

Kia ora neighbours,

The Ellerslie Residents Association would like to bring to your attention two changes to the Auckland Unitary Plan that are currently out for consultation and tell you how you can make a submission on both (submissions close September 29th). There are currently two proposals out for consultation, by two separate parts of Council, that completely contradict each other.

The contradiction puts historic heritage protection for Findlay, Hewson, and Ramsgate Streets at risk. Residents need to submit to make their views on heritage protection clear.

The Auckland Unitary Plan is essentially the rule book for how we build and grow as a city. It tells you what you can and can't do with your property by outlining things such as height limits, how close your building can be to your neighbours boundary, how much concrete you can have per site etc.

Plan Change 81

- Plan Change 81 proposes to add a new Historic Heritage Area which includes the houses in the mapped area attached (Findlay, Hewson and Ramsgate Streets)
- Being an Historic Heritage Area means that there are new rules that apply in terms of what can and can't be done to these properties and when resource consent is required. There are different rules depending on whether the property has been identified as a 'contributing' or 'non-contributing' site (see map). The rules are stricter for 'contributing' properties, as the idea is to keep them as close to their current state as possible.
- The rules regarding what can be done with the buildings in the area are contained within section D17 of the Unitary Plan – Council website link here <https://tinyurl.com/y6sdydhu>
- There are some exclusions to the rules - e.g. interior alterations don't require resource consent, and stand-alone structures like garages built after 1923 aren't included - but generally speaking any external changes to the house would require resource consent, and Council would need to be satisfied that whatever you're doing is in keeping with the heritage values of the area.
- Further information is available from Council here <https://tinyurl.com/aryfff6w>

Plan Change 78

- Plan Change 78 responds to the government's National Policy Statement on Urban Development which requires councils to enable more development in and around town and local centres and near transport hubs.
- This applies a reasonably formulaic approach to rezoning, applying higher density areas to the places described above.
- Within the proposed Historic Heritage Area on Findlay, Hewson and Ramsgate Street, the rezoning is for Terrace Housing and Apartment buildings, and some low density residential.
- Further information is available from Council here. <https://tinyurl.com/4km2nzw7>

Inconsistencies and how to submit

As you can see, the two Plan Changes are not compatible. You can't have heritage protection at the same time as redevelopment for terrace housing and apartment buildings.

So what should you do?

If you support Historic Heritage protection for Findlay, Hewson and Ramsgate Street, you need to provide two separate submissions – one supporting Plan Change 81, and another opposing Plan Change 78.

If you support intensification of Findlay, Hewson and Ramsgate Streets you need to provide two separate submissions – one supporting Plan Change 78, and another opposing Plan Change 81.

Links for making submissions on both proposals are below.

It is fairly straightforward with prompting questions through an online form, however if you need help with making a submission you can contact the Friends of the Submitter services which is free of charge by email friendofsubmitter@aecom.com or phone 021 349 521. Please note that this service cannot give planning advice but can advise on how to submit.

It should be noted that other streets in Ellerslie are proposed for Terrace Housing and Apartment buildings, but Auckland Council has not challenged this in PC81.

Plan Change 81 submission link (Heritage protection proposal) <https://tinyurl.com/5t4wucsp>

Plan Change 78 submission link (Intensification proposal) <https://tinyurl.com/mvpaypx4>

**Submissions close
29 September 2022**

