



Intensification Plan Changes Hearings

Plan Change 78
Hearing Topic 002 - MDRS Response

236
Fiona Hyland And Don Stock on behalf of Mission Bay Kohimarama Residents Association

Submission No 305

28 March 2023

Mission Bay Kohimarama Residents Association

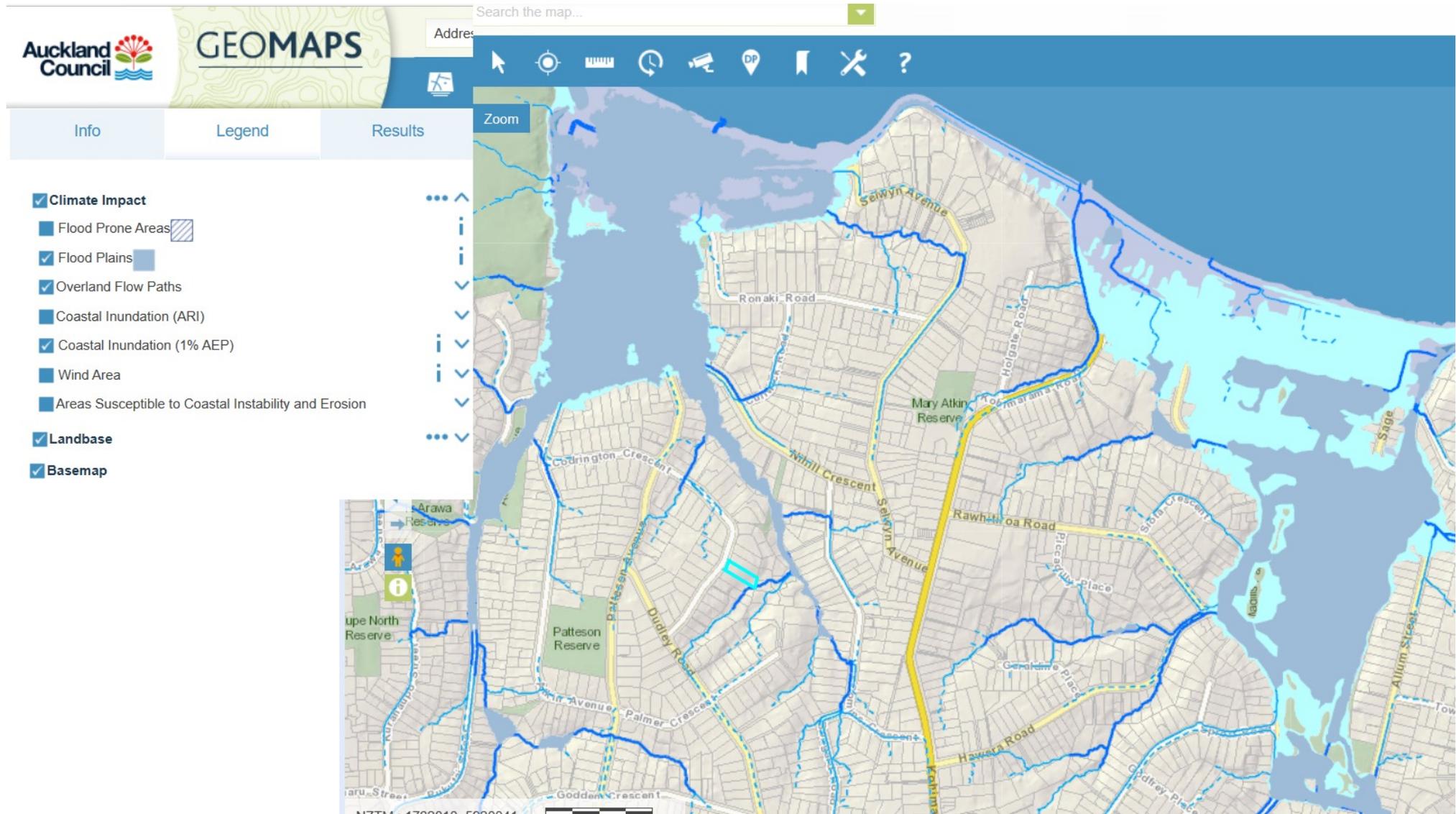
- We are an incorporated society representing the interests of the Mission Bay and Kohimarama communities.
- We have 850+ residents on our database and 2300+ members in our Facebook group.
- We inform our residents of local issues, seek their feedback and represent their views.
- Our membership has grown in numbers over recent years with issues such as the Unitary Plan, a proposed Mission Bay local centre development and this Plan Change seeing significant interest from our residents.

