

**1 May 2013**

**Ellerslie Ratepayers Association**

Attention: Bryan Johnson – Chairperson

[bryanaj@beesley.co.nz](mailto:bryanaj@beesley.co.nz)

Dear Bryan

**DRAFT UNITARY PLAN - ELLERSLIE**

Further to the public meeting held on Tuesday the 16<sup>th</sup> of April 2013 for the draft Unitary Plan, this letter seeks to clarify and confirm some of the matters raised at this meeting. I understand you will be able to communicate this letter to your members who were unable to attend.

**Mixed Use Zone – Findlay Street**

The current operative plan zoning for Findlay Street between Cawley Street and Ramsgate Street is Residential 1, which recognises the historic built character in this area. A similar zoning should have been carried through to the draft Unitary Plan, being Single House zone with an Isthmus A historic character overlay. These provisions together would reflect similar provisions to the existing Residential 1 zone. The Mixed Use zoning shown in the draft Unitary Plan in this area is therefore an error and it will be changed to Single House zone with an Isthmus A historic character overlay for the notified version of the Unitary Plan.

**Light Industrial Zone – South side of Main Highway and between Main Highway and Hudson Street**

The Light Industrial zoning in the draft Unitary Plan in this area is an error and should be zoned Mixed Use. Again, this will be changed for the notified version of the Unitary Plan.

**Mixed Use zone – around Tecoma Street**

This zone reflects the aspirations of the Future Planning Framework for a mixed use type zoning in this area. We believe that it is appropriate for some level of intensification in this area, so close to the Ellerslie town centre. Therefore, we will recommend changing the mixed use blocks on Ladies Mile and either side of Tecoma Street to Terrace Housing and Apartment Building zone and the strip along the eastern side of Robert Road to Mixed House zone as it adjoins the Single House/historic character zone.

People may still have concerns around this so we would appreciate their feedback.

**Terraced Housing and Apartments zone**

Questions were raised at the meeting regarding the proposed Terrace House and Apartment Building zone between Ladies Mile and Arthur Street to the north of Ellerslie town centre. This type of residential housing has not been reflected in either the previous planning documents for this area prepared by the former Auckland City Council (Future Planning Framework (2010) and Ellerslie's Future Framework (2008)) but does provide for intensification close to a town centre. Feedback on the appropriateness of this new zone in this area is welcome.

### **Height restriction in Ellerslie character overlay**

The height restrictions in the Ellerslie business character overlay remain at 12.5 metres, as currently in the operative district plan for the Ellerslie commercial area.

For the pensioner housing block mentioned off Ladies Mile, this land is proposed in the mixed use zone in the draft Unitary Plan which provides for development up to 16.5 metres or 4 storeys. This zone is different from the previous Residential 6a zone in the operative plan which permitted buildings up to 8 storeys in height.

I hope this letter helps in communicating the meeting discussion to your members. To reiterate feedback on the draft Unitary Plan is encouraged by the 31<sup>st</sup> of May 2013 by visiting [www.shapeauckland.co.nz](http://www.shapeauckland.co.nz).

Yours sincerely

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke.

Penny Pirrit  
**Manager – Regional and Local Planning**

Cc: Orakei Local Board  
David English – Secretary Ellerslie Residents Association