



Mission Bay Kohimarama Residents Association Update November 2015

Update on building height restrictions in the Unitary Plan

Last Friday, Mission Bay Kohimarama Residents Association (MBKRA) presented to the hearings panel on the increase in building heights proposed for Mission Bay along Tamaki Drive.

As a reminder, the issue is that the commercial and residential strip along Tamaki Drive has all been zoned as either Local Centre or Mixed Use zone, which allows any new buildings to be up to 16.5m tall compared to the current 10m limit. For comparison, currently the tallest building in the area is the brick apartment block in Marau Crescent which is around 12m tall. This full height can be erected right on Tamaki Drive without any set back, potentially resulting in a massive wall between the community and the beach, and visually dominating Tamaki Drive and Selwyn Reserve.

Basically, we argued that Mission Bay has a special character that would be endangered by the new height controls. We also pointed out that every other seaside commercial area and many other areas with much less character than Mission Bay have had special height overlays added in the plan, limiting building heights to much lower levels than allowed by the underlying zone itself. Typically, building heights have been limited to 12.5m, although some have been limited to less.

We asked for a special height overlay for Mission Bay limiting heights to 10m. Our presentation is attached if you want to see further detail.

The response at the time was quite favourable. Questions directed both to us and to the Council representatives tended to support our position and ask why Mission Bay could not be treated similarly to St Heliers, Kohimarama, Devonport, Mairangi Bay Torbay etc. The Council representatives also seemed supportive, saying that maybe a height limit in the range 12.5m to 13m would be more appropriate, and that they would take a look at that.

The process is quite long and convoluted, and it will be some time before we hear anything definitive. There are likely to be further steps we have to take to respond to new questions and issues, but for now, things are looking promising.

Submission on the New Transport Network

Most of you will be aware that Auckland Transport is proposing major changes to the bus network. You should have received a pamphlet outlining the changes in your letter boxes, and may have had

the opportunity to consider what these mean for you. AT is looking for feedback on their proposals by 10 December.

On the face of it, the changes are quite complex and not particularly easy to get your head around, and so we have tried to clarify the impacts on residents in Mission Bay and Kohimarama. These are summarised below. MBKRA will be putting in a submission; you are welcome to make your own submissions or provide your feedback to us and allow us to combine your points into our overall submission.

Changes

1. Existing services 710-717 that currently wind through Mission Bay and Orakei and on to Britomart will be substantially changed or lost.
 - a. There is no longer any service through Patteson Ave or Nihill Cres
 - b. There is a peak time service 761 from Kohi Rd/Kepa Rd to Britomart, but this service does not run off-peak
 - c. A new service 711 has been added from Eastcliffe along Kupe St/ Kepa Rd to Orakei train station, running every 20 min peak and 30 min off-peak
 - d. The intent is for off-peak passengers from Kohi Rd, Eastridge and Orakei to take a bus to Orakei Station and transfer to a train to Britomart.
2. Existing services 750-757 which run down Long Drive and Melanesia Rd to Britomart will be replaced by route 774 which will only run at peak times.
 - a. Off-peak service will be provided by loop route 722 which runs on a figure of eight through Kohi, St Heliers, Glendowie and Glen Innes. Britomart passengers will transfer on Tamaki Drive to another bus.
3. Existing service from St Heliers to Newmarket via Kepa Rd/Kohi Rd has been dropped.
 - a. There is a partial replacement, the Crosstown 5 route, which starts at Mission Bay, comes up Kohi Rd and Kepa Rd and wends its way through Remuera, Mt Eden, Ponsonby to Wynard, but this does not go to Newmarket. It does go to many of the private schools such as St Kents, Baradene, Kings prep, St Cuthberts College which may be of benefit to some.
 - b. There does not appear to be any practical route from Kohi to Newmarket, except to connect at Britomart or Remuera which will take substantially longer.
4. Existing route 745, from Glen Innes to Britomart via Kohimarama Rd and Selwyn Ave has been dropped. Passengers from Selwyn Ave can catch the Crosstown 5 bus and change to another bus on Tamaki Drive.
5. In general, frequencies along Tamaki Drive remain about the same, but should be more consistent due to shorter routes. Other services are generally slightly less frequent, and for those requiring a change of service, they will be substantially slower.