Our 2 suburbs are amphitheatres- with steep slopes side & back

 - 30m
 - 40m



Flood plains show 180° flows from ridges



The vital role of the current MHS and SHZ zoned areas within our natural Amphitheatre.

The current suburban housing development within the SHZ and MHS zones, covers a core area in our suburbs, and has high permeable area, and established trees and forest which prove vital to ensure water flowing down the amphitheaters is absorbed naturally and successfully.

But the infrastructure is still old and not fit for purpose

Even with this natural high permeable absorption area in the hills above, the current stormwater infrastructure is inadequate, even for current density, in Kohimarama and Mission Bay, and does not cope with extreme weather.

This extreme weather is increasing in its frequency.

Flooding in our suburbs is not restricted to the recent events

Dec 2005

April 2014

April 2017

Jan 2018

March 2022

And the 2 events of 2023

This is not an exhaustive list but reflects the key flooding events that residents and Council are very well well versed with.

December 2005

Flash floods hit Mission Bay

30 Dec, 2005 12:27am

🕒 2 minutes to read



Flooding at the corner of Tamaki Drive and Patteson Ave. Pictures / Michael Portman

By: Claire Trevett, [Claire Trevett](#)



For a brief time, there was no need to go down to the sea to ride a boogie board when flash floods hit Mission Bay.

The area was hit with heavy rain on Wednesday night that pooled on the streets to knee height, forcing some people to abandon their cars and shop owners to keep mops at the ready as the water flowed over the kerbs.

Local man Michael Portman said he heard the rain just before 8pm and when he looked out his window he saw two children on their boogie boards in the middle of the road behind his apartment.

"At that stage it was about knee deep in Marau Cres."

He said the park on the Mission Bay water frontage area was underwater and it went right back across the road to the shop frontages.

"The storm water outlet that empties on to Mission Bay was just chundering out water. At the traffic lights in Mission Bay there were a couple of cars abandoned, that's how quickly the water came up. It all happened in about half an hour."

