

Westhaven Marina Users Association Inc

PO Box 47876, Ponsonby, Auckland 1144
email: info@westhavenmarinausers.org.nz

Westhaven Marina Users Association Inc.

Chairman's Report

April 2017 to March 2018

Rental Increases:

As we predicted these came in at around 8%. Next year they are less than this, except for those in the Extension Trust, where the increase is likely to be around 16%. Panuku have related this to imminent capital works being required. We are investigating several aspects of this increase.

Constitution Change:

At our last AGM, we voted to change our constitution to embrace all users of Westhaven, as members. Previously we had restricted membership to berth holders and renters only. This change was passed, and we have been talking to other bodies, within the Westhaven precinct to join our association.

AMUA:

A new body has been formed to represent marina users from all marinas in Auckland. The issues which other marina user groups have raised are sensational and they may have a future impact on Westhaven, so your committee decided to become inaugural members of "Auckland Marina Users Association".

It would appear that, whatever protection we believe we have, from the Auckland Unitary plan and the Independent Hearings Panel decisions, is being undermined in a concerted effort by Panuku Auckland Development, and selected property developers.

We thought that we had prevented residential development within the Westhaven precinct through the Westhaven Empowerment Act, the covenants attached to the sale of Westhaven to Auckland Council by the Crown plus our submissions to the Auckland Unitary Plan and our subsequent successful hearing and decisions from the Independent Hearing Panel.

However, our complacency is under threat from the activities being undertaken by Panuku Auckland Development at other marinas in the Auckland area.

An overview shows that, Panuku is targeted with the sale of underutilised Auckland Council land and is actively including their marina holdings in this campaign.

In essence, Panuku's hands seem to be tied with the protections offered by Coastal Marina zoning, aspects of the Independent Hearing Panel's decisions (from the Unitary Plan) and a few empowerment Acts of parliament.

While these pieces of legislation combine to present a barrier to non-marine development at a marina, they overlap in places. Each point of overlap introduces a crack in the barriers which we thought we had and Panuku are actively exploring these cracks to deliver a pathway for a property developer to uncover an opportunity for residential development.

These pathways raise the value of the "spare" land sitting at a marina site and allow a property developer in; plus meet the Auckland Council's requirement to dispose of perceived surplus land.

This action plan meets everyone's goals except those of the marina berth users who funded the original development of the coastal marina on land that no developer would touch, and have supported the inclusion of marina related businesses thus establishing a micro economic climate based upon a specific industry which does not include residential development.

After having been handed these plots of land, by the government under the seabed and foreshore legislation, Auckland Council have developed a mechanism to acquire these plots of spare land, from themselves, under the Public Works Act in favour of urban renewal. This represents a legal mechanism to trump the provisions which we have been relying upon to protect our marina. Auckland Council have then sought out suitable developers who are prepared to build residential at sea level, and have on-sold these plots of land.

This has not yet happened at Westhaven but it probably will as it has happened, or is happening, at Pine Harbour, Westpark (Hobsonville), Bayswater and Gulf harbour. Hence, we have enjoined the battle with the other marina user's groups in the new organisation.

America's Cup 36:

We have been closely engaged in navigating the issues facing Westhaven as this exercise has unfolded in the press. Initially the combined plans called for two 110m wharves to be built across the eastern entrance to Westhaven. These wharves were included in the Ferry and Fishing Fleet Resource consent which escaped the public eye but provided some humour in that a 75m extension to Hobson wharf was a harbour intrusion while two 110m wharves across the eastern entrance were not.

The F&FF resource consent has been put on hold and is no longer part of the AC36 consent, although this has been renamed since. What concerns us for the future is that the consent for the 2 wharves has not been withdrawn and still sits there, perhaps to be re-invigorated, at a later date.

The latest Resource Consent contains no intrusions into Westhaven, however, we have submitted, just in case the F&FF consent is resurrected.

Closing Western Entrance:

The resource consent for this operation has recently been submitted. We have supported this, primarily because it will shut down the sewage inflow, along A pier and the pole moorings. In this instance, Panuku have consulted extremely well and we have been impressed by their approach.

Skypath:

And we thought that this had died. However, your government has taken up the cudgels of this project and are spending money to prepare the end points. To this end Panuku are chasing funding to build up the sea wall along Curran street from Ponsonby Cruising Club as far as RNZYS.

The government has handed the Skypath project to NZTA for their comment. Through all of the Skypath saga, NZTA has said to show them a proposal and they will advise whether it will work. To date, they have not ever seen a proposal. This is weird.

Westhaven Village:

Panuku presented an ill-fated proposal to the most recent Berth Holders forum. Panuku want to attract a chandlery into the precinct and are crying wolf over the fate of the existing, surrounding chandleries. To date, their only takers are Marine Brokers who want to set up within the marina. We are slightly suspicious of this village proposal, for which Panuku have resource consent, but have never built. We will appreciate feedback on this project.

Your committee has worked hard this year. We have been hit with several new projects and have been involved in making several submissions to various resource consents. This has kept us on the move. We have been engaging other stakeholders in Westhaven to join WMUA and this has broadened the scope of issues which we need to cover.

If you are interested in being involved in any of the subjects I have mentioned, then please feel free to discuss these at our AGM on Tuesday 17th July at Ponsonby Cruising Club at 7:00 pm.

Euan Little
Chairman
Westhaven Marina Users Association