

Under the Resource Management Act 1991 (**RMA**)

And

In the Matter Intensification Planning Instrument Plan Change (**IPI**) – Plan Change 78 (PC78)
to the Auckland Unitary Plan – Operative in Part (**AUP-OP**)

SUBMISSION OF SEAVIEW ROAD RESDIENTS GROUP, AL STOKES AND MARK ANDREWS

1. This submission is filed by the following submitters:
 - Seaview Road Residents Group
 - Al Stokes
 - Mark Andrews
2. In their submissions on PC78 the parties ask for the re-inclusion of the properties and/or areas specified in their submission so they will be subject to the Special Character Area Overlay and a qualifying matter.
3. These are all properties and/or areas which are included in the Overlay in the AUP-OP but which Council has (wrongly in the parties' view) excluded from it in PC 78.
4. As a result of S86BA, the provisions of the Act which allow for three three-storey houses on every residential site in Auckland not subject to a qualifying matter came into effect upon notification on PC78 last year.
5. Because those provisions are now operative, all those areas and properties in the AUP-OP (including these areas and properties) which PC78 has excluded are at immediate risk of having developments occur within them which will be inappropriate, and which will irreparably reduce and/ or destroy the qualities that mean they warrant protection as SCA's.
6. This will result in significant adverse effects on the environment. This can only be prevented by the Panel hearing and determining the submissions seeking their re-inclusion now.
7. However, in order for the Panel to deal with this issue, it must not only hear the submissions, but immediately provide its recommendations to Council on them to give effect to them.
8. Conferencing on this issue is due to take place tomorrow and submissions are ready for hearing. Council's work on stormwater issues will not impact upon whether or not these properties and areas should be included in the Special Character Area Overlay. The submitters request that in the event that if matters are not settled at conferencing that mediation continue in respect of only those areas set out in this Memorandum.
9. Accordingly, the parties oppose any pause in the consideration of, or deferral of the hearing of, their submissions on this topic. Instead, they consider that the Panel should hear and determine them, and provide its recommendations on them to Council, at the earliest available opportunity.

Dated 3 May 2023

Filed by Mark Andrews as duly authorised representative by:

Seaview Road Residents Group

Al Stokes

Mark Andrews