April 2014
Cyclone Ita





APRIL 2017 – Ex Cyclone Debbie – Slip behind Kohi

Jan 2018 - Kohimarama and Mission Bay flooding



March 2022 Mission Bay



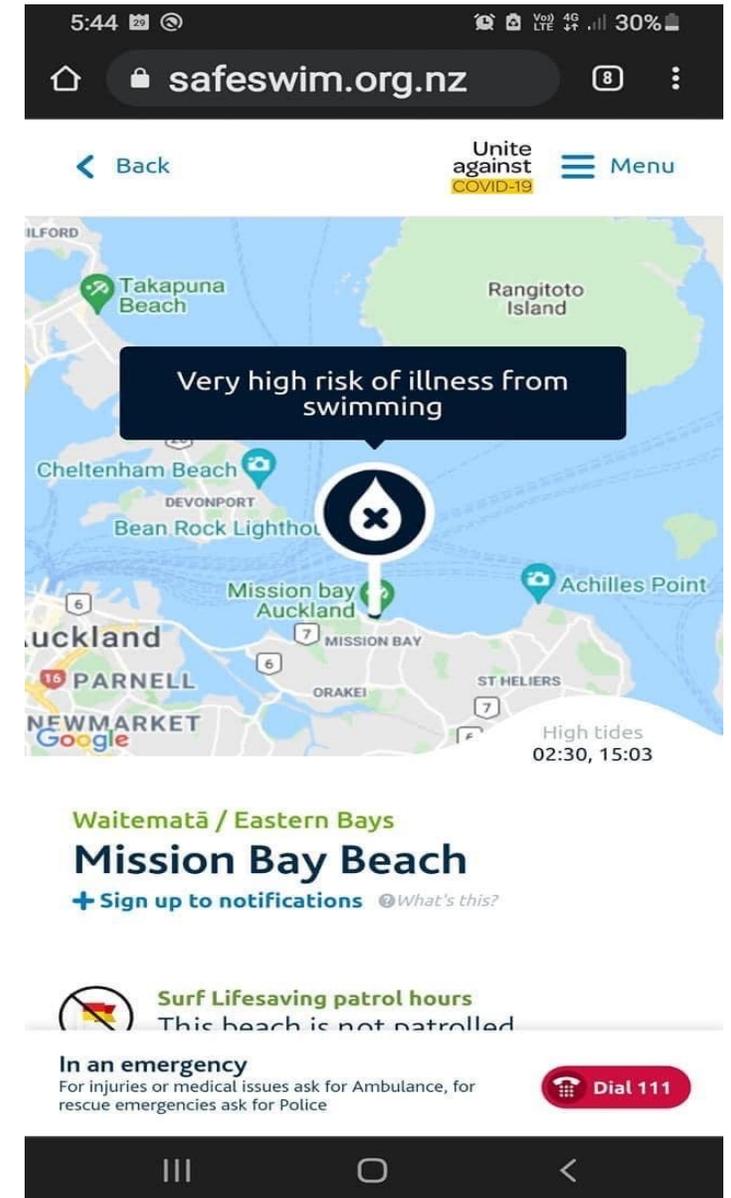
2 events Jan & Feb 2023 -

- Slips on Tamaki Drive, Ngapipi Rd and Kepa Rd
- Road closures for weeks
- Trees down across Kepa Road
- Trees down in Madills Farm seriously injuring child
- Black Flagged beaches unsafe to swim for weeks



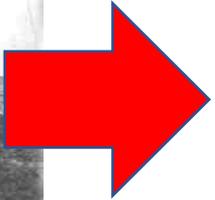
And our Beaches also Suffer

- Each time it rains heavily the impact on our local beaches is devastating.
- Black flags on St Heliers, Kohimarama, Mission Bay, Orakei beaches frequently
- These beaches are not just for locals, the waterfront is a jewel in the crown for Auckland. It is accessible, it is safe, it has good public amenities, providing a wonderfully safe family beach experience for all of Auckland and their visitors. BUT too often the **BLACK FLAG** bans use and blocks access to the water for all.

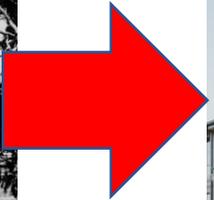


Kohimarama and Mission Bay is under going significant transformation. The current AUP, is WORKING in delivering intensification.

1931 Kohimarama



1932 Mission Bay



THAB - Kapa Rd completed developments



Outlook – 236 Kapa Rd – 43 apartments



Horizon – 250-254 Kapa Rd – 41 Apartments



The Ridge – 245 Kapa Rd – 44 apartments

MHU -completed & approved developments

The Arches – 24-26 Atkin Ave – 21 apartments



Colenso Villas – Keka Road – 12 terraced houses



Saturday Lane 42-44 Atkin Ave – 20 apartments



MHS -completed developments

50 Selwyn Ave – 14 terraced houses



30 Dudley Road – 19 terraced houses



The AUP (pre Plan change 78) is Delivering

20 Fold increase in dwellings in zone Town House Apartment Building (THAB)

10 fold increase in Mixed Housing Urban (MHU)

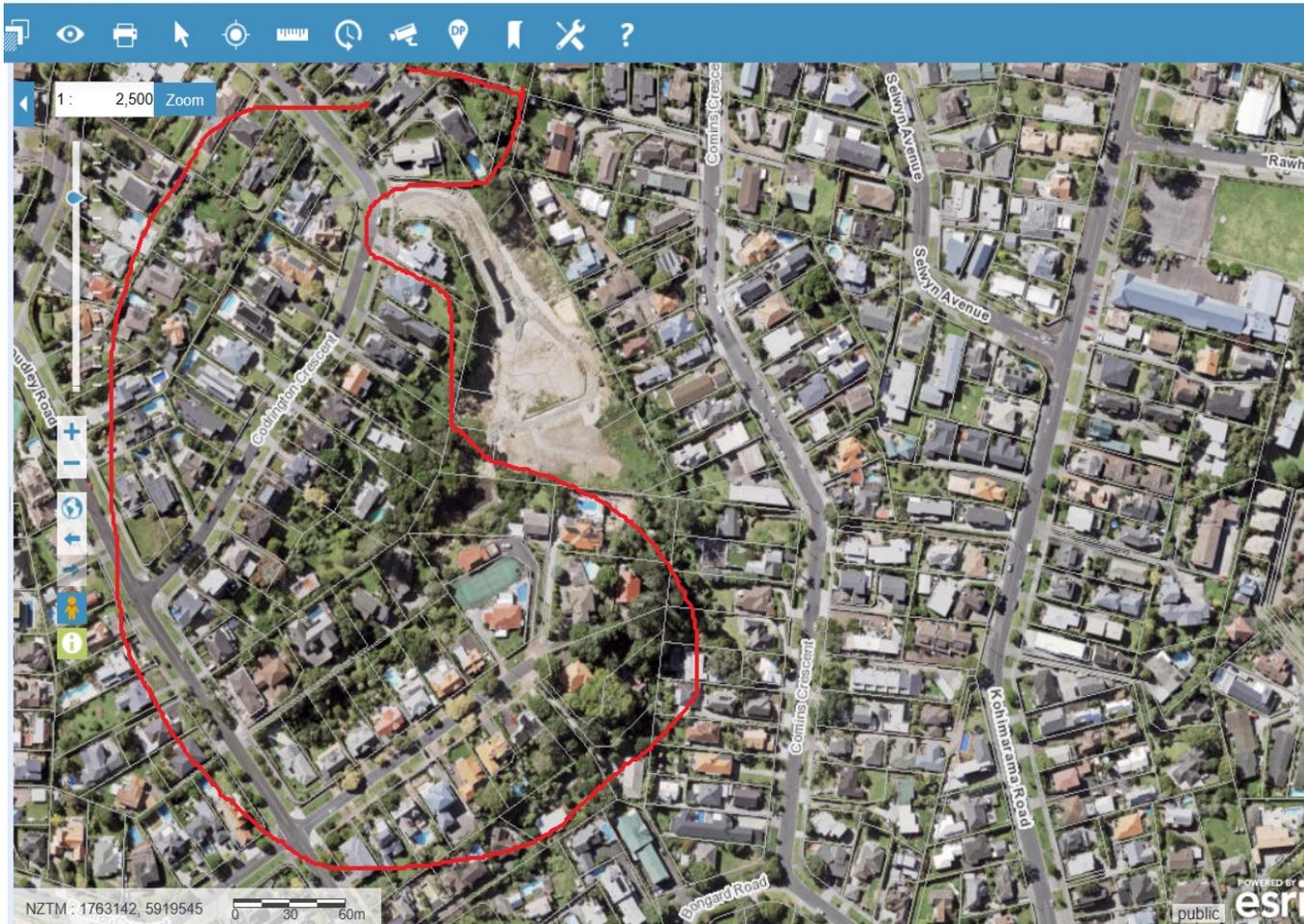
3-9 fold increase in Mixed Housing Suburban (MHS)

