



Chair's Report 2022

I would like to start by thanking the Committee for their service this past year. The Committee Members are:

- Don Stock (Chairman)
- Wanda Mountfort (Secretary)
- Ian Benet (Treasurer)
- Kathy Davies (Social Media)
- John Beckett
- Robert Benton
- Craig Fraser
- Robert Murray
- Richard Oddy
- Mike Padfield
- Jeff Robertson
- Lorna Stansfield
- Ian Stenberg

They have done a great job. A very big thanks to them all.

In particular, I would like to thank Lorna for her work and support, not just over this last year, but over the past 30 years or more. Lorna has been a key part of the Association for such a long time, but has decided to leave the committee this year. Thank you so much for everything you have done, Lorna. We will surely miss you.

Over the past year we have continued working on several major projects from earlier years and have made good progress. As always, we have also worked on a large number of small projects, providing feedback or working with other groups.

The proposed 8 storey Mission Bay Development on Tamaki Drive went to the Environment Court, where after a tumultuous set of hearings marked by the developer changing their design multiple times, the judge issued a decision declining the developer's appeal. The development in its current form was stopped completely. The decision was very clear, strongly supporting many of the points we had made, and establishes precedents that will ensure that future developments anywhere in Auckland are more consistent with the Unitary Plan.

Unfortunately, the story does not end there. The developer has appealed the decision to the High Court, claiming the judge erred on points of law. We filed as a party to these proceedings, the hearings have just been held, and we are awaiting a decision within the next 3 months. If the appeal is rejected, then the entire process is at an end; the developer would need to start over with a new design. Conversely, if the High Court agrees that the judge erred, then they could either let the decision stand if they consider the errors would not affect the decision, or they could refer the decision back to the Environment Court for the judge to reconsider his

decision in the light of the corrected legal interpretation. In turn, after such reconsideration, the Environment Court may then stay with the original decision, or modify it.

This has been a very long, complicated and expensive process. We hope it ends here but recognise that it could continue for a long time if the High Court finds significant errors in law. Regardless, we feel that had the developer considered from the beginning what the community wants rather than simply trying to maximise his profit, then we could already have a solution that would have worked for all parties.

Auckland Transport has finally begun work on implementing the safety improvements proposed for Mission Bay. These were delayed partly by covid and partly by a very cumbersome process, but we now have an agreed design and expect to see the work completed over the next few months.

The original proposal included 13 pedestrian crossings and a strange roundabout at the bottom of Selwyn Avenue. We felt that this was totally impractical and worked with AT to arrive at a much improved plan. The new plan includes 3 new crossings, all at busy locations that clearly deserve pedestrian improvements. One crossing is across Atkin Ave by Tamaki Drive, another across Tamaki Drive at the eastern end of the shopping centre, and the third is across Patteson Ave by Marau Crescent. The crossings will be raised to control vehicle speed, but sufficiently gentle that vehicles can drive over them comfortably. In addition, a dedicated cycleway will be included on the northern side of Tamaki Drive.

The ongoing issue of noise and disruptive behaviour on Selwyn Reserve continues. Several measures have been implemented, such as having police and Māori Wardens on site on Friday and Saturday nights, parking restrictions after midnight, improvements to lighting, CCTV cameras and signage, and these have led to a substantial improvement in behaviour at the park. The problems have not been solved, but the issues are greatly reduced.

We have been working to secure Tagalad Reserve (the old Mission Bay Bowling Club land and facilities) for use as a community centre and gardens. We recently held an open day at the reserve to allow people to see exactly what we have there, and to canvas ideas for how the buildings and land could best be utilised. This was very successful, with around 350 people attending. The Orakei Local Board is very supportive, but we have been unable to convince the Council staff that the area needs another park or community centre. Even so, we have reached agreement that the park will not be sold this year, and this buys us time to prepare and present an even more compelling proposal for the community use of this facility.

The Ryman retirement village planned for the John Rymer Place/Kohimarama Road area was approved under a government fast track process. Some changes were made to the design to reflect concerns that local residents and we had raised, and a community consultation group was mandated to ensure that residents' concerns were addressed. Construction is due to start shortly.

The Selwyn Reserve playground is in the final stages of being completely rebuilt. We worked closely with the OLB and the designers on this, particularly Wanda, and we feel the outcome will be really good. It will include a tower that looks like Bean Rock lighthouse. The changing rooms and toilets in the centre of the beach were also rebuilt to a much higher standard.

The Kohimarama Forest, covering the gully between Allum St, William Fraser Cres and Pamela Place, was set to be sold for development. Urban forests are few and far between and worth preserving if at all possible. We supported a strong group of locals in opposing the sale and looking for alternative approaches. The property has been withdrawn from sale, and the group is working with the owner and the Council to find an alternative outcome.

The government's changes to the Resource Management Act have caused considerable concern for our area and Auckland more generally. These changes mandate that 3 dwellings to 3 storeys can be built on any site anywhere in Auckland (and other major cities), even sites previously designated as single house zones or special character areas. Buildings can be built closer and higher to boundaries and can cover more of the site meaning fewer trees. This has become law already, but Auckland Council is now having to modify the Unitary Plan to align to the new rules. Special Character areas account for around 3% of the land in Auckland; preserving these will have no meaningful impact on the government's goals of increasing land supply, but losing them means the loss of big portions of the city's character forever. We have presented strongly to both the Council and political parties on this, to try to retain some areas of character within Auckland, but it appears no one is listening.

The shared path from Glen Innes to Quay St continues to make good progress, with the spectacular section between St Heliers Bay Road and Meadowbank recently opened. We have made submissions to try to get local connections to the path from Kohimarama, Mission Bay and Orakei. So far, a connection from John Rymer Place has been built. If you haven't already walked or cycled this path, we suggest you do so as it is a great recreational asset for everyone.

If members or local residents have issues that they would like us to address, we are happy to consider these and do what we can to help improve the community, so please feel free to let us know.

We remind you of our website and social media presence which allows you to see more detail about work we are engaged. Our website is MissionBayKohi.co.nz, and we have a Facebook group "[Mission Bay – Kohimarama Residents Association](#)" to provide two-way discussion of issues of interest. Please join this as it is a convenient way to keep up with activities in the area.

Our membership continues to grow, now to around 870, allowing us to provide a strong voice for the community. We will be asking members to renew their membership shortly. At that time we will include a request for Affiliate Members to upgrade their memberships to become Full Members if they would like to better support our work. This costs only \$30 per year and would provide us with a stronger financial foundation.

Our financial position remains strong as you will see from the financial reports, and we have been able to build up our reserves after the major expenditure on the Mission Bay development. We intend to maintain sufficient reserves to allow us to respond to unexpected issues with confidence.

I would like to acknowledge the good support we receive from the Orakei Local Board, chaired by Scott Milne, with Scott and Sarah Powrie attending most of our meetings. We have developed an excellent working relationship with this board.

Finally, thanks to you, our members, for your support over the past year. We look forward to working on your behalf over the next year.



Don Stock

Chair
Mission Bay Kohimarama Residents Association