

6th ANNUAL GENERAL MEETING: 30 October 2019

COMMITTEE REPORT

CHAIRPERSON'S OVERVIEW

Kia ora, and welcome to the 6th AGM of the Hobsonville Point Resident's Society. A great deal has happened in our community since the last AGM, not the least passing the half-way milestone of being fully developed. We now have over 2000 Members in a community numbering around 5000. Construction continues in Hudson, Launch Bay and Te Uru, and is commencing in Catalina Bay and the adjacent Airfields area as we move towards having 11,000 residents.

Apart from the building of houses, there have been other developments important to our community. Office space at Catalina Bay has expanded, creating more employment opportunities, which in turn helps to sustain the hospitality enterprises. The Farmer's Market continue to grow and thrive, and we have had the opening and enthusiastic patronage of 'Little Creatures'.

As our community grows, the work of this Committee expands to a range of tasks well beyond the monthly meetings. Your Committee has had a very busy year managing our areas of responsibility: governance, advocacy, communications, events and applying our 'Rules', aspects of which are highlighted below. I would like to express my appreciation to the hard-working and dedicated Committee that has served since the last AGM: Craig Burrowes (Deputy Chair), Yvonne Bull, Lindsey Dawson, Daniel Gerrard, Sarah Griffiths, Debbie Grace and Judy Selvaraj. Also, many thanks to Kim Robinson who resigned during the year due to business pressures.

As part of our 'coming of age' as a Committee, we no longer have direct HLC (Kāinga Ora) representation on the Committee. Despite the change, I would like to acknowledge the great contribution that Kathleen Waldock has made over the years while serving as the HLC representative. While we miss Kathleen, we continue to have a strong relationship with HLC, and regular meetings with Rachelle Raw, Associate Project Director, HLC. We thank her for the on-going support and advice freely given. I would also like to express a heartfelt thanks for the effective, efficient and friendly service that Jodie Rahman of Crockers provides to the Committee and our wider Membership, in her role as our Account Manager: the 'go-to' person for many of us. It may come as a surprise to learn that Jodie has responded to about 24,000 emails from our Members, not to mention many hundreds of telephone calls.

Given the experience we have had as a Committee over the last two years, I also urge the new Committee to give thought to a few constitutional matters.

- Given the increasing complexity of the roles and responsibilities of the HPRS Committee, one year is far too short as an effective term of office. I strongly urge that this be changed to 2-3 years.
- It would be helpful to find a way to stagger the elections whereby half the committee's term expires while the other half continues, thus creating better continuity and knowledge transfer between Committee elections.
- More generally, reviewing the Constitution of the HPRS as an Incorporated Society would ensure that it is fit-for-purpose, as the community grows further and the roles become more complex.

After two years as serving as the Chair of the Committee, I am standing down as Chair, and not standing for re-election. I have no doubt that we will have very able and enthusiastic Members join the Committee for the next year, to guide our community towards the vision we established in 2018:

...for Hobsonville Point to be sustained and advanced as a community which shares values and strongly identifies with the place: enjoying our quality housing and streets, landscaping, parks, public spaces and amenities, and having access to an outstanding coastal setting and ecology. We aspire towards a sustainable way of living and caring for our environment. It will also be a vibrant community supporting diverse people and housing, new employment opportunities and services that enrich lives – such as food and drink

destinations, child care facilities and community spaces ideal for sporting, social and cultural events, performances, classes and get-togethers.

Mihi Nui

Errol Haarhoff

GOVERNANCE

The Committee has been active in supporting Members over the past year in a number of ways. We have engaged in a conversation with the company that provide nightly security patrols, to see how they can enhance the service provided to our neighbourhood. They have presented a number of options to be evaluated by the new Committee to be elected.

We have also engaged in a conversation with Crockers management to explore how they might enhance the body corporate services, and ensure that we get high value delivered to Members and the work of the Committee. Crockers have now offered to provide an enhanced service that includes a contact person within Hobsonville Point. As an immediate step, this person will be based fulltime in the The Hangar (above Little Creatures), and a more permanent place sought over next year. This will also be a port of call for Laneway Societies and Body Corporates supported by Crockers. The outcome is that in addition to being contactable by phone and electronically, there is now the option of face-to-face meetings.

We continue to take advocacy roles on behalf of Members with key stakeholders important to our community, including HLC/ Kāinga Ora, the Auckland Council and the Upper Harbour Local Board – and, where appropriate, Government.

With our role as a Society of supporting our diverse community in mind, the HPRS submitted a proposal to manage the Council-owned community facilities: the Headquarters and the Sunderland Lounge. But as you will know, the Upper Harbour Board took a decision to appoint the Hobsonville Community Trust to manage these facilities. The Committee has representation on the Hobsonville Point Marine Sport Recreation Centre Trust, working with key stakeholders to ensure that the existing Yacht and Rowing Clubs have a continue presence in the area, and to support the establishment of new facilities.

To ensure on going interest in serving on the HPRS Committee, we elicited interest among Members in standing for election. We had a good response, and also invited those interested to attend a Committee meeting as observers. The loss of a direct HLC representation on the committee also created a health and safety complications for HLC in providing a room for our monthly meetings, and for some time we have rented space in The Hangar. We now look forward to the final hand over of Chichester Cottage as a more permanent home for our Society.

WEEKEND FERRIES

A big issue at the last AGM was whether HPRS should financially support the introduction of a weekend ferry service, and there was overwhelming agreement to contribute \$50,000 from our reserves towards the establishment of this service. We can now report that the patronage has been very good. Between February and July this year, there were 15,588 passenger journeys, an average of 600 per weekend day. Auckland Transport further reports that they are *'working with Fullers around increased patronage over summer and this will likely mean arranging for more staff on the boat, which increases the capacity the boat can carry. AT are very grateful for the support shown by the residents and builder partners in helping to get this weekend service up and running earlier than AT would have been otherwise able to'*.

TE ONEKIRITEA/BOMB POINT PARK

Residents expressed concerns about a lack of progress for the Auckland Council to purchase the 10.7ha of Crown land that constitutes Bomb Point Park as a recreational reserve. This led to a protest led by an Action Group, which received media attention, and the HPRS Committee made representation to the key stakeholders concerned. The Upper Harbour Local Board had previously given full support for the Auckland Council to take necessary action, and assurances were received from both HLC and the Minister of Urban Planning, the Hon Phil Twyford. The Minister has now provided written confirmation that the *'10.7 hectares of land at Te Onekiritea/Bomb Point will remain as a reserve as planned'* and that both he and HLC *'have every confidence Auckland Council intends to meet the masterplan obligations'*. The process of acquisition is on going with the Auckland Council, a process that will nevertheless require our continuing attention.

CHICHESTER COTTAGE

At the time of writing, the formal transfer of ownership of Chichester Cottage was waiting final inspection and a Council compliance certificate, now expected in November. A long-standing sub-committee, the *Friends of Chichester Cottage*, has new personnel and we're grateful for their help. They have been active in planning to get the cottage ready for use, and are setting up a process for managing bookings. The cottage is however, limited in size, making it suitable for only small group activities, including monthly meetings of the HPRS Committee.

WATER PARK

In response to parents who asked for more sun protection for children at play, the Committee agreed to fund the installation of shade sails over the Water Park (off Rangihina Road). An application has been lodged with the Auckland Council for the approval of the structure. We have selected a company to make and erect the shade sails, and remain hopeful (subject to Council approval) that we can have this in place for the upcoming summer.

COMMUNITY FUND

HPRS has set up a community grants fund to offer financial assistance to residents who are keen to set up local events and projects that will be of benefit to life at the Point. For some years HLC ran its own fund for this purpose, and it was recently handed over to HPRS to finance and manage via the services of the Auckland Foundation. HPRS thanks HLC for setting up the original scheme and assisting with the transfer to us.

We also thank the small team of willing residents who some time ago formed an establishment committee to assess applications and have been waiting patiently for the HPRS fund to be set up. Potential applicants can request up to \$500 in any one year. All the details can be found on our website, hprs.co.nz.

LANDSCAPE MAINTENANCE

Keeping our neighbourhood well maintained is not only a responsibility of the HPRS Committee, but also something that our community has underscored as a priority through consultation. These actions keep our great public parks and spaces in good condition for our enjoyment. Much of this space continue to be maintained by HLC, but as responsibility gradually shifts to the Auckland Council, the HPRS will need to

take more responsibility to ensure that public spaces are maintained at a standard we have come to expect.

HPRS liaised with Auckland Council parks staff in requesting they do necessary maintenance work in street-side zones that they manage (such as the southern end of Buckley Avenue, which AC tackled last summer) and also commissioned private contractors to trim planted berms, remove weeds, replace dead plants and spread fresh mulch in a number of streets – mostly in older parts of the Point where foliage has had more time to become overgrown, and which Council was slow or reluctant to tend to.

That has included clearing out both ends of Kittyhawk Park, trimming plants in Harvard, Corsair and Meteor Roads, and thinning out 1.5 tonnes of dead flax and rubbish from berms on both sides of the western end of de Havilland Road. HPRS has also continued its twice-yearly distribution of Flexibins to allow residents to trim and dump their own garden waste. This service will happen again next week, with the addition of extra bags in newer areas.

The budget voted for garden maintenance work (and for mowing) at last year's AGM was around \$50,000 and all of it was spent. It is clear that we have barely scraped the surface of what will need to be done in future, and so this year's budget includes a much greater sum to be devoted to keeping our streets weeded, fresh and tidy. Recognising the complexity of maintaining our extensive landscaped areas and the prioritisation that residents have given to keeping our extensive landscaped areas well maintained, the Committee has set up a sub-committee to establish a long term plan. This will take account of what we will focus on and, balanced against the Council's responsibility, what cost options there are, and how best to deliver the service.

COMMUNICATIONS

In this era of varied media and mail outlets, it can be hard to reach people with HPRS news items. We know some don't use Facebook and others are swamped with emails. But printing and putting paper into letterboxes is expensive.

We therefore email newsletters at least once a month and sometimes more, and our website is often updated. A new picture gallery has been put in place there so that as fresh events happen we can include images showing how we enjoy life here.

We also have a Facebook page for Hobsonville Point residents that we try to keep restricted to locals only and also free of advertising (except for local events). It can be found at <https://www.facebook.com/groups/HPRS/>

EVENTS

Following community gatherings run by HPRS in 2018, we heeded the call for some iconic events to make life here more exciting, especially in the quieter mid-year period. Accordingly, HPRS launched our own Winterfest. Along with a number of small events and workshops, its main feature was a Sparkle Parade that attracted hundreds of families who walked together all lit up with lights, on a cold, crisp June night, down to Catalina Bay for food and music.

HPRS appreciated the expert assistance of local event manager Christine Glover. Many other talented and hardworking people also helped create this happy event, and we look forward to a bigger, better festival next year – and may add a lazy summertime picnic with live jazz as well.

The lack of indoor venues has made it difficult to run local events without running the risk of being rained on, but with new venues opening we're confident that in future there'll never be a shortage of things to do the Point, come wet or shine.

Already we have enthusiasts running such events as the upcoming photography exhibition and the very popular garden ramble, both happening in November. It's fair to say we are also confident of on-going high community spirit.

THE HPRS CONSTITUTION

The HPRS Constitution and associated Rules were established over five years ago as the first houses were occupied by the pioneers in the Buckley precinct. This was based on a Body Corporate model normally used in apartment buildings where large one may have around 100 apartments. However, Hobsonville Point is not a building,

but a large neighbourhood that will soon have 4500 dwellings and members with a total population close to 11,000. While the purpose of the Society remains well founded, it may be time to review the Constitution in term as being fit-for-purpose for a complex neighbourhood. For example, the practicalities of a 15 per cent quorum when we have 4500 Members foreshadows AGM meeting of around 1000 people! We strongly urge the Committee to undertake such a review, consult with the Members and community, and if deemed appropriate to bring any proposed changes to the 2020 AGM.

PROPERTY ALTERATIONS AND ADDITIONS.

With the aim of keeping up the high standard of design in the Point and property values, we have requirements that any proposed alteration to that part of dwelling visible to public streets, needs HPRS approval. In making assessment, the Committee uses the original consented planning approval and the design guides as a point of reference. This is especially important in a context where most dwellings are attached. Over the past year over 100 formal applications have been processed and approved, involving the handling of many hundreds of emails. The application template at hprs.co.nz now makes this process much smoother for all concerned. We also are required to act where we receive formal complaints from Members where alterations and additions are alleged to not conform to the design guide, although these are very few in number.