

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

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



Correspondence to :

Attn: Technical Support
Operative Plans North
Auckland Council
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name of Submitter or Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Organisation Name (if submission is on behalf of Organisation)

Address for service of the Submitter

Telephone:

Email:

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to:

ü Plan Change/Variation Number

33

Plan Change/Variation Name

Business Built Heritage Areas

To the *(indicate which plan below)*

Relevant District Plan:

- Auckland Central
- Franklin
- Papakura

- Auckland Gulf Islands
- Manukau
- Rodney

- Auckland Isthmus
- North Shore
- Waitakere

Relevant Regional Plan/ Policy Statement:

- Coastal
- Farm Dairy Discharges

- Sediment Control
- Transitional Regional Plan

- Proposed Air Land Water
- Auckland Regional Policy Statement

The specific provisions that my submission relates to are:

Please identify the specific parts of the Proposed Plan Change/Variation

Rule(s)

15.5.1.5: Discretionary Activities: Demolition/removal of buildings
15.5.1.3: Controlled Activities: Increased cubic capacity of building

Or

Property Address

Or

Map

Or

15.4.10: Policy 3. Scale/Bulk

**15.3.3, Policy 9. (iii)
Appendix 15 O**

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:

15.5.1.5: Discretionary Activities: I oppose the use of Discretionary status for the demolition or removal of buildings in the Business Built Heritage Areas.

(a) This gives insufficient certainty that the community will receive notification of resource consent applications. Without notification the community has little chance of expressing their views on proposed developments.

(b) Discretionary status allows council planners too much subjective flexibility. Non-Complying status allows much less ambiguity and requires closer application of the relevant rules.

15.4.10: Policy 3. Scale/Bulk: I oppose development over two storeys and in some cases over one storey in the Business Built Heritage Areas. A strong message must be sent that developments over one or two storeys in the Business Built Heritage Areas are not compatible in scale and bulk with the surrounding area.

15.3.3: Policy 9. (iii): I oppose the use of Discretionary status for residential activity on the ground floor of commercial buildings in the Business Built Heritage Areas. Non-Complying status will better protect existing retail activity and preserve the historical continuous retail frontage of these areas.

15.5.1.3: Controlled Activities: I oppose Controlled activity status for increased cubic capacity/bulk of buildings, since an increase in bulk and greater site coverage may have adverse effects on the heritage values of the Built Heritage Area and the surrounding heritage zone. Unlimited site coverage as allowed by the Business 1 and 9 zone District Plan rules may in some instances be quite inappropriate to the historic character of the area.

I seek the following decision by Council:

Accept the Plan Change/Variation

Accept the Plan Change/Variation with amendments as outlined below

Decline the Plan Change/Variation

If the Plan Change/Variation is not declined, then amend it as outlined below.

15.5.1.5: Discretionary Activities: I request a change from Discretionary activity status to Non-Complying activity status for the demolition or removal of buildings in the Business Built Heritage Areas. I further request that a "like with like" policy be adopted, in that any new building replacing an existing building be a non-complying activity if it has more storeys than the building it is replacing. I further request that all non-complying and discretionary activity resource consent applications be publicly notified.

15.4.10: Policy 3. Scale/Bulk: I request that a "like with like" policy be adopted, in that any new building replacing an existing building in the Business Built Heritage Areas be a non-complying activity if it has more storeys and greater coverage than the building it is replacing.

15.3.3: Policy 9. (iii): I request a change to Non-Complying activity status.

15.5.1.3: Controlled Activities: I request that a "like with like" policy be adopted, in that any new building replacing an existing building in the Business Built Heritage Areas be a discretionary activity if it has increased cubic capacity/greater bulk than the building it is replacing.

I 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)

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.

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 this submission that:

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