This development is predominantly happening under non notified consents under current AUP development standards

The appropriate development is being reinforced by each zone's development standards in particular building coverage, maximum impervious area and minimum landscaped area.

The level of intensification being delivered by our current AUP meets the intentions of the MDRS.

The only contiguous section of SC in our suburbs



We have small pockets of special character left that reflects a historical window into our area.

SC areas went through thorough debate at the prior AUP process.

These areas also play a key role in mitigation of climate change factors, with green space and Urban Forest that will be zoned for demolition and concrete coverage if Plan Change 78 is adopted.

They are also the areas that tend to have older inadequate infrastructure.

Removing all SC areas is NOT required in the MDRS

Urban Forest and Climate Change Mitigation

- We concur with Richard Brabant submission 2298 point 5
- The additional qualifying matter of suburban character and the association within the existing suburban character being that of our important Urban Forest.
- Urban trees support biodiversity, conservation and ecosystems and provide direct benefits to urban inhabitants both psychological and physical.
- They play an increasingly important role in mitigating climate change impacts.
- Retention of the existing SHZ, SC and the existing MHS zoning is the single mechanism presently available to protect this Urban Forest resource.
- Kohimarama and Mission Bay has significant Urban Forest coverage within the suburbs

Unique factors for Kohimarama and Mission Bay dictate the need for informed intensity planning, not a MHU zone blanket approach

- The natural landform and water flow of the area
- The current infrastructure and transport networks that service this area.
- The current role of the MHS and SHZ zones delivering vital natural water management, city tree scape and urban forest protection from climate change impacts.

The Unitary Plan (pre plan change 78) delivers to the needs of fit for purpose intensification, Plan Change 78 does not.

- The AUP took years of intense and well thought planning to enable successful development and intensification in Auckland. It is working in our area.
- Throwing the current AUP away and placing a blanket zone of MHU predominantly across our suburb and across Auckland is totally unnecessary and unwarranted.
- The desire for intensification is being delivered in our area, and is meeting the intention of the MDRS, without the need for a blanket change across the whole suburb as suggested in Plan Change 78.
- To replace the AUP with a rushed, politically driven, Wellington created blanket approach of one size fits all, would deliver drastic, tragic and irreversible outcomes on the current and future community of Kohimarama and Mission Bay who live in this natural Amphitheatre.

Mission Bay Kohimarama Residents Association on behalf of our local residents -

- Oppose the adoption of MHU to replace all MHS and SH zoned areas
- Oppose the removal of the last few remaining SC areas in our suburbs
- Request that SC is retained as a qualifying matter over all SC areas in the AUP.
- Request that all MHS zone is retained via a qualifying matter based on suburban character, infrastructure and climate change management.
- Request that all areas undergo a review of infrastructure starting with the oldest settled suburbs first

Thank You for your time