



Feedback to the Orakei Local Board on the draft Unitary Plan

18th July 2013

The information provided below by SD4 is following a request to consider what areas of the Orakei Ward may (in SD4's view) have different zoning applied to the current draft Unitary Plan.

1. A fine Grained Analysis (FGA) of every area of the Ward, to review all the nuances of every street, and then consider the total future residential capacity available, relative to the proposed zoning.
2. All areas previously zoned 6A should be zoned MH2 as a minimum, unless a compelling reason exists to have these as Single zone.
3. All areas should be reviewed relative to the new MH2 and MH3 zones. This will allow greater up-zoning than previous.
4. The Remuera Rd ridge, which already has a series of 6-15 level apartments, should be considered to allow this level of height again (from Omaha Rd to Entrican Ave). All areas shown as THAB zone, should be allowed to 6 storeys, and 15 levels as a discretionary status, when providing exemplary quality urban design.
5. The THAB zone surrounding the Upland Rd shops should receive similar upzoning as suggested in 4. above.
6. The entire Orakei peninsula should be reviewed (upto Reihana St). e.g. Coates Ave could be incorporated as a THAB zone.
7. The streets behind the Mission Beach Village should be upzoned to THAB, similar to that provided at Kohimarama
8. SD4 assumes there is forward planning in progress for a further train station between Meadowbank and Glen Innes. (either at St Johns Rd or further west?). Sufficient up-zoning should be made to allow for this.