



Westhaven Marina Users Association Inc

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Westhaven Marina Users Association Incorporated

Chairman's Report

For Financial Year ended March 31 st 2017

Rental Increase

Westhaven has 95% occupancy with a 220 boat waiting list. Rental fees and BEU charges are in the same order as other marinas in Northern North Island. Westhaven fees will increase by probably a further 8% next year while it has been estimated that other marinas will be looking at up to 15% hikes over the next couple of years. These projected increases have been based upon probable capital works requirements.

Charges for Waste water

Following review, with all the metering subsequently installed, the water charges will probably be dropped. They average \$5.00 per month, per berth and are not worth the inconvenience of billing them. With extensive metering, funded by members, Panuku Development are able to better trace consumptions and also find leaks which they are addressing.

The ratio of waste water to supply water has dropped from 60% to 20% a figure supported by the measuring activity. Also there is extensive replacement of mains water supply pipework, around the marina, where there have been leaks as well as flow restrictions. All discovered once the metering regime was installed.

Environment

A major Sewage/Stormwater surge tunnel will be built on the St Mary's Bay cliff side of the motorway. This is a large, in excess of \$20m, project funded by Watercare and is designed to capture the overflow of sewage, caused during heavy rainfall. The tunnel will then be "pumped out" into the city's main sewage system rather than flowing into Westhaven and the other outfall under the Harbour Bridge. This exercise will reduce the insurgence of sewage to possibly 2 occasions per year rather than the current 7.

Unitary Plan

As you are aware, WMUA contested the Unitary Plan around the provisions made by Council for Westhaven to be included in the City Centre zone. We felt that this put the marina at risk of development creep from the city centre and we felt that this could have adverse effects on the marina facilities. We were the only marina related body to object, and, at the deadline date, we were the only group standing. We subsequently invited RNZYS, Richmond and Ponsonby to join us whereupon RNZYS stumped up some cash and some expertise to argue our case at the Independent Hearings Panel. We won our case and Auckland City has now been stymied in its approach to allow development creep into the Westhaven precinct.

Dredging

Another positive to arise from the Unitary Plan decision has been that dredging has now become a discretionary activity. This has the effect of significantly reducing the time and cost for beginning a dredging exercise.

SkyPath Proposal

We supported opposition to the SkyPath proposal, based entirely upon engineering considerations. We committed some funding to the main opposition group, who lost their case. Auckland Council has agreed to underwrite the proposal. The latest news is that Downers have withdrawn from the proposal based, we assume, upon engineering considerations.

Westhaven Ownership

We have been sorely exercised in recent months over the eventual ownership of Westhaven Marina. We are well aware of the drop-dead dates around the BEU expiry (2026 and 2029) related to the two Westhaven Trusts. This has a direct effect on the future of this committee which has done a sterling job on behalf of BEU holders over the past 40 years.

This committee has considered the future as being either a quiet dissolution when the effect of the Trusts' expiries come into effect, or a strategic re-positioning to ensure that we open up our membership and represent all Westhaven users, alongside the BEUs and renters who contribute financially to its operation.

Following our success with our opposition to the Unitary Plan, the Auckland Council's ownership of Westhaven Marina has been placed in a "neutral" zone and our new Mayor is looking to dispose of "neutral" assets in order to fund more pressing council activities.

This is a side effect which we would not have anticipated and, while we cannot make an offer to buy Westhaven, we should be moving to position WMUA as the single, go-to body, to liaise with existing and any potential owners, to ensure that the people who use Westhaven on a regular basis, are recognised as being represented.

Stakeholders include: Berth Holders, Yacht and Boating Clubs, Dragon Boaters, Waka racers, Sailing Schools, One design Yacht clubs, Stand up Paddle Boarders, Model yacht racers, IWI and local Residents' Associations.

Back Office

We have moved to modernise our office and filing to a more professional platform. It will be based in the cloud and integrated with Microsoft Office.

You have a great committee representing your interests. We have mounted a drive to improve professionalism, to engage more members and to improve our relationship with the current owner, Panuku Auckland Development.

Thank you for your support and please attend the AGM on Tuesday 18th July 2017 at Ponsonby Cruising Club at 7:00 pm.

Euan Little

Chairman

Westhaven Marina Users Association