relation to Plan Change 120 (**PC120**).

I have received a copy of the Character Coalition letter sent to you dated 19 May 2025 and write to advise that my client strongly supports a strong recommendation from the Panel that Auckland Council (**Council**) consult with those who seek to engage with the Council before it finalises the revised form of PC120. This accords with principles of sound process and natural justice and should be welcomed by the Council.

The Association has sought numerous meetings with the Council over the last 12 months to discuss what it considers to be genuine anomalies and/or serious mistakes in the rezoning maps and methodology applied to Saint Mary's Bay. The Association has been looking to collaborate on a more appropriate and better densification solution for the area. These requests for meetings have all been rebuked. Missing those opportunities and now missing the critical step of consultation is highly unusual for any plan change process, let alone the most significant plan change to affect New Zealand's largest city. It will not be remedied by any opportunity to submit (yet again) on any changes to PC120 still to be notified (if any) and will deprive the Council of the opportunity to make informed choices as to the final form of PC120 with a view to saving time and money with the submission process. Failure to consult will therefore be to the serious disadvantage of the members of my client and to Auckland ratepayers generally.

Yours faithfully



Alan Webb